



49 St Clair Ave W 105 **List: \$1,600 Month**
Toronto, Ontario M4V1K6 Toronto C02 Yonge-St. Lease
 Clair
Dir/Cross St: Yonge/Stclair **DOM:** 6 **Last Status:** New
 115-19-N **Taxes:** \$0/2014/N/A

Office **Lease Term:** 12/60
 Office **Freestanding:** N **Holdover:** 45
Occup: Tenant **SPIS:** N
Possession: April 1 **Franchise:**
Commercial Condo Fees:

MLS#: C2855504 **Seller:** The Whitehall Inc. **Contact After Exp:** N
Asmt
Roll#: **PIN#:**

Total Area: 450 Sq Ft Ofc/Apt Area: 450 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Commercial Office Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Hot Water Phys Hdcap-Equip:	Survey: Lot/Bldg/ Unit/Dim: 0X0 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Pay Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Outside Storage: Rail: Basement: Elevator: Public UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
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Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Remarks For Clients: Unique Main Floor Office In Trendy Art Deco Building At Yonge / St Clair - Private Washroom. Ideal Medical, Professional Office Or Studio..

Remarks for Brokerages: Do Not Go Direct. All Show ings Through The Office 416-964-9460

Mortgage Comments:

GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 **Fax:** 416-964-7728
 40 Scollard St., Ste. 200, Toronto M5R3S1
 KEVIN P. GILLEN, Broker of Record 416-964-9460

Contract Date: 3/18/2014 **Condition:**
Expiry Date: 6/18/2014 **Cond Expiry:**
Last Update: 3/24/2014 **CB Comm:** \$1.00 Psf Up To 5 Years

Appts: 416-964-9460
Ad: Y
Escape:
Original \$: \$1,600