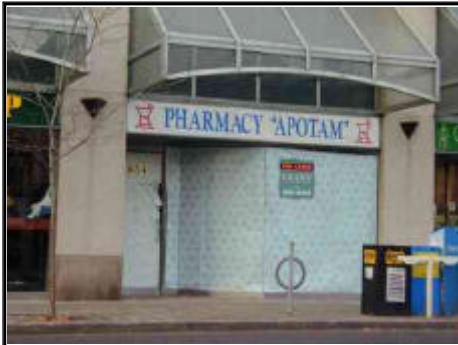


**Prepared by ADMINISTRATOR 1
GILLEN, K.P., & CO. REALTY LIMITED
2/11/2003 5:06:20 PM**



934 Yonge St
Toronto, Ontario
M4W2J2 Dist: C02
Map: 4-F-
Dir/Cross St: Yonge And Davenport
Commercial / Retail

List: \$25 Sq Ft Net
Lease
DOM: 64 Last Status: New
Taxes: \$10/2002/T. & O.

Commercial/Retail
Retail
Possession: Tba

Freestanding: N
Occup: Vacant

Lease Term: 36/60
Holdover: 180
SPIS:
Franchise:

MLS#: C172692 **Seller: Peer Property Management Ltd.**
PIN#:

Total Area: 800 Sq Ft
Ofc/Apt Area:
Indust Area:
Retail Area: 800 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Retail
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Elec Forced Air

Survey:
Lot/Bldg/ Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: N
Garage Type: None
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement: N
Elevator:
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:**

Retail Space Available Beside Second Cup. Full Glass Frontage. Great Space For A Varity Of Uses.
 No Food Uses Which Requires A Hood And Is Not In Conflict With Second Cup. Start Ups Must Be Prepared To Supply Additional Security Besides First And Last.

Mortgage		Other Encumbrances	
Amt:	Int%:	Amt:	Int%:
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	

Contract Date: 12/9/2002 **CLAUDIO LUCA 416-964-9441** **GILLEN, K.P., & CO. REALTY LIMI**
Expiry Date: 2/18/2003 **416-964-9441 Fax: 416-964-7728**

Last Update: 12/10/2002 **Original Price: \$25** **Appts: Tib**
Condition: **Ad: N**
Cond Expiry: **Escape:** **CB Comm: 4% And 2% Of Net.**