

	99 YORKVILLE AVE #400 TORONTO Near: BAY/HAZELTON		District: C02 Map: 4 EF 3 MLS #: AL7359		
	Type: Office Category: Commercial Use: Office/secretarial Size: Freestanding: No Shipping: Clear Height: % of Building: Bay Size: Area Influences: Approximate Age:		Pkg/gar: Inside covered # spaces: 2 Elevator: Public Washroom: Basement: O/Storage: Rail: Crane:		
Total Land or Building Area: 9,738.00 SF Off/Apt: 9738 SF Industrial: Retail: List Price: \$15.00 Net lease Min/Max: 360/600 Status: Available for Lease or Rent Last Change: NEW LISTING Change Date: Sold Price: Sold Date:		Heat: Forced air opened (gas) Air: Yes Sprinklers: Yes Utilities: Yes Taxes: 20.00 T&O Year: 2002 Legal Description: Sewers: Fin'l Statement: Days Open: # Employees:		Zoning: COM/OFF Lot Irr.: Water: Municipal Water Supply Type: Chattels: Hours Open: # Seats: UFFI: Volts: Amps: Assess't: Survey: Soil Test: Franchise: LLBO:	

99 YORKVILLE AVE #400 Vendor(s): 1315806 ONTARIO LIMITED		#: #400 Occupancy: Tenant	Municipality: TORONTO	District: C02 Possession: MAY 1ST/TBA
Bus/bldg/operation OFFICE/SECRETARIAL Income/expenses Taxes Gross Income/Sales Insurance - vacancy allowance Management - operating expenses Maintenance = Net Income Before Debt Heat Hydro Estimated Inventory at cost Water Common area upcharge Other Percentage rent			Freeform Description and Remarks FULL FLOOR OF PRESTIGE "BOUQUET" OFFICE BUILDING/SUPERIOR LEASEHOLD FINISHES INCLUDE 16 PRIVATE OFFICES, LARGE BOARDROOM WITH W/O TO PRIVATE ROOF TOP PATIO OVER-LOOKING YORKVILLE. CONTACT L.A. FOR FLOOR PLAN.	
Extras: CO-LISTED WITH LENNARD COMMERCIAL REALTY 366-3183. Chg/mtg/lease 3-5 YEAR LEASE PREFERRED			MLS #: AL7359 Days on MLS: 10 Expiry Date: 20020630 Last Pub: 20020425 Contract Date: 20020419 Holdover: 120 Ad: B VPIS: Page Number: AC001 Direct Load: Yes	
KEVIN P. GILLEN kevin@kpgillen.com	(416)964-9460	Pgr.:		
		Pgr.:		
K.P. GILLEN & CO. RLTY. L	(416)964-9441	Appts.: LBO		
40 SCOLLARD ST., STE. 200	Fax: 964-7728	Comm. CB: \$1.PSF/5/\$.80/10		