



**98 Avenue Rd 201** **List: \$1,600 Gross Lease**  
 Toronto, Ontario **Map: 115-19-P** Lease  
**M5R2H3 Dist: C02**  
**Dir/Cross St: Boswell/Yorkville** **DOM: 0 Last Status: New**  
**Taxes: \$0/2005/N/A**

Office **Lease Term: 36/60**  
 Mixed **Freestanding: N** **Holdover: 60**  
**Occup: Vacant** **SPIS:**  
**Possession: Immediately** **Franchise:**

**MLS#: C866953** **Seller: N.L. Shuttleworth**  
**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

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

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

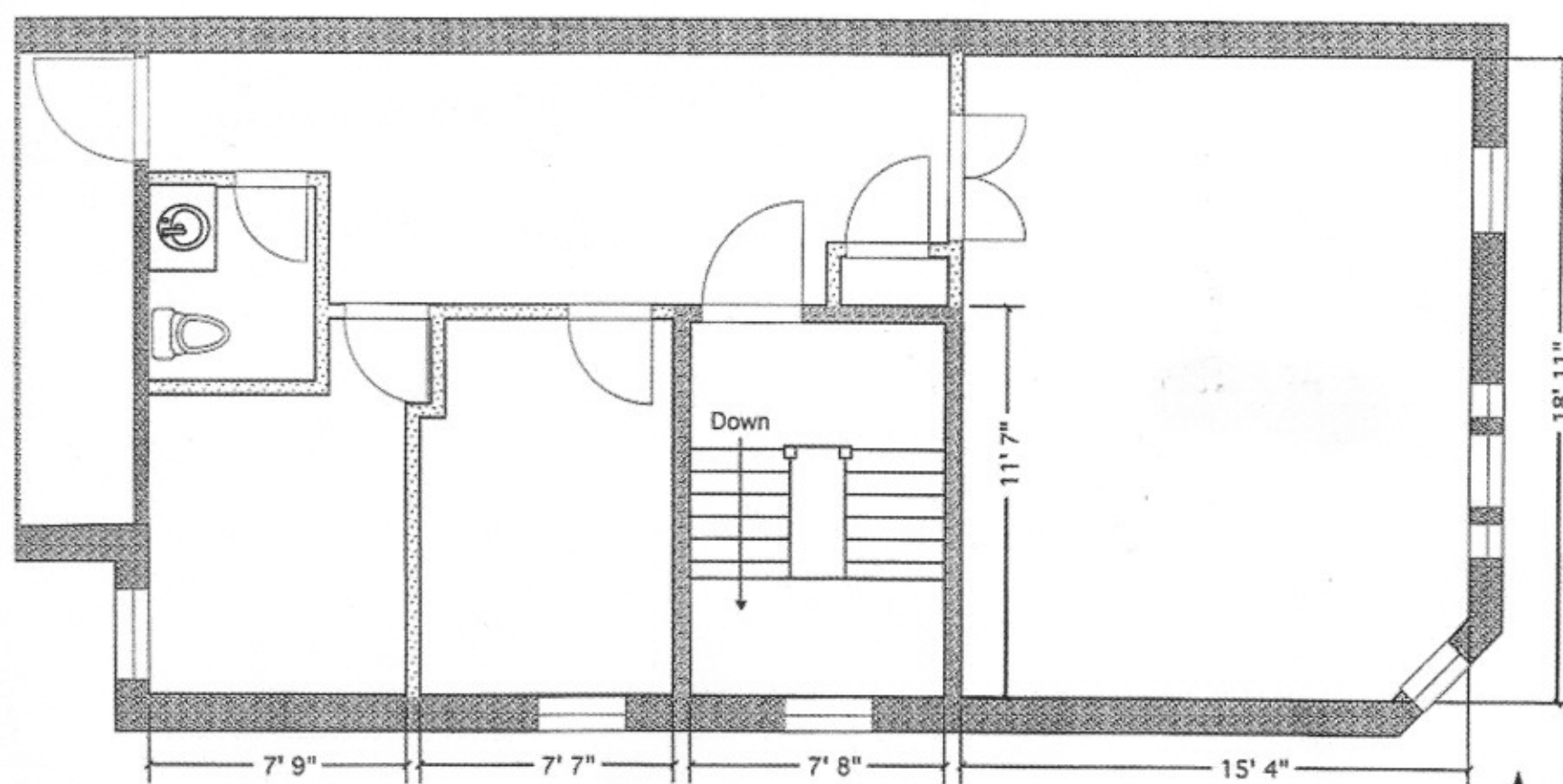
**Bus/Bldg Name:** **For Year:** **Financial Statement:**  
**Actual/Estimated:**  
**Taxes:** **Heat:** **Gross Inc/Sales:** **Est Value Inv At Cost:**  
**Insur:** **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**  
**Mgmt:** **Water:** **- Operating Exp:** **Percentage Rent:**  
**Maint:** **Other:**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

Available immediately 3 offices, reception area and 2-piece washroom in renovated Historic Mansion across from Hazelton Lanes.  
 Tenant pays for hydro.  
 For all showings please contact our office.

<b>Mortgage</b>			<b>Other Encumbrances</b>		
<b>Amt:</b>	\$0	<b>Int%:</b>	<b>Amt:</b>		<b>Int%:</b>
<b>Payment:</b>		<b>Incl:</b>	<b>Payment:</b>		<b>Incl:</b>
<b>Freq:</b>		<b>Maturity Date:</b>	<b>Freq:</b>		<b>Maturity Date:</b>
<b>Lender:</b>			<b>Lender:</b>		

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

**Contract Date:** 3/28/2006 **Condition:** **Appts:** thru office  
**Expiry Date:** 6/28/2006 **Cond Expiry:** **Ad:** Y  
**Last Update:** 3/28/2006 **CB Comm:** 3.5%/1.5% on gross **Escape:**  
**Original \$:** \$1,600



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