

For Sale

Offered at \$ 3,699,000.00 CDN



68-70 Scollard Street, Toronto

A rare opportunity to acquire a handsome freestanding 10,641 sq. ft. mixed use commercial property in the heart of Toronto's exclusive Yorkville.

- ◆ 2740 sq. ft. luxury live/work penthouse.
- ◆ 7901 sq. ft. of prime retail/showroom space.
- ◆ Quality interiors throughout
- ◆ Zoning permits a variety of commercial, retail, professional, medical, institutional and residential uses.
- ◆ Excellent long term potential

K.P. Gillen & Co. Realty Ltd., Realty
Contact: Kevin Gillen , Broker 416-964-9441 x 222
Bob Mulligan, Broker 416-964-9441 x 223

LOCATION:

68-70 Scollard Street is the second property west of Bay Street on the north side of Scollard Street. It looks out onto the new Four Seasons Hotel complex on the east side of Bay Street and is located amidst new luxury residential condominiums and townhouses, upscale galleries, boutiques and service shops.

SITE:

Frontage: 49.20 Feet
 Depth: 73.00 Feet
 Site Area: 3591 Square Feet (approx.)

LEGAL DESCRIPTION: PLAN 179 LOT 66 PT LOT 67

ZONING: CR T2.0 C2.0 R2.0 Permitting residential/ commercial mixed to a total of 2 times the site area. Permitted height is 12 meters.

IMPROVEMENTS: (building plans available upon request)

10,641 square feet of rentable floor area over 4 levels.

Suite	Square footage	Lease Maturity Date (option to renew)	Rate Net p.s.f.	2010 Projection
101	1415 sq.ft.	01/14/11 (+ 5yr)	\$22.29	\$31,540.35 (actual)
102	1248 sq.ft.	05/31/13 (+ 5yr)	\$17.50	\$21,840.00 (actual)
201	1310 sq.ft.	09/30/10	\$25.00	\$32,750.00 (projected)
202	1392 sq.ft.	matured	\$25.00	\$34,800.00 (projected)
301	2740 sq.ft.	03/31/13 (+ 5yr)	\$12.00	\$33,268.00 (actual)
B01	1276 sq ft.	09/30/10	\$20.00	\$25,200.00 (projected)
B02	1260 sq.ft.	03/31/14 (+ 5yr)	\$16.00	\$20,160.00 (actual)
Total:	10,641 sq. ft.			\$199,558.35

2009 OPERATING EXPENSES:

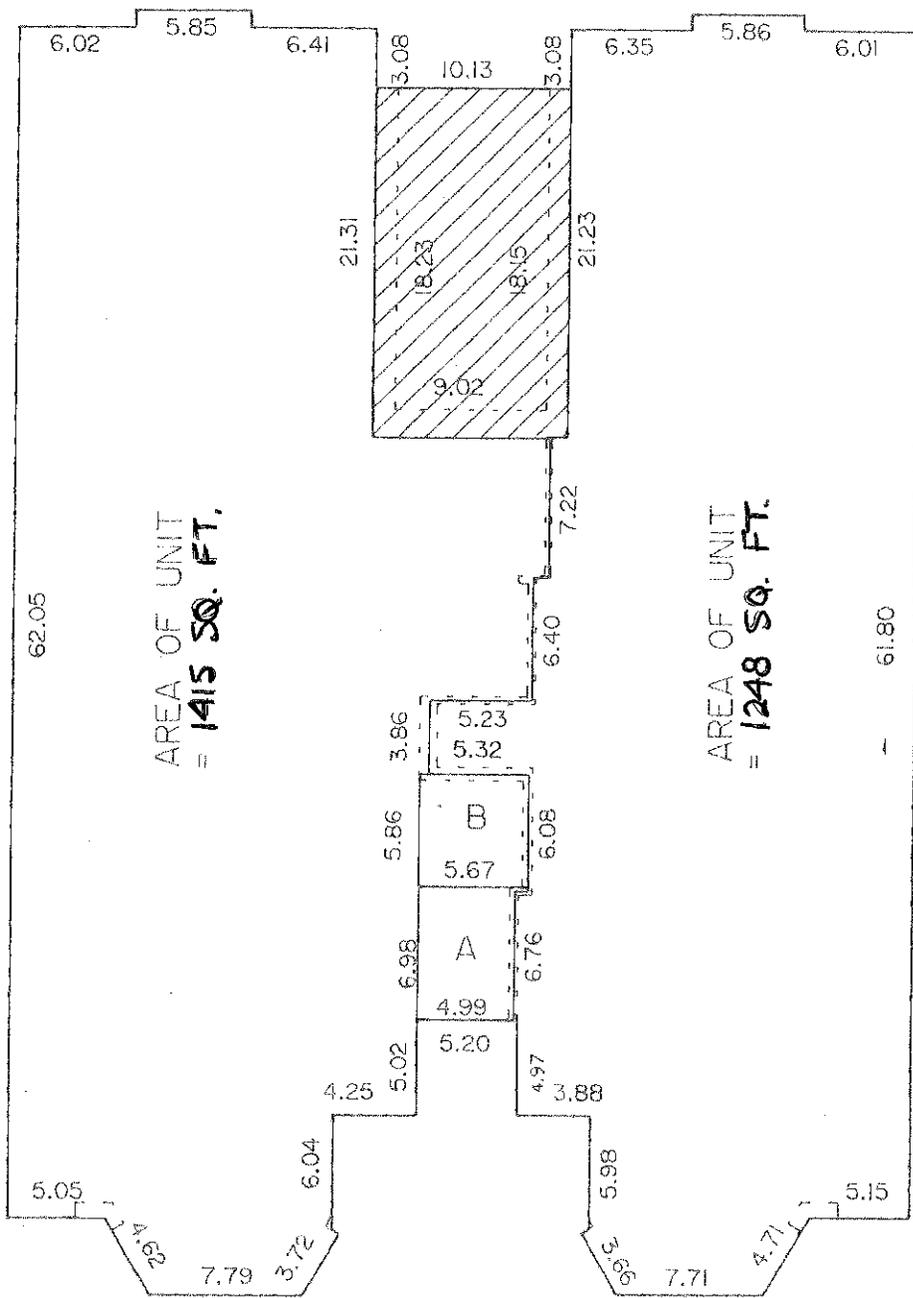
Realty Taxes: \$67,932.10
 Operating costs: \$52,073.00 (includes gas, hydro ,water, security, management, HVAC, insurance, & maintenance)

The information detailed herein or provided orally has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd. assumes no responsibility for the accuracy of the information contained herein.



**View of the new Four Seasons Hotel
(Bay St. and Scollard St.)**





AREA OF UNIT
= 1415 SQ. FT.

AREA OF UNIT
= 1248 SQ. FT.

FIRST FLOOR
68 - 70 SCOLLARD ST

GROSS AREA = 2849
STAIRS = 182
RENTABLE = 2664
USABLE AREA = 2664

NOTE :
UNIT A AND B ARE UNDERNEATH
THE STAIRS LEADING TO THE
SECOND FLOOR
"A" HAS AN AREA OF 35 SQ. FT.
"B" HAS AN AREA OF 33 SQ. FT.

SURVEYOR'S CERTIFICATE.

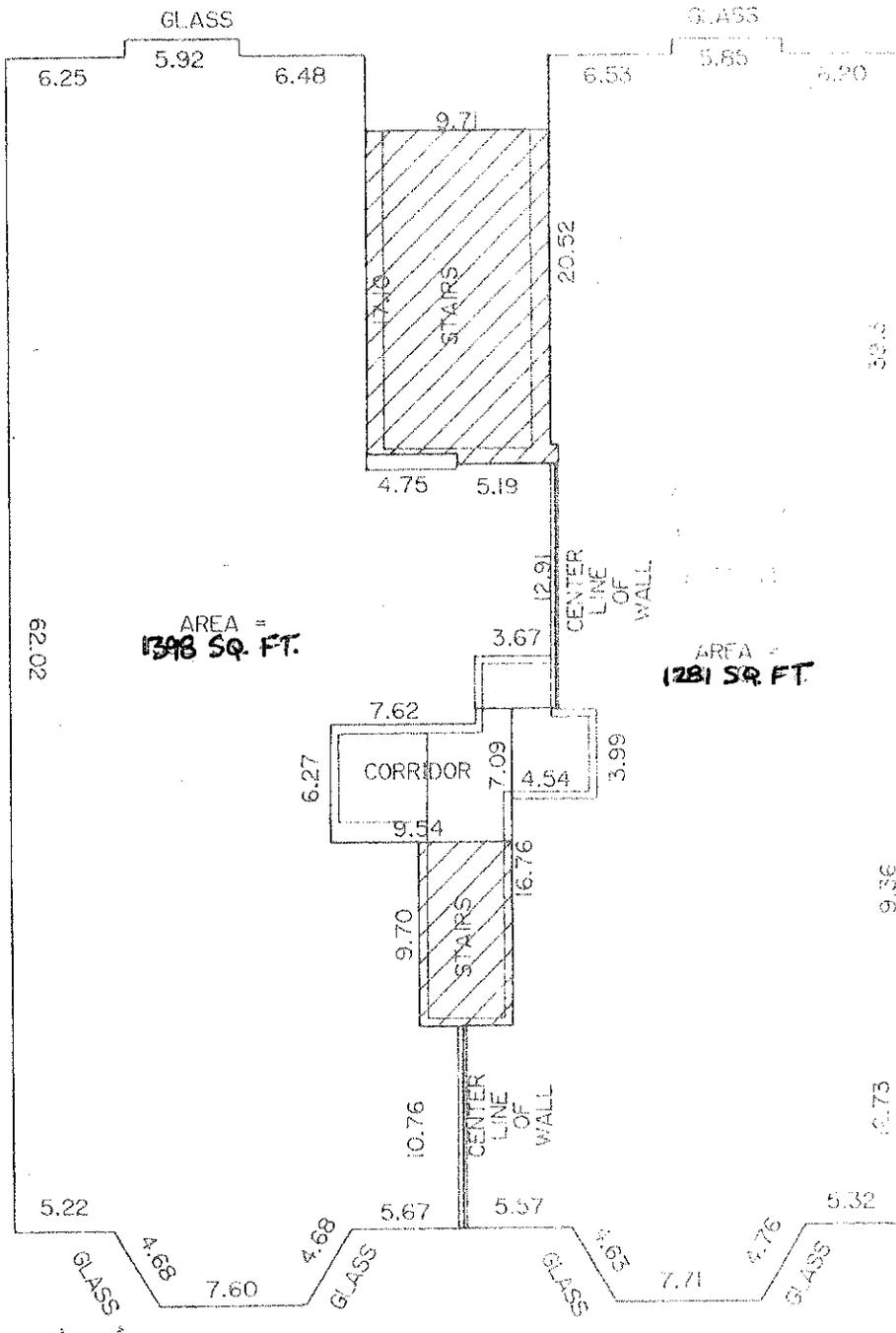
I CERTIFY THAT :
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 20th DAY OF MAY, 1988.

DATE: JUNE 15, 1988
B. Square
ONTARIO LAND SURVEYOR

SCOLLARD STREET

SPEIGHT AND VAN NOS'			
ONTARIO LAND SURV.			
METROPOLITAN TORONTO, ONTARIO			
DRAWN :	M.V.	JOB N° :	6
CHECKED :	M.V.	REF. N° :	6

SECOND FLOOR
68-70 SCOLLARD STRE



GROSS AREA	=	2957	SC
STAIRS	=	217	SC
RENTABLE	=	2740	SC
NON USABLE	=	61	SC
USABLE	=	2679	SC

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 20th DAY OF MAY, 1958.

DATE JUNE 15, 1958

B. Square
B. SQUARE
ONTARIO LAND SURVEYOR

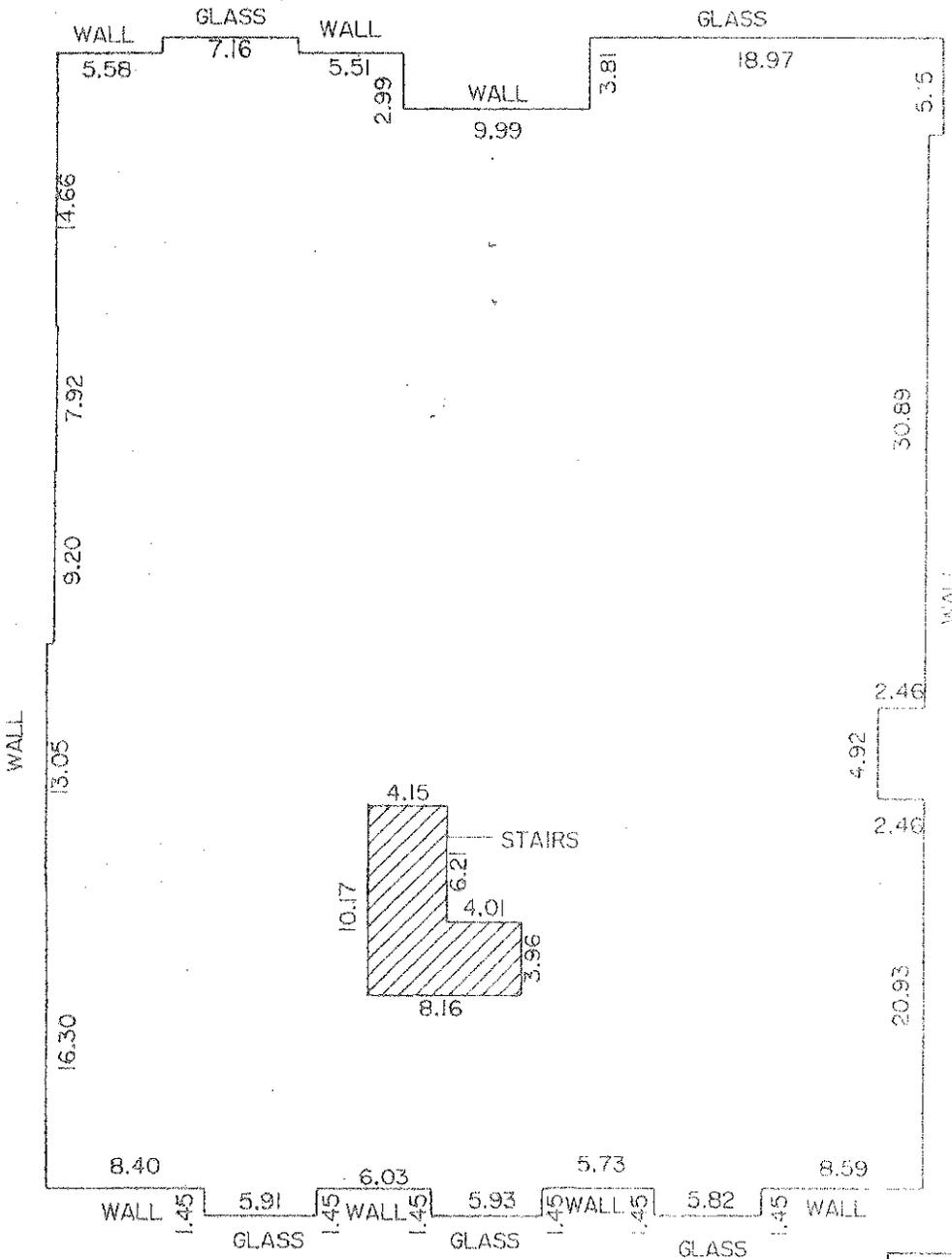
SPEIGHT AND VAN NOSTRAN
ONTARIO LAND SURVEYOR
METROPOLITAN TORONTO, ONTARIO

DRAWN :	M.V.	JOB N° :	28
CHECKED :	M.V.	REF. N° :	9

SCOLLARD STREET

AREA OF LOFT
68- 70 SCOLLARD STREET

THIRD FLOOR



GROSS = 2855 SQ.FT.
AREA OF STAIRS = 58
RELIABLE = 2797 SQ.F
USABLE = 2797 SQ.FT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
COMPLETED ON THE 20th DAY OF MAY, 1988.

DATE JUNE 15, 1988

B. Squame
B. SQUAME
ONTARIO LAND SURVEYOR

SPEIGHT AND VAN NOSTRANI
ONTARIO LAND SURVEYOR
METROPOLITAN TORONTO, ONTARIO

DRAWN :	M.V.	JOB N° :	89
CHECKED :	M.V.	REF. N° :	61

SCOLLARD STREET

