



**98 Avenue Rd 201**  
**Toronto, Ontario M5R2H3** Toronto C02 Annex  
**Dir/Cross St:** Boswell/Yorkville

**List: \$30 Sq Ft Gross**  
 Lease  
**DOM: 0 Last Status: New**  
**Taxes: \$0/2012/N/A**

Office  
 Office **Freestanding: N**  
**Occup:** Tenant

**Possession:** May 1, 2012  
**Commercial Condo Fees:**

**Lease Term:** 36/60  
**Holdover:** 45  
**SPIS:** N 115-19-P  
**Franchise:**

**MLS#: C2316008** **Seller: N.L. Shuttleworth** **Contact After Exp: N**  
**PIN#:**

**Total Area:** 750 Sq Ft  
**Ofc/Apt Area:** 750 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Com Office  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Elec Forced Air  
**Phys Hdcap-Equip:**

**Survey:**  
**Lot/Bldg/Unit/Dim:** 20X45 Feet Unit  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** A  
**Garage Type:** None  
**Park Spaces:** #Trl Spc:  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**

**Soil Test:**  
**Outside Storage:**  
**Rail:**  
**Basement:**  
**Elevator:** None  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

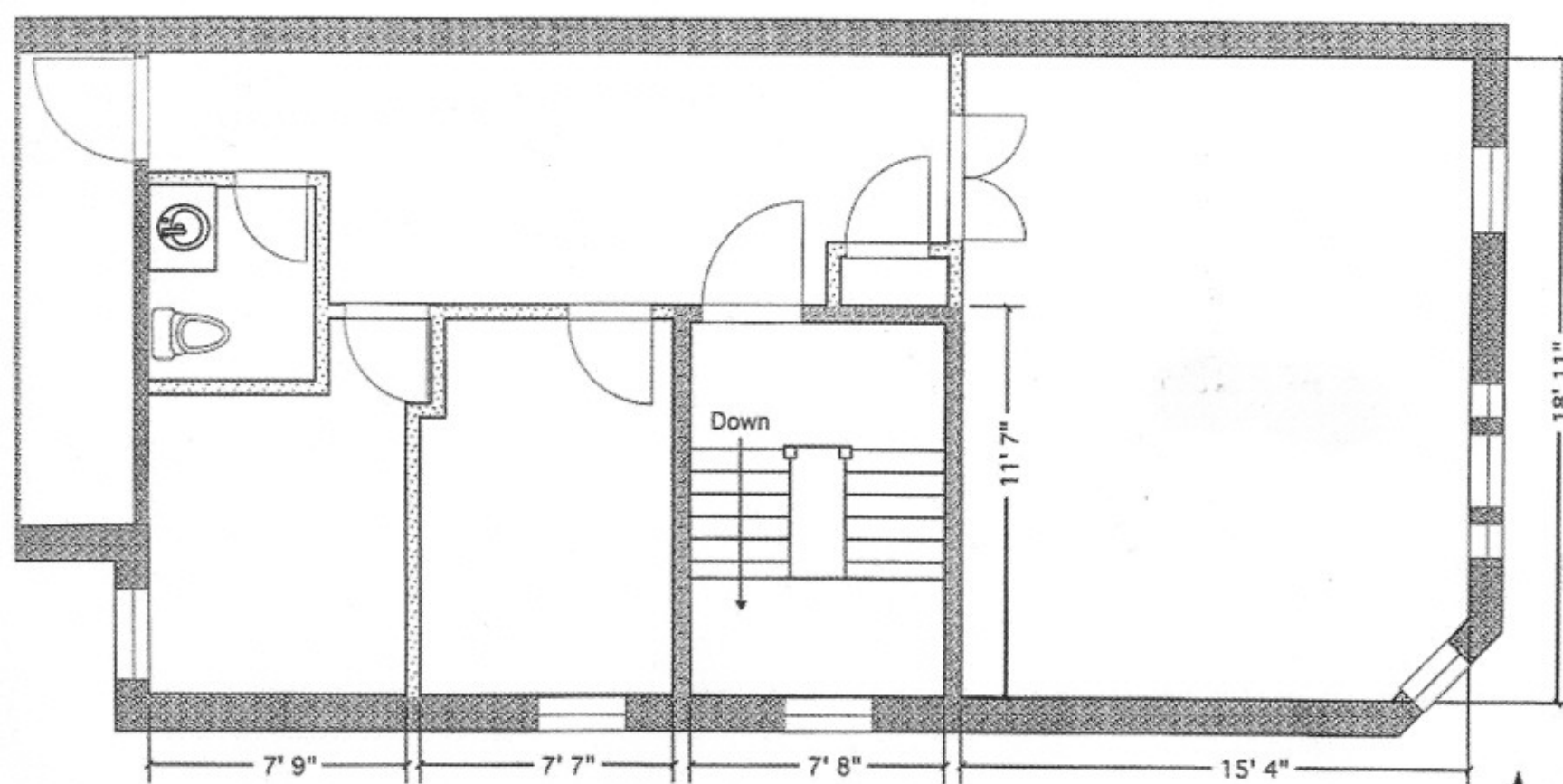
**Bus/Bldg Name:** \_\_\_\_\_ **For Year:** \_\_\_\_\_ **Financial Statement:** \_\_\_\_\_  
**Actual/Estimated:** \_\_\_\_\_  
**Taxes:** \_\_\_\_\_ **Heat:** \_\_\_\_\_ **Gross Inc/Sales:** \_\_\_\_\_ **Est Value Inv At Cost:** \_\_\_\_\_  
**Insur:** \_\_\_\_\_ **Hydro:** \_\_\_\_\_ **- Vacancy Allow:** \_\_\_\_\_ **Com Area Upcharge:** \_\_\_\_\_  
**Mgmt:** \_\_\_\_\_ **Water:** \_\_\_\_\_ **- Operating Exp:** \_\_\_\_\_ **Percentage Rent:** \_\_\_\_\_  
**Maint:** \_\_\_\_\_ **Other:** \_\_\_\_\_ **= Net Income B4 Debt:** \_\_\_\_\_

**Remarks For Clients:** Just North Of Avenue Rd / Bloor St. 3 Offices, Reception Area And 2-Piece Washroom In Renovated Historic Mansion.  
**Extras:** Tenant Pays For Hydro

**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:** 3/22/2012 **Condition:** \_\_\_\_\_ **Appts:** 416-964-9460  
**Expiry Date:** 6/22/2012 **Cond Expiry:** \_\_\_\_\_ **Ad:** Y  
**Last Update:** 3/22/2012 **CB Comm:** 3.5% / 1.5% Gross **Escape:** \_\_\_\_\_  
**Original \$:** \$30



98 Avenue Road, Suite 201, Toronto, ON M5R 2H3















