



98 Avenue Rd **List: \$1,700 Sq Ft Gross**
 Toronto, Ontario **Map: 115-19-P**
M5R2H3 Dist: C02 **Lease**
Dir/Cross St: Boswell/Yorkville **DOM: 7 Last Status: New**
Taxes: \$0/2003/N/A

Office **Lease Term: 12/60**
Business + **Freestanding: N**
Holdover: 120
Mixed **Occup: Owner**
SPIS:
Possession: Immediate/Tba **Franchise:**

MLS#: C288071 **Seller: W.A. Switzer**

Total Area: 900 Sq Ft
Ofc/Apt Area: 900 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/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:

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:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

2nd Floor Offices With Large Sun Filled Front Office, Reception Area, Back Office And Private Washroom.
Landlord Will Recarpet And Paint And Will Consider Installing A Kichenette.
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 **Appts:**
Condition: **Ad: Y**
Cond Expiry: **CB**
Comm: 3.5%/1.5% On Gross