


Prepared by ADMINISTRATOR 1, Administrator
GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9441
 12/19/2005 10:58:07 AM

	558 Church St		List: \$35 Net Lease
	Toronto, Ontario M4Y2E3 Dist: C08		Map: 115-20-Q Lease
	Dir/Cross St: Church And Wellesley		DOM: 6 Last Status: New Taxes: \$6.50/2005/T. & O.
Commercial/Retail		Lease Term: 36/60	Holdover: 90
Retail		Freestanding: N	SPIS:
Possession: Tba		Occup: Tenant	Franchise:
MLS#: C806812		Seller: Glanelm Property Management	
PIN#:			
Total Area: 800 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 800 Sq Ft Apx Age: Volts: Amps: Zoning: Comm/Retail 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: N Utilities: A Garage Type: Street Park Spaces:	Soil Test: Outside Storage: Rail: Basement: Y Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name:		For Year:	Financial Statement:
Actual/Estimated:		Taxes:	
Taxes:	Heat:	Gross Inc/Sales:	Est Value Inv At Cost:
Insur:	Hydro:	- Vacancy Allow:	Com Area Upcharge:
Mgmt:	Water:	- Operating Exp:	Percentage Rent:
Maint:	Other:	= Net Income B4 Debt:	
Great Retail Space In The Heart Of Church And Wellesley Village. Great Exposure. Great For Any Type Of Retail Except Conflicting Uses With Existing Tenants. Clean Basement For Storage With Good Hight. 24 Hrs For Showings. Current Tenant Vacating End Of January06.			
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, BROKER 416-964-9441 Fax: 416-964-7728 CLAUDIO LUCA, Salesperson 416-9649441			
Contract Date: 12/13/2005	Condition:	Appts:	Ad: N
Expiry Date: 3/31/2006	Cond Expiry:	Escape:	
Last Update: 12/15/2005	CB Comm: 4%of First Year Net, 2%for Bal. Of Term.	Original \$: \$35	