



**920 Yonge St 803** **List: \$3,288 Gross Lease**  
 Toronto, Ontario M4W3S1 Toronto C02 Annex Sub-Lease  
 Dir/Cross St: Yonge / Davenport **DOM: 47 Last Status: Pc**  
 115-19-Q **Taxes: \$0/2014/N/A**

Office **Lease Term: 8/8**  
 Office **Freestanding: Y Holdover: 45**  
**Occup: Tenant SPIS: Y**  
**Possession: April 1 Franchise:**  
**Commercial Condo Fees:**

**MLS#: C2812517 Seller: Sigma XI Inc. Contact After Exp: N**

**Asmt Roll#: PIN#:**

**Total Area:** 1,780 Sq Ft  
**Ofc/Apt Area:** 1,780 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Commercial  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** Y  
**Heat:** Gas Forced Air Open  
**Phys Hdcap-Equip:**

**Survey:**  
**Lot/Bldg/ Unit/Dim:** 0X0 Feet Building  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** Underground  
**Park Spaces:** #Trl Spc:  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**

Public Transit  
 Subways  
**Soil Test:**  
**Outside Storage:**  
**Rail:**  
**Basement:**  
**Elevator:** Public  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

**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:** Steps To Yorkville And Yonge / Bloor Subw ay Station. Bright Corner Office Space -- 2 Private Offices, Boardroom, Kitchnette, Reception And Large Open Concept Work Area. Sublease From April 1, 2014 To January 15, 2015.

**Extras:** Current Tenants Will Leave All Blinds With Suite.

**Remarks for Brokerages:** Do Not Go Direct. All Show ings Through Office.

**Mortgage Comments:**

GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 **Fax:** 416-964-7728  
 40 Scollard St., Ste. 200, Toronto M5R3S1  
 KEVIN P. GILLEN, Broker of Record 416-964-9460

**Contract Date:** 1/15/2014 **Condition:** **Appts:** 416-964-9460  
**Expiry Date:** 4/15/2014 **Cond Expiry:** **Ad:** Y  
**Last Update:** 3/3/2014 **CB Comm:** 1/2 Months Rent **Escape:**  
**Original \$:** \$4,227.50



EUROPEAN FLOORING

URBANA COFFEE

914

920

926

VEC





920 YONGE



















Unit 803

