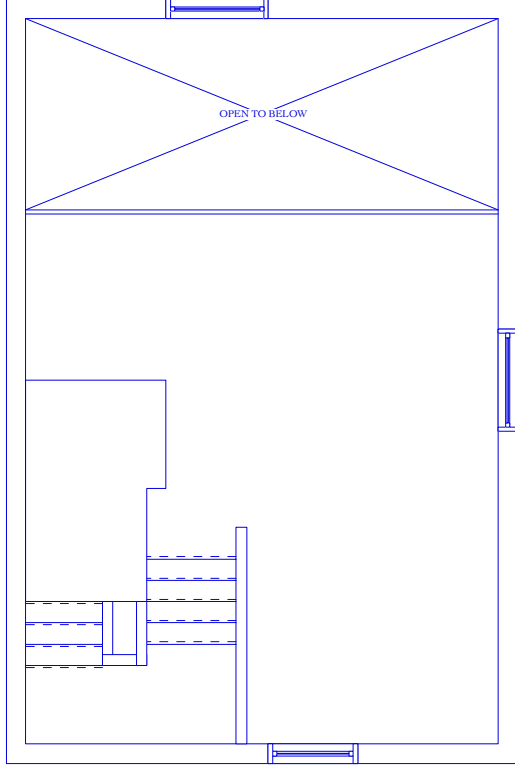
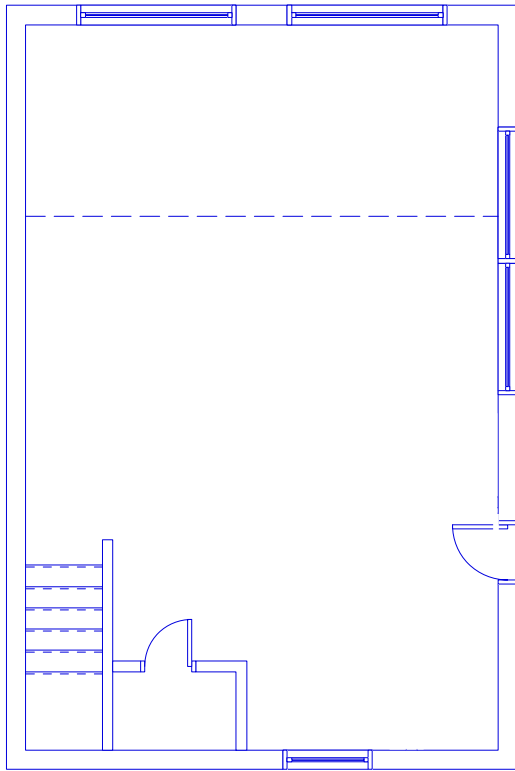


**Prepared by KEVIN P. GILLEN, Broker of Record  
 GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE  
 40 Scollard St., Ste. 200, Toronto, ON M5R3S1  
 416-964-9441  
 1/16/2009 12:43:44 PM**

	<b>82 Avenue Rd Ch</b>		<b>List: \$4,500 Month</b>
	Toronto, Ontario M5R2H2 Dist: C02		Map: 115-19-Q Lease
	Dir/Cross St: Avenue/Elgin		DOM: 59 Last Status: PC Taxes: \$8.60/2008/T.M.I.
Commercial/Retail		Lease Term: 36/60	
Retail	Freestanding: Y	Holdover: 90	
Occup: Vacant		SPIS: N	
Possession: Immed/Tba		Franchise:	
Commercial Condo Fees:			
MLS#: C1513674 Seller: Tom David Contact After Exp: N PIN#:			
<b>Total Area:</b> 1,000 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> 1,000 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commercial Retail/Office/Studio <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> Other		<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 20X30 Feet Building <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> Boulevard <b>Park Spaces:</b> 3 #Tri Spc:	
		<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> <b>Elevator:</b> <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>	
<b>Bus/Bldg Name:</b>		<b>For Year:</b>	<b>Financial Statement:</b>
<b>Actual/Estimated:</b>			
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>	<b>Est Value Inv At Cost:</b>
<b>Insur:</b>	<b>Hydro:</b>	- Vacancy Allow:	<b>Com Area Upcharge:</b>
<b>Mgmt:</b>	<b>Water:</b>	- Operating Exp:	<b>Percentage Rent:</b>
<b>Maint:</b>	<b>Other:</b>	= Net Income B4 Debt:	
<b>Remarks For Clients:</b> Bright Sun Filled Historic Commercial Coach House At Elgin And Avenue Road, Steps From Hazelton Lanes. Landlord Will Remove Existing Fencing To Provide For On Site Parking For Up To 3 Cars. <b>Remarks for Brokerages:</b> Property Is Currently Vacant And Can Be Shown At Any Time. Floor Plan Is Attached To This Listing.			
<b>Mortgage Comments:</b>			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-364-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-879-9460			
<b>Contract Date:</b> 11/18/2008	<b>Condition:</b>	<b>Appts:</b>	
<b>Expiry Date:</b> 3/18/2009	<b>Cond Expiry:</b>	<b>Ad:</b> N	
<b>Last Update:</b> 1/16/2009	<b>CB Comm:</b> 3.5%/1.75% On Net	<b>Escape:</b>	
		<b>Original \$:</b> \$5,000	



SECOND LEVEL



MAIN LEVEL



