



556 Church St
Toronto, Ontario
M4Y2E3 Dist: C08 **Map: 115-20-Q**
Dir/Cross St: Church + Wellesley

List: \$16 Sq Ft Gross
Lease
DOM: 1 Last Status: New
Taxes: \$0/2008/N/A

Office
Professional **Freestanding: N**
Possession: Tba **Occup: Vacant**

Lease Term: 24/60
Holdover: 60
SPIS:
Franchise:

MLS#: C1306127 **Seller: 407250 Ontario Limited** **Contact After Exp: N**
PIN#:

Total Area: 1,748 Sq Ft
Ofc/Apt Area: 1,748 Sq Ft
Indust Area:
Retail Area:
Apx Age:
Volts:
Amps:
Zoning: Commercial
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Other

Survey:
Lot/Bldg/ 0X0 Feet Unit
Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: N
Garage Type: None
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement: N
Elevator: None
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

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:

Wow..\$16 Per Square Foot Semi Gross Office Space. Five Offices, Board Room, Open Area, Reception Area. Space Requires Some Work, Landlord Is Willing To Assist. Second Floor Office Space(Walk Up).
 Start Ups Requiring Additional Security. Please Allow 24H For Showings.

Mortgage	Other Encumbrances		
Amt:	Int%:	Amt:	Int%
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	

GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728
 40 Scollard St., Ste. 200, Toronto M5R3S1
 CLAUDIO LUCA, Salesperson 416-964-9441

Contract Date: 2/12/2008 **Condition:**
Expiry Date: 4/30/2008 **Cond Expiry:**
Last Update: 2/13/2008 **CB Comm:** 3% Of First Yrs Grs Rent And 1.5 Balance

Appts:
Ad: N
Escape:
Original \$: \$16