


**Prepared by KEVIN P. GILLEN, Broker of Record
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE**

40 Scollard St., Ste. 200, Toronto, ON M5R3S1

416-964-9441

2/6/2009 4:12:18 PM

	82 Avenue Rd Lower L		List: \$20 Sq Ft Net
	Toronto, Ontario M5R2H2 Dist: C02		Map: 115-19-Q Sub-Lease
Dir/Cross St: Elgin /Hazelton Lanes		DOM: 28 Last Status: New Taxes: \$10.80/2008/T.& O.	
Commercial/Retail		Lease Term: 32/32	
Retail	Freestanding: N	Holdover: 45	
Occup: Vacant		SPIS: N	
Possession: Immed./Tba		Franchise:	
Commercial Condo Fees:			
MLS#: C1538837 Seller: Plays On The Net Inc. Contact After Exp: N PIN#:			
Total Area: 1,157 Sq Ft	Survey:		
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 25X40 Feet Unit	Soil Test:	
Indust Area:	Lot Irreg:	Outside Storage:	
Retail Area: 1,157 Sq Ft	Crane:	Rail:	
Apx Age:	Bay Size:	Basement:	
Volts:	%Bldg:	Elevator:	
Amps:	Washrooms:	UFFI:	
Zoning: Commercial	Water: Municipal	Assessment:	
Truck Level:	Water Supply:	Chattels:	
Grade Level:	Sewers:	LLBO:	
Drive-In:	A/C: Y	Days Open:	
Double Man:	Utilities: Y	Hours Open:	
Clear Height:	Garage Type: Outside/Surface	Employees:	
Sprinklers: N	Park Spaces: 1 #Trl Spc:	Seats:	
Heat: Gas Hot Water			
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:	
Remarks For Clients: Lower Level Retail Space Directly Across The Street From Hazelton Lanes With Elegant Seperate Entrance. Space Works Well For Showroom Or Service Related Offices. Floor Plans Are Attached. Sub Lease To Septemeber 30th, 2011			
Extras: Note: Hand Painted Murals In The Main Office Area Must Remain			
Remarks for Brokerages: Contact La For Lease Details			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-879-9460			
Contract Date: 1/9/2009	Condition:	Appts:	
Expiry Date: 5/8/2009	Cond Expiry:	Ad: N	
Last Update: 2/5/2009	CB Comm: 3.5%/1.5% On Net	Escape:	
		Original \$: \$20	



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NO LEFT TURN

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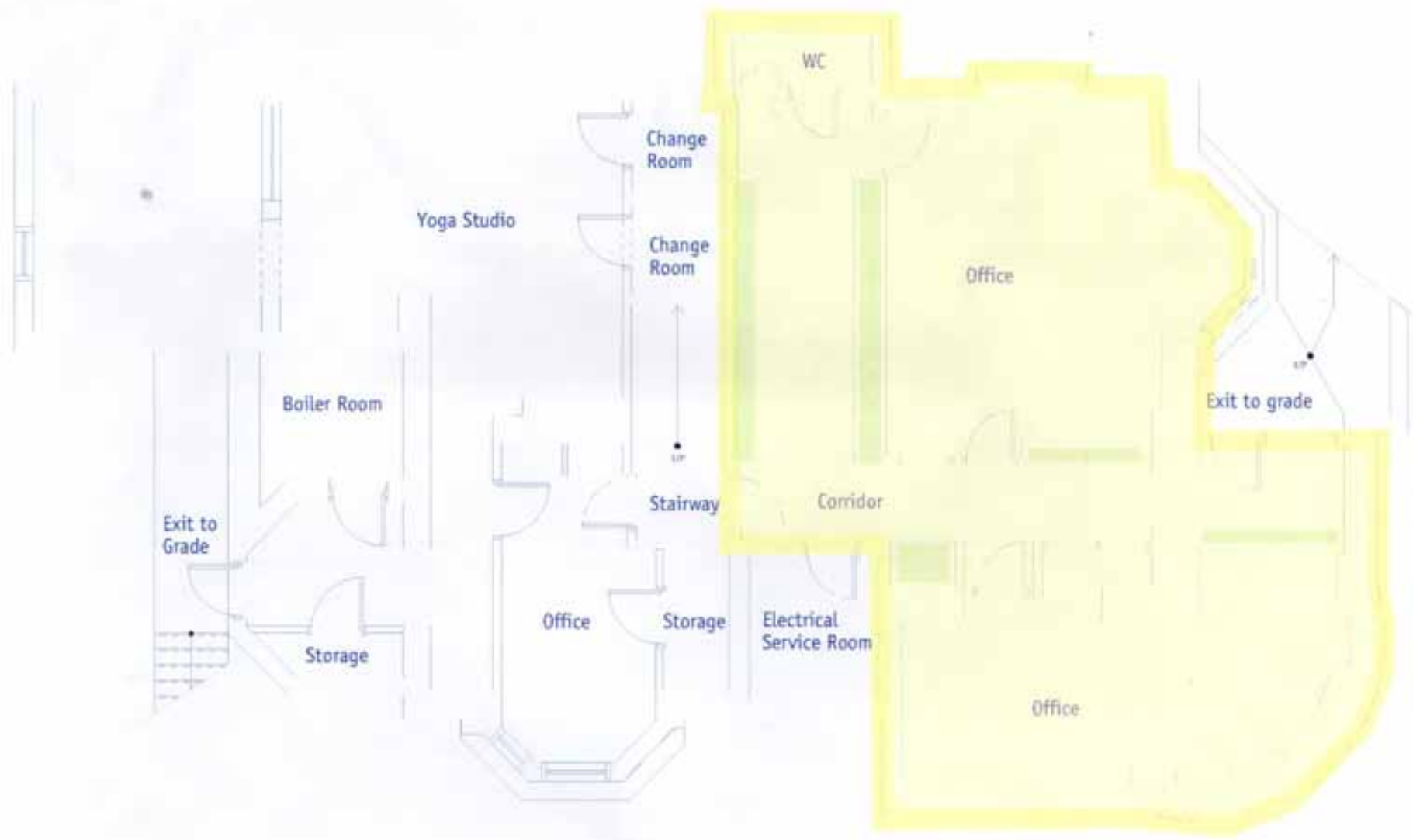




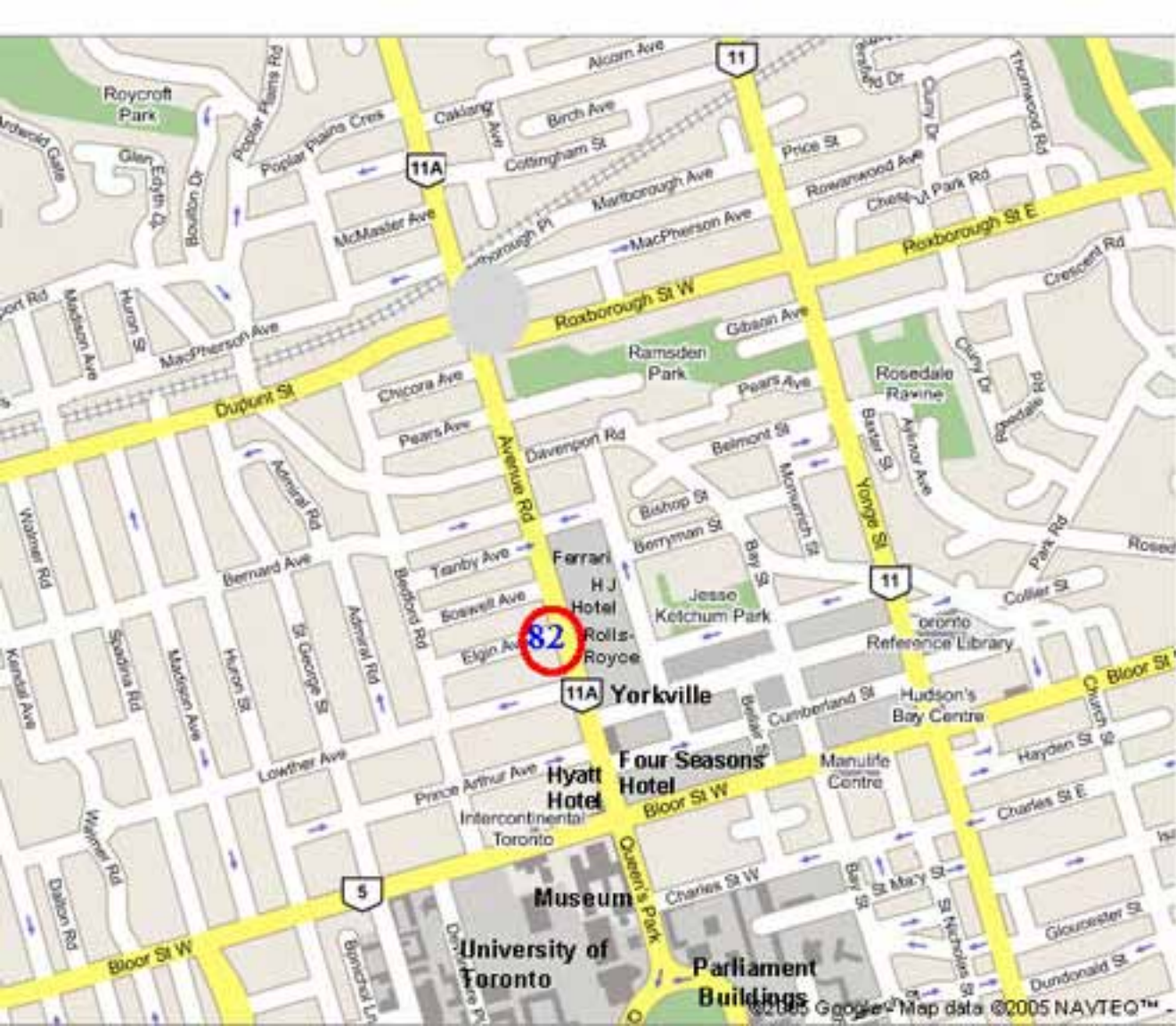








BASEMENT LEVEL



82

11A Yorkville

Hyatt Hotel
Intercontinental
Toronto

Four Seasons
Hotel

University of
Toronto

Parliament
Buildings