

	96 Avenue Rd		List: \$2,500 Gross Lease
	Toronto, Ontario M5R2H3 Dist: C02		Map: 115-19-P Lease
Dir/Cross St: Boswell/Yorkville		DOM: 7	Last Status: New
		Taxes: \$8,400/2003/Annual	
Office		Lease Term: 12/60	
Mixed 2+ Cat	Freestanding: Y	Holdover: 120	
Mixed (2 Or More Uses)	Occup: Vacant	SPIS:	
Possession:	Immediate/Tba	Franchise:	

MLS#: C288039 **Seller: F.W Gwillim & Associates Limited**

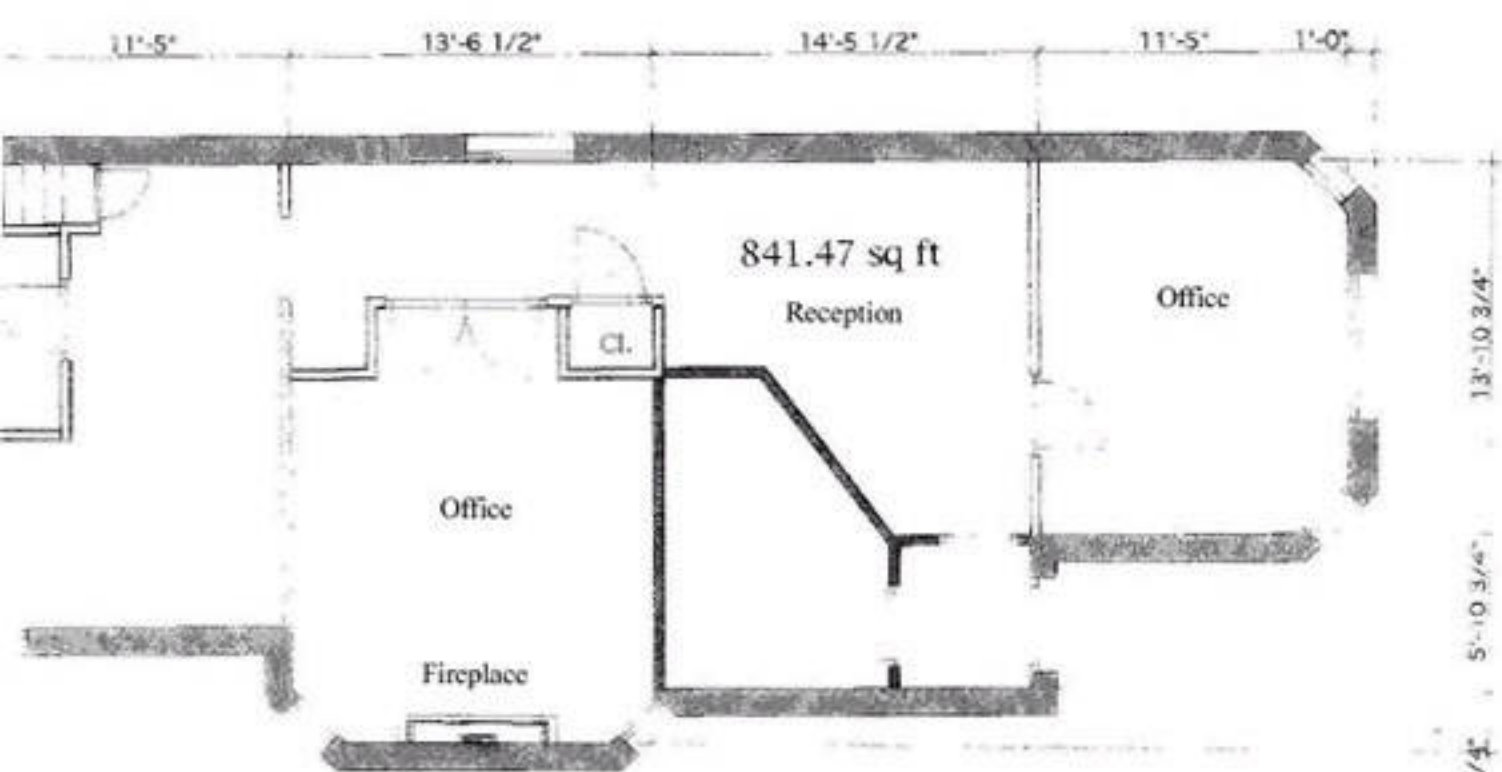
Total Area: 1,737 Sq Ft Ofc/Apt Area: 1,737 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Office/Retail Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Closd	Survey: Lot/Bldg/Unit/Dim: 21X54.8 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: A Garage Type: Outside/Surface Park Spaces:	Soil Test: Outside Storage: Rail: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
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Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

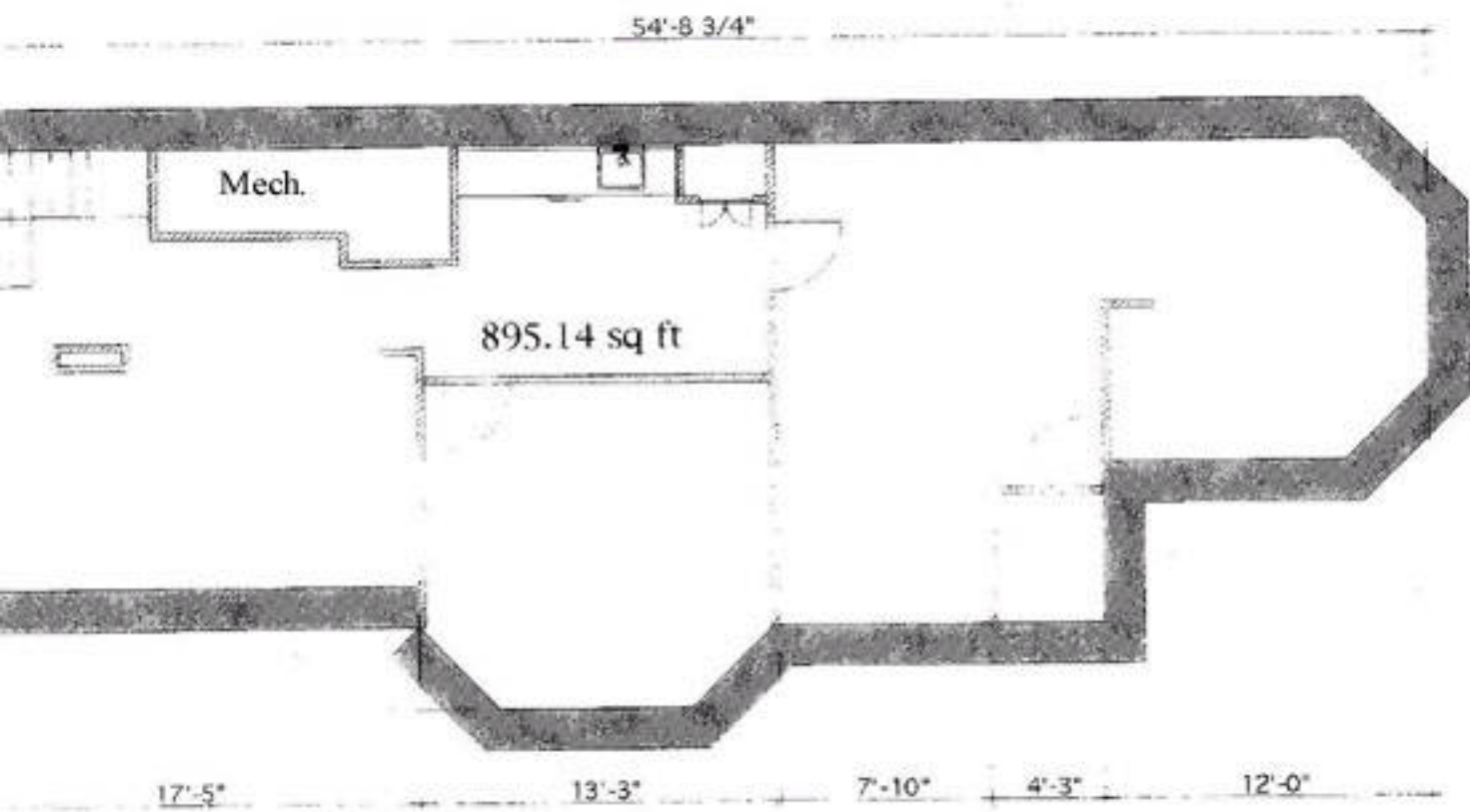
1737 Sq Ft Located On Main Floor And Lower Level Of A Beautifully Restored Victorian Mansion. Ideal For Service Shop Or General Office Use. Prime Location Just North Of Hazelton Lanes.
 Fireplace, Private Bathroom, Kitchen
 Contact L.A For Floor Plans.

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

Contract Date: 7/2/2003	KEVIN GILLEN P 416-964-9441	GILLEN, K.P., & CO. REALTY LIM
Expiry Date: 9/15/2003		416-964-9460 Fax: 416-964-7728
Last Update: 7/3/2003	Original Price: \$2,500	Appts:
Condition:		Ad: Y
Cond Expiry:	Escape:	CB
		Comm: 3.5%/1.5% On Gross



96 AVENUE ROAD
MAIN FLOOR



96 Avenue Road, Toronto
Basement Level