



64 Merton St **List: \$8 Sq Ft Net**
Toronto, Ontario
M4S1A1 Dist: C10 **Map: 115-19-M** Lease
Dir/Cross St: Yonge And Davisville **DOM: 18** **Last Status:** New
Taxes: \$11.18/2005/T.& O.

Office **Lease Term:** 36/60
Professional **Freestanding:** N **Holdover:** 90
Occup: Tenant **SPIS:**
Possession: Tba **Franchise:**

MLS#: C713428 **Seller:** Greenwin Property Management Inc.
PIN#:

Total Area: 7,168 Sq Ft
Ofc/Apt Area: 7,168 Sq Ft
Indust Area:
Retail Area: 2,140 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Commercial
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Clsd

Survey:
Lot/Bldg/ 0X0 Feet Building
Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: Y
Garage Type: Public
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:** **Est Value Inv At Cost:**
Insur: **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**
Mgmt: **Water:** **- Operating Exp:** **Percentage Rent:**
Maint: **Other:** **= Net Income B4 Debt:**

Uptown Affordable Built Out Office Space Just South Of The Davisville Subway Station. Over 15 Offices, Large Boardroom, Open Area, Server Room, Etc. One Kitchenette And One Kitchen With Sitting Area For Employees. Utilities Included In T.O. Costs. 24 Hrs For Showings, Bookings Through Listing Broker.

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 416-964-9441
KEVIN P. GILLEN, Principal Broker 416-964-9460 **Appts:**
Contract Date: 7/8/2005 **Condition:** **Ad:** N
Expiry Date: 9/30/2005 **Cond Expiry:** **Escape:**
Last Update: 7/8/2005 **CB Comm:** .60Cents Psf Per Annum, 5 Year Max. **Original \$:** \$8