



49 St Clair Ave W 100 **List: \$3,000 Gross Lease**
 Toronto, Ontario M4T1C1 Toronto C02 Yonge-St. Lease
 Clair
Dir/Cross St: Yonge / St. Clair **DOM:** 113 **Last Status:** Pc
 115-19-N **Taxes:** \$0/2014/T.& O.

Office **Lease Term:** 60/120
 Office **Freestanding:** N **Holdover:** 45
Occup: Vacant **SPIS:** N
Possession: Immediate **Franchise:**
Commercial Condo Fees:

MLS#: C2837774 **Seller:** The Whitehall Inc. **Contact After Exp:** N
Asmt
Roll#: **PIN#:**

Total Area: 1,552 Sq Ft Ofc/Apt Area: 1,552 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Commercial Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcap-Equip:	Survey: Lot/Bldg/ Unit/Dim: 0X0 Feet Building Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: N Garage Type: Underground Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Public Transit Subways 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: Just Steps From Yonge And St Clair. Professional Office Space With Reception Area, Boardroom, 4 Offices, 2 Washrooms And Kichenette.
Extras: Tenant Pays For Hydro. Parking Available For \$ 150 A Month.
Remarks for Brokerages: Do Not Go Direct. All Appointments Through 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: 2/19/2014	Condition:	Appts:
Expiry Date: 6/30/2014	Cond Expiry:	Ad: Y
Last Update: 6/12/2014	CB Comm: \$1.00 Psf Up To 5 Years	Escape:
		Original \$: \$3,500



49

St. Clair Avenue West

THE
MORASSUTTI
GROUP

MORASSUTTI.COM

416.909.6291

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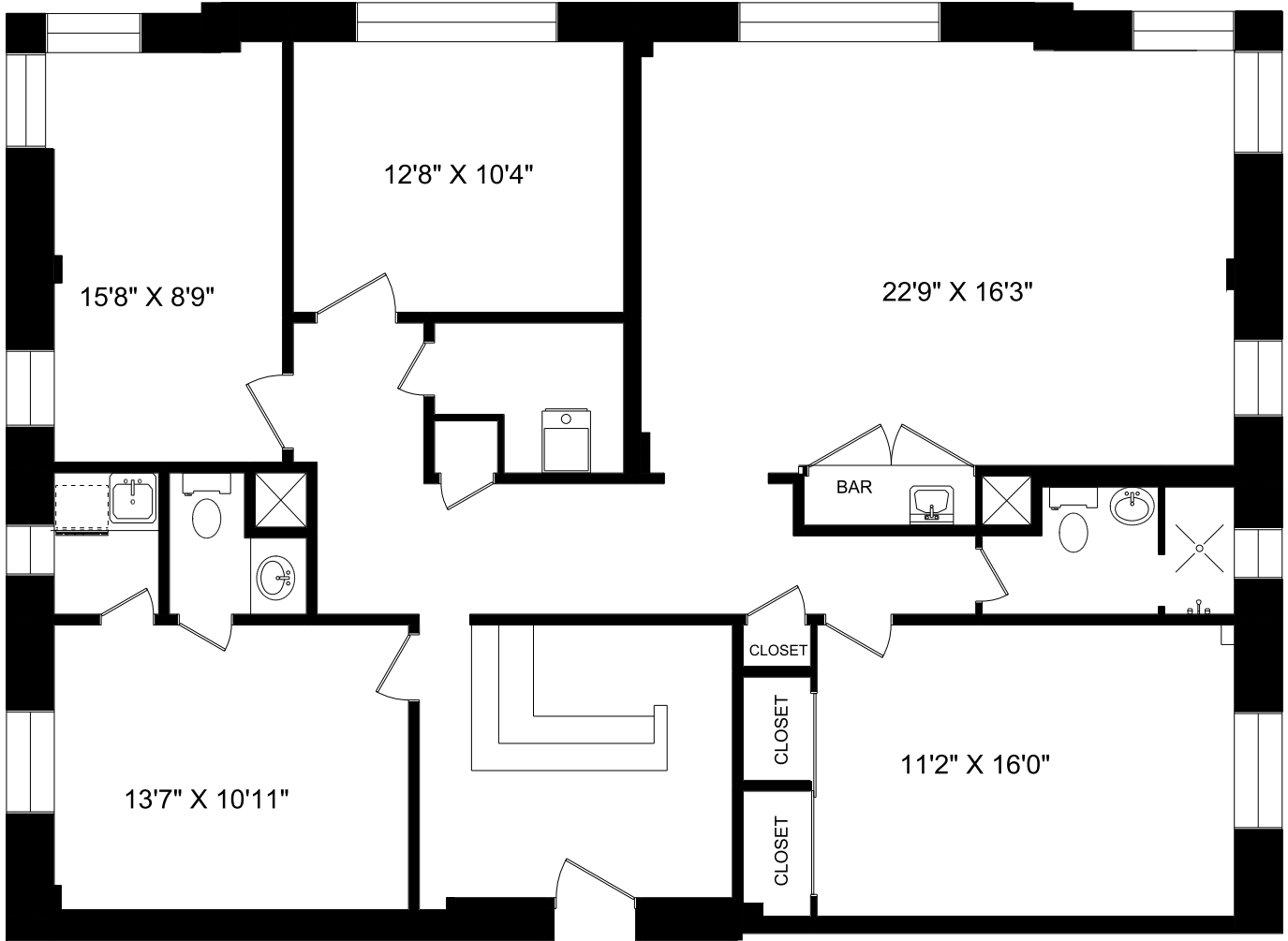












Note: These floor plans are to be used for preliminary planning proposals only. No warranty is made or implied as to the accuracy of dimensions. All dimensions must be site verified. Plans are not to be used for quantity estimates. Wall thickness or composition has not been determined. Plans cannot be used for construction purposes.

ADDRESS: 49 ST CLAIR AVENUE WEST TORONTO, ON NORTH DRIVE INVESTMENTS	SUITE: 100	Measuring Standard: Measured According to the Provisions of the Standard Method For Measuring Floor Area in Office Buildings ANSI / BOMA Z65.1 - 1996	Last Update NOVEMBER 4, 2013
	USABLE AREA: 1,552 sq.ft.		Date Created NOVEMBER 4, 2013
	RENTABLE AREA: N/A sq.ft.		Prepared by PLANIT MEASURING® 1-800-933-5136 www.planitmeasuring.com Mississauga, Ontario
	FLOOR R/U RATIO: N/A		
BUILDING R/U RATIO: N/A	