94 Scollard St		**List:** $3,000 Net Lease
Toronto, Ontario **M5R1G2 Dist:** C02	**Map:** 115-19-Q	Lease
Dir/Cross St: Hazelton/Bay		**DOM:** 16 **Last Status:** New
Plan 179 Pt Lots 55 & 56		**Taxes:** $7,752/2005/Annual

Office		**Lease Term:** 60/60
Professional	**Freestanding:** N	**Holdover:** 120
	Occup: Tenant	**SPIS:**
Possession: September 1/05		**Franchise:**

MLS#: C736970   **Seller:** Hanard Investment Limited
PIN#:

Total Area:	2,083 Sq Ft	**Survey:**			
Ofc/Apt Area:	2,083 Sq Ft	**Lot/Bldg/**	14.5X75 Feet Lot		
Indust Area:		**Unit/Dim:**		**Soil Test:**	
Retail Area:		**Lot Irreg:**		**Outside Storage:**	
Apx Age:		**Crane:**		**Rail:**	
Volts:		**Bay Size:**		**Basement:**	Y
Amps:		**%Bldg:**		**Elevator:**	None
Zoning:	Ctr2 C2.0 R2.0	**Washrooms:**	2	**UFFI:**	
Truck Level:		**Water:**	Municipal	**Assessment:**	607000,2005
Grade Level:		**Water Supply:**		**Chattels:**	
Drive-In:		**Sewers:**		**LLBO:**	
Double Man:		**A/C:**	Y	**Days Open:**	
Clear Height:		**Utilities:**	Y	**Hours Open:**	
Sprinklers:	N	**Garage Type:**	None	**Employees:**	
Heat:	Gas Forced Air Open	**Park Spaces:**		**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:**	

Handsome 2083 Sq Ft Renovated Victorian Office Building In The Heart Of Yorkville - Perfect For Professional, Medical, Service Or Institutional Uses.
Quality Finishes Throughout, Finished Basement, Large Boardroom, Kitchenette, 2 Washroom, Cac, And Plenty Of Natural Light.
Ground Floor Is 705Sqft; 2nd Floor Is 673 Sqft; Basement Is 705Sqft
Please Do Not Go Direct, Showings Thru Office Only.

Mortgage		Other Encumbrances	
Amt: $0	**Int%:**	**Amt:**	**Int%**
Payment:	**Incl:**	**Payment:**	**Incl:**
Freq:	**Maturity Date:**	**Freq:**	**Maturity Date:**
Lender:		**Lender:**	

GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9441 **Fax:** 46-964-7728
KEVIN P. GILLEN, Principal Broker 416-964-9460

			Appts:	Thru Office
Contract Date:	8/17/2005	**Condition:**	**Ad:**	Y
Expiry Date:	11/17/2005	**Cond Expiry:**	**Escape:**	
Last Update:	9/2/2005	**CB Comm:** 3.5% And 1.5% On Net	**Original $:**	$3,000