



99 Crown's Lane 3Rd **List: \$23.50 Sq Ft Net**
Toronto, Ontario **Map: 115-19-P**
M5R3P4 Dist: C02 **Lease**
Dir/Cross St: Yonge & Marlborough **DOM: 8** **Last Status: New**
Taxes: \$0/2005/N/A

Commercial/Retail **Lease Term: 60/120**
Mixed **Freestanding: N** **Holdover: 120**
Office **Occup: Vacant** **SPIS:**
Possession: Tba **Franchise:**

MLS#: C759117 **Seller: 1233384 Ontario Ltd.**
PIN#:

Total Area: 775 Sq Ft
Ofc/Apt Area: 775 Sq Ft
Indust Area:
Retail Area: 0 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Mcr T2.5 C2.0 R2
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: Y
Heat: Gas Forced Air Open

Survey:
Lot/Bldg/ 35.2X56.1 Feet Lot
Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: Y
Garage Type: None
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement:
Elevator:
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:

Bright West Facing 3rd Floor Office Space In Unique Midtown Loft Building. Open Concept Space With Two Office And Reception Area. One Block South Of The Summerhill Subway Station.

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

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

Contract Date: 9/20/2005	Condition:	Appts: Thru Office
Expiry Date: 12/20/2005	Cond Expiry:	Ad: Y
Last Update: 9/20/2005	CB Comm: 3.5% / 1.5% Gross	Escape:
		Original \$: \$23.50