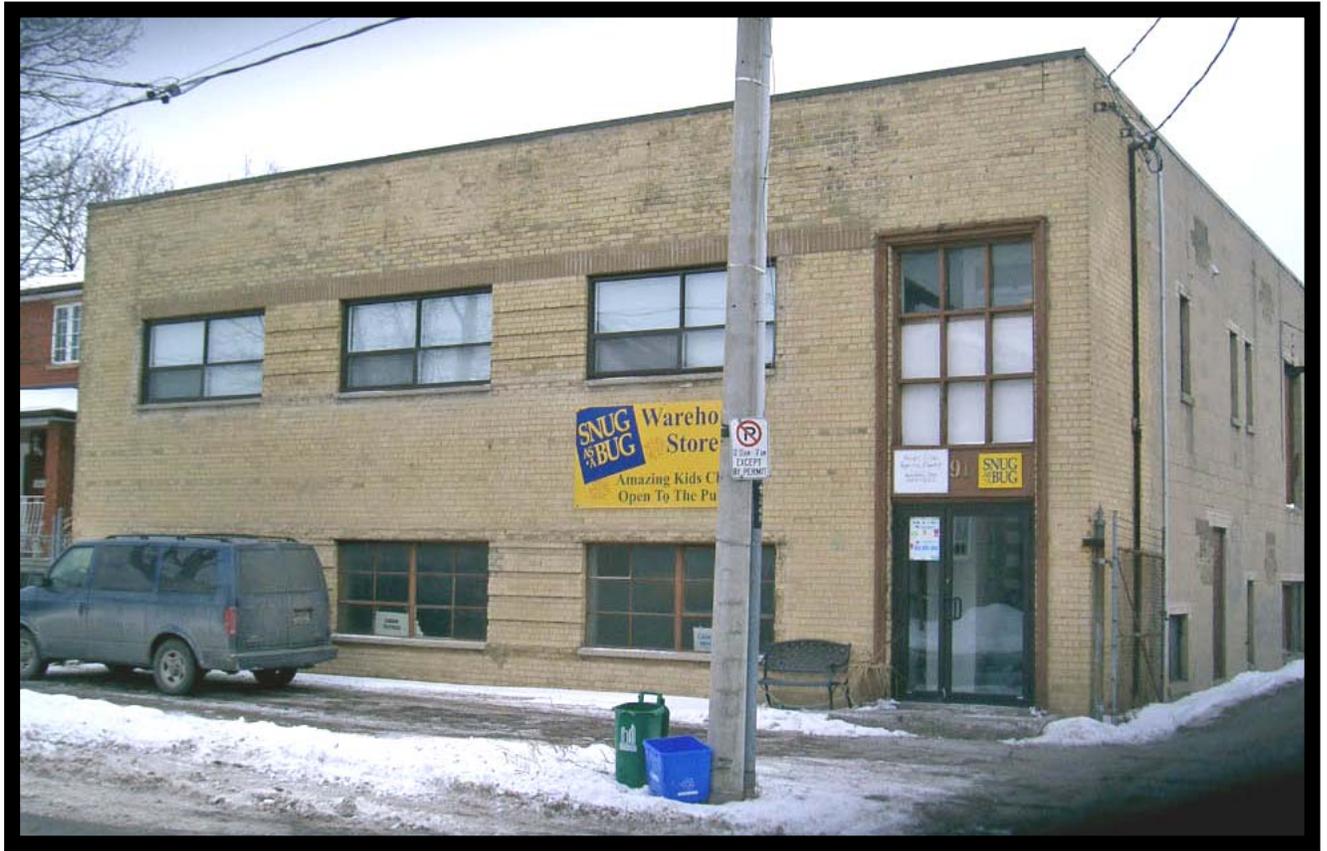


For Sale



91 Brandon Avenue, Toronto

A unique opportunity to purchase a freestanding Industrial/Commercial Loft building with on-site parking for up to 12 cars, in a dynamically changing mixed use neighbourhood.

- ◆ Two level 10,250 sq. ft. building
- ◆ Ideal residential loft conversion
- ◆ Operating expenses are a fraction of the Downtown Office Towers
- ◆ Redevelopment potential-site suitable for up to 7 townhouses
- ◆ An ideal owner/user opportunity.

Offered at \$ 1,200,000.00 CDN by:

K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

91 Brandon Avenue is located on the south side of Brandon Avenue just east of Lansdowne Avenue and west of Dufferin Street. It is approximately a 5-minute walk from the intersection of Dufferin and Dupont Street. The subject is located amidst other commercial industrial buildings, new residential townhouse developments, established residential properties and is only steps from public transportation, local shops and restaurants.

SITE:

Frontage:	89.31 Feet
Depth:	115.85 Feet
Site Area:	10,549 Square Feet (approx.)

LEGAL DESCRIPTION:

Lots 12 and 13 South Side of Brandon Avenue, Registered Plan 646, City of Toronto

ZONING:

I1 D2 H12-Industrial / HEIGHT LIMIT: 12.0 meters

(permitting Artist Studios, Showroom, Live/Work, Software and Design, Manufacturing, and Warehousing; total building area up to twice (2xs) the lot area)

IMPROVEMENTS:

- Two storey 10,250 square foot industrial building built circa 1948 - concrete block with brick facing exterior walls , wood joists on steel beams and columns.
- Floor to ceiling heights range from about 16 feet on the main floor to about 14 feet on the second floor.
- HVAC is supplied by recently installed gas fired unit heaters on the main floor plus roof top heat/cool units serving the upper floor.
- Electrical supply is 120/240 amp.600 volts with modern wiring and breakers

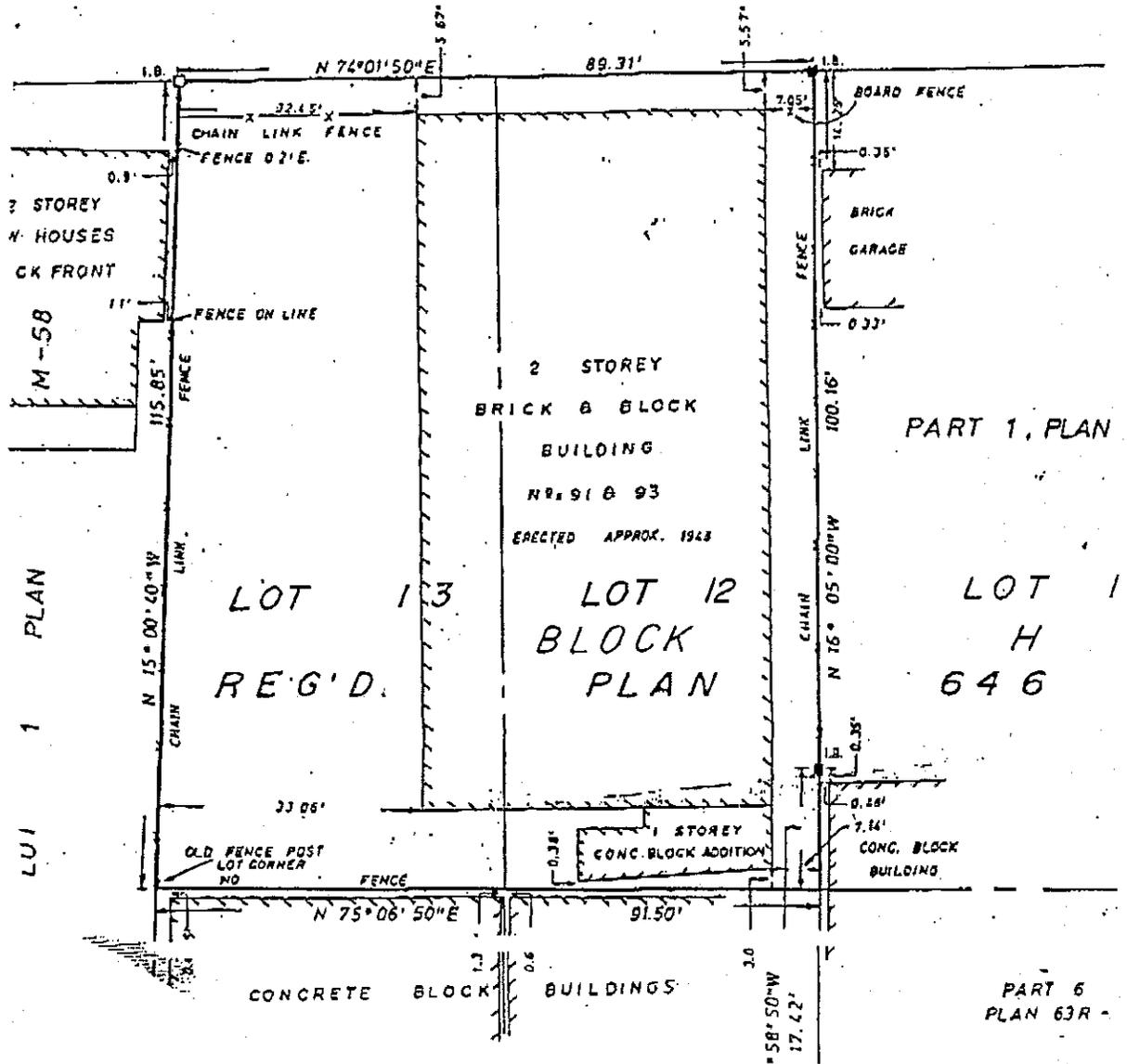
2007 Income/ Operating Expenses:

Gross Income:	\$98,058.00	
Estimated Expenses:		
Realty Taxes:	\$20,741.00	(Current assessed value:\$502,000)
Cleaning & Maintenance:	\$ 3,122.00	
Insurance:	\$ 6,828.00	
Utilities:	<u>\$ 2,648.00</u>	
Total Expenses:	\$33,339.00	
Net Operating Income:	\$64,719.00	

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.

SITE PLAN

BRANDON AVENUE



LUI 1 PLAN

PART 1, PLAN

LOT 13
REG'D.

LOT 12
BLOCK
PLAN

LOT 1
H
646

PART 6
PLAN 63R -

SCHAUFLE
REALTY ADVISORS LTD.