

For Sale



441 Jarvis Street, Toronto

A magnificent renovation/retrofit of a historically significant circa 1881 “Victorian Gothic” mansion affording 6200 square feet of exquisite commercial office/studio space on 4 levels.

- ◆ Mechanical/structural improvements completed in 2002 including electrical wiring, networking infrastructure, and complete HVAC rehab
- ◆ Elegant main floor features ample boardroom with open fireplace, sweeping oak staircase & handsome cornice mouldings
- ◆ Luxuriously appointed executive offices on the second & third levels
- ◆ 10 car indoor parking available at rear @\$90.00 per month
- ◆ Lower level features 4 film/sound editing suites plus ample film library
- ◆ An ideal owner/user opportunity .

Offered at \$ 995,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

441 Jarvis Street is located on the east side of Jarvis Street mid-block between Wellesley Street and Carlton Street. The subject is located amidst other "house-form" commercial office/retail buildings, luxury residential condominiums and residential rental towers.

SITE:

Frontage: 42.03 Feet
Depth: 95.86 Feet (irregular – please refer to R-Plan)
Area: 4,029 sq. ft

ZONING: R3 Z2.5 Subject to site specific Bylaw 804-80/583-81
Maximum Height: 46 Metres

IMPROVEMENTS: Please refer to floor plans available upon request

Main Floor: 1598 sq. ft.
Second Floor: 1598 sq. ft.
Third Floor: 1406 sq. ft.
Lower Level: 1598 Sq. ft

HISTORY:

Originally built in 1881 for Alfred Mason, the manager of Toronto's first savings and loan company – Canada Permanent - as a private residence, the building has been designated under The Heritage Act, 1974 by the City of Toronto as historically important. Subsequent owners have used the property for various commercial uses. The present owner has just completed an extensive renovation of the building, restoring the interior floor plan and finishes to the grandeur intended by the original architects, Bond & Smith.

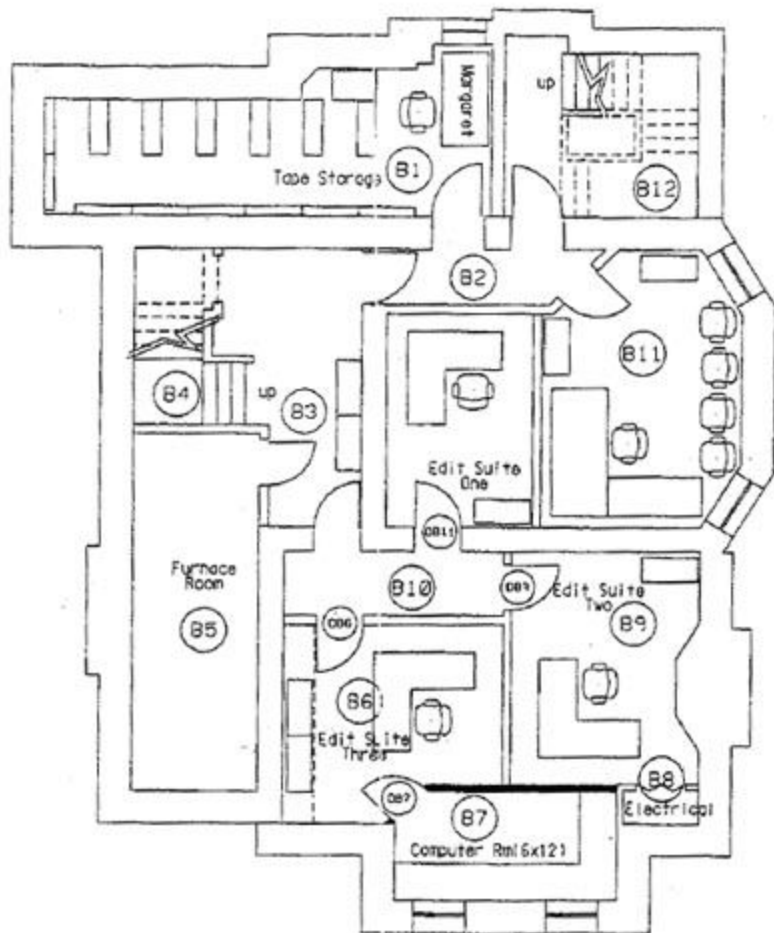
REALTY TAX (2001): \$ 24,010.61 Note: Heritage Toronto has advised that the property qualifies for a 40% Realty Tax refund

ESTIMATED OPERATING COSTS FOR 2002

Water & Sewer: \$ 217.22
Hydro/ Gas: \$ 3,500.00
Insurance: \$ 1,100.00

POSSESSION: December 15th, 2002 or to be arranged.

The information detailed herein has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd. Assumes no responsibility for the accuracy of the information contained herein.

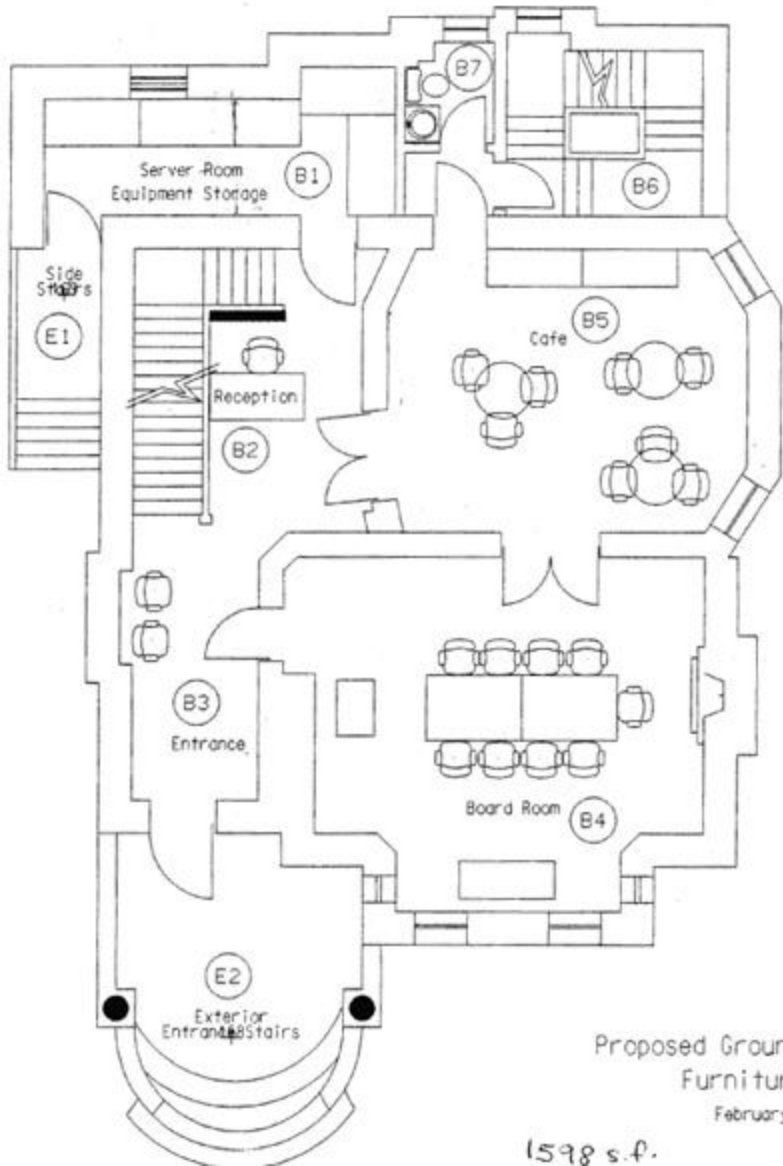


Proposed Basement Plan
Furniture Plan

February 27, 2001

F-001

1598 s.f.

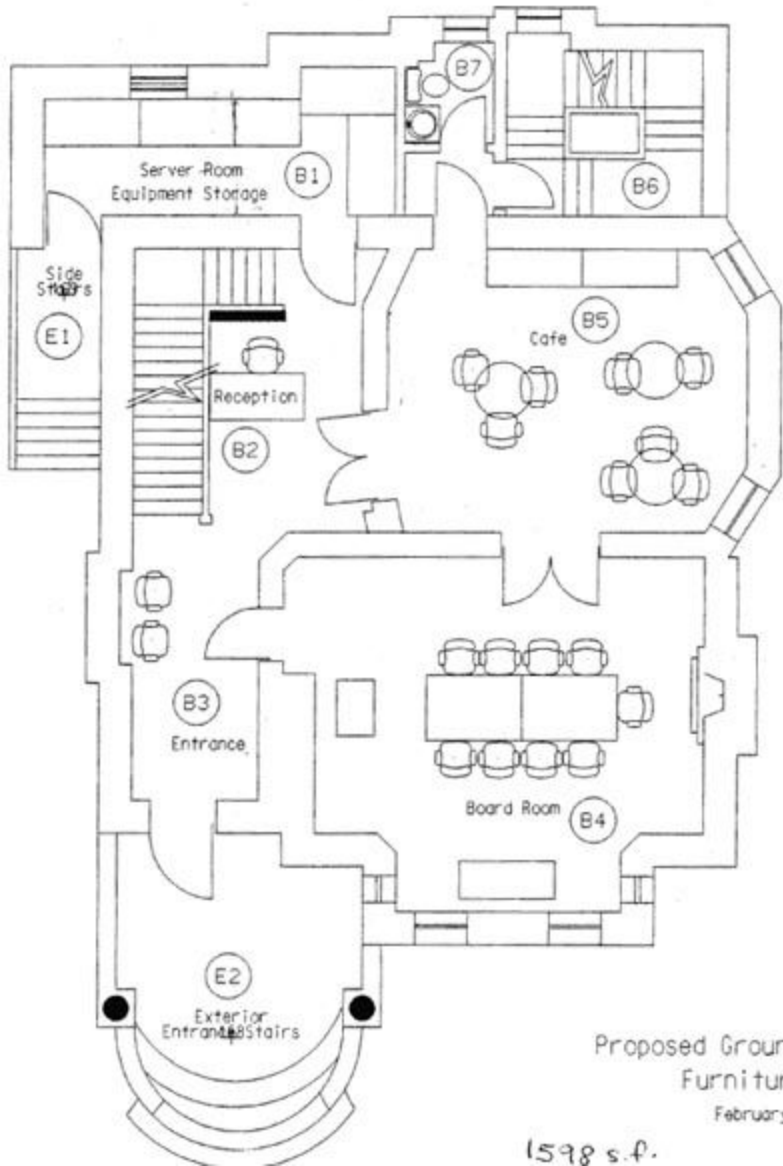


Proposed Ground Plan
Furniture Plan

February 22, 2001

1008

1598 s.f.

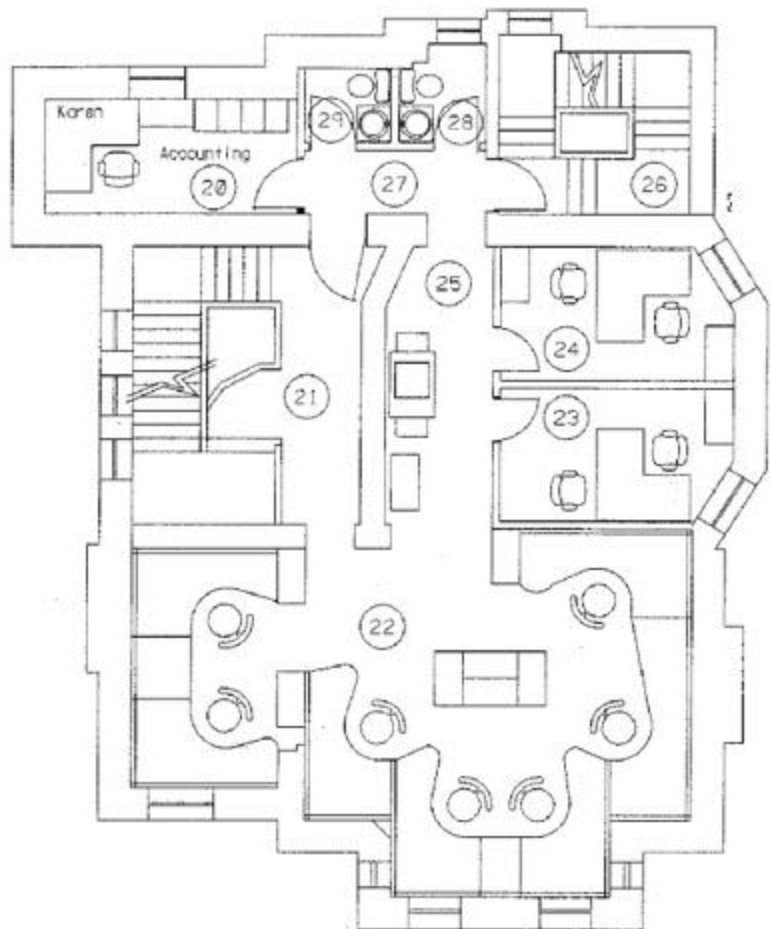


Proposed Ground Plan
Furniture Plan

February 22, 2001

1008

1598 s.f.

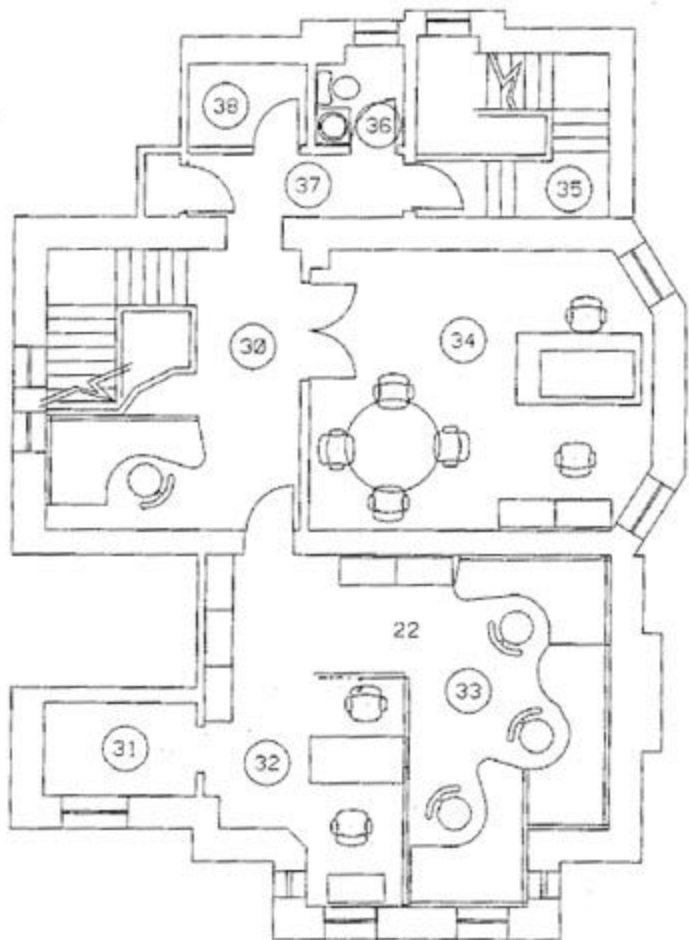


Proposed Second Plan
Furniture Plan

February 22, 2001

2008

1598 s.f.



Proposed Third Plan
Furniture Plan

February 22, 2001

3008

1406 s.f.

LOCATION MAP

