


**Prepared by ADMINISTRATOR 1, Administrator  
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE  
40 Scollard St., Ste. 200, Toronto, ON M5R3S1  
416-964-9441  
9/18/2006 9:34:03 AM**

	<b>4714 Yonge St</b>		<b>List: \$729,000 For Sale</b>
	Toronto, Ontario M2N5M4 Dist: C07		Map: 103-20-E Sale
Dir/Cross St: Sheppard/401		DOM: 7 Last Status: New	
Plan 1743 Pt Lts 18 & 19		Taxes: \$9,255/2006/Annual	
Store W/Apt/Office		Lease Term:	
Store W/Apartment		Freestanding: N	Holdover: 90
Occup: Vacant		SPIS:	
Possession: Immed./Tba		Franchise:	
MLS#: C986927 Seller: Anna Wilson Contact After Exp: N			
PIN#:			
<b>Total Area:</b> 1,500 Sq Ft <b>Ofc/Apt Area:</b> 750 Sq Ft <b>Indust Area:</b> <b>Retail Area:</b> 750 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Com/Res <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> Gas Forced Air Clsd		<b>Survey:</b> <b>Lot/Bldg/ Unit/Dim:</b> 14.37X125 Lot <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> 2	
		<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> Y <b>Elevator:</b> <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>	
<b>Bus/Bldg Name:</b>		<b>For Year:</b>	<b>Financial Statement:</b>
<b>Actual/Estimated:</b>			
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>	<b>Est Value Inv At Cost:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>- Vacancy Allow:</b>	<b>Com Area Upcharge:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>- Operating Exp:</b>	<b>Percentage Rent:</b>
<b>Maint:</b>	<b>Other:</b>	<b>= Net Income B4 Debt:</b>	
Rare Yonge And Sheppard Owner/User Opportunity! 750 Sq Ft Store With Plus Full Basement, 2 Bedroom Apartment With Deck On 2nd Level. Parking Off Lane Way At Rear Plus 2 Car Customer Parking In Front. Mechanical Upgrades Include New Electrical Wiring (Two Services) Heating And Air Conditioning. Vendor Will Consider Vtb 1st Up To 65% Of Purchase Price @ 6.5% 3Yrs For Qualified Buyer. Contact La For Floor Feature Sheet And Survey. Address Is 4714-4716 Yonge Street.			
<b>Mortgage</b>		<b>Other Encumbrances</b>	
<b>Amt:</b> \$0	<b>Int%:</b>	<b>Amt:</b>	<b>Int%</b>
<b>Payment:</b>	<b>Incl:</b>	<b>Payment:</b>	<b>Incl:</b>
<b>Freq:</b>	<b>Maturity Date:</b>	<b>Freq:</b>	<b>Maturity Date:</b>
<b>Lender:</b>		<b>Lender:</b>	
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-964-9460			
<b>Contract Date:</b> 9/11/2006	<b>Condition:</b>	<b>Apts:</b>	
<b>Expiry Date:</b> 12/11/2006	<b>Cond Expiry:</b>	<b>Ad:</b> Y	
<b>Last Update:</b> 9/15/2006	<b>CB Comm:</b> 2.5%	<b>Escape:</b>	
		<b>Original \$:</b> \$729,000	

