

	<b>65 Wellesley St E 503</b>		<b>List: \$7 Sq Ft Net</b>
	Toronto, Ontario M4Y1G7 Dist: C08		Map: 120-19-R Lease
Dir/Cross St: Yonge And Wellesley		DOM: 22	Last Status: New
		Taxes: \$16/2004/T. & O.	
Office Office		Lease Term:	36/60
Professional		Freestanding: N	Holdover: 90
Office Complex		Occup: Vacant	SPIS:
Possession: Tba		Franchise:	
MLS#: C514404		Seller: 65 Wellesley Ltd.	
PIN#:			
Total Area: 2,320 Sq Ft		Survey:	
Ofc/Apt Area: 2,320 Sq Ft Divisible		Lot/Bldg/ Unit/Dim: 0X0 Feet Unit	
Indust Area:		Soil Test:	
Retail Area:		Outside Storage:	
Apx Age:		Rail:	
Volts:		Basement:	
Amps:		Elevator: Public	
Zoning: Com/Retail		UFFI:	
Truck Level:		Assessment:	
Grade Level:		Chattels:	
Drive-In:		LLBO:	
Double Man:		Days Open:	
Clear Height:		Hours Open:	
Sprinklers: N		Employees:	
Heat: Gas Forced Air Open		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:	
Raw Office Space. Landlord Will Complete Paint And Carpet. Other Improvements Will Be Considered Based Upon The Covenant. \$23 Office Space In The Heart Of Downtown. Showing Require 24 Hour Notice.			
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			
Contract Date:	8/10/2004	Condition:	Appts:
Expiry Date:	11/30/2004	Cond Expiry:	Ad: N
Last Update:	8/11/2004	CB Comm: .75 Cents Per Foot Per Annum	Escape:
			Original \$: \$7

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