

	<b>888 Danforth Ave</b> <b>Toronto, Ontario</b> <b>M4J1L7</b> Toronto E03 Danforth <b>Dir/Cross St:</b> Pape/Danforth 115-23-Q	<b>List: \$25 Sq Ft Net</b>  Lease <b>DOM: 7</b> <b>Last Status: New</b> <b>Taxes: \$23,706.14/2013/T.M.I.</b>
	Commercial/Retail Multi-Use <b>Freestanding: N</b> Hospitality/Food Related <b>Occup: Vacant</b> <b>Possession: Tba</b> <b>Commercial Condo Fees:</b>	<b>Lease Term: 60/120</b> <b>Holdover: 45</b> <b>SPIS: N</b> <b>Franchise:</b>

**MLS#: E2947074**                      **Seller: 1518491 Ontario Inc.**    **Contact After Exp: N**  
**Asmt Roll#: 190408438003800 PIN#:**

<b>Total Area:</b> 2,058 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> 2,058 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Mcr T3.0 C2.5 Maximum Height 14 Meters <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> Gas Forced Air Open <b>Phys Hdcap-Equip:</b>	<b>Survey:</b> <b>Lot/Bldg/ Unit/Dim:</b> 25.5X127 Feet Lot <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> N <b>Garage Type:</b> Public <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<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>
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<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Heat:</b> <b>Insur:</b> <b>Hydro:</b> <b>Mgmt:</b> <b>Water:</b> <b>Maint:</b> <b>Other:</b>	<b>For Year:</b>  <b>Gross Inc/Sales:</b> - Vacancy Allow: - Operating Exp: = Net Income B4 Debt:	<b>Financial Statement:</b>  <b>Est Value Inv At Cost:</b> <b>Com Area Upcharge:</b> <b>Percentage Rent:</b>
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**Remarks For Clients:** Remarkable Opportunity! Totally New Interior And Complete Mechanical Retrofit 12 Months Ago! All Restaurant Systems And Equipment Are New! Call La For Details. Licensed For 99 Inside And 60 Outside On The Patio. Located Within The "Taste Of The Danforth" Area!  
**Extras:** Restaurant Equipment And Chattels Are Potentially Available For Purchase From Business Development Bank.  
**Remarks for Brokerages:** Lock Box On Site.

**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

<b>Contract Date:</b> 6/19/2014 <b>Condition:</b> <b>Expiry Date:</b> 9/20/2014 <b>Cond Expiry:</b> <b>Last Update:</b> 6/20/2014 <b>CB Comm:</b> 3.5% 1st Yr's Net Rental 1.75% For Bal	<b>Appts:</b> <b>Ad:</b> N <b>Escape:</b> <b>Original \$:</b> \$25
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