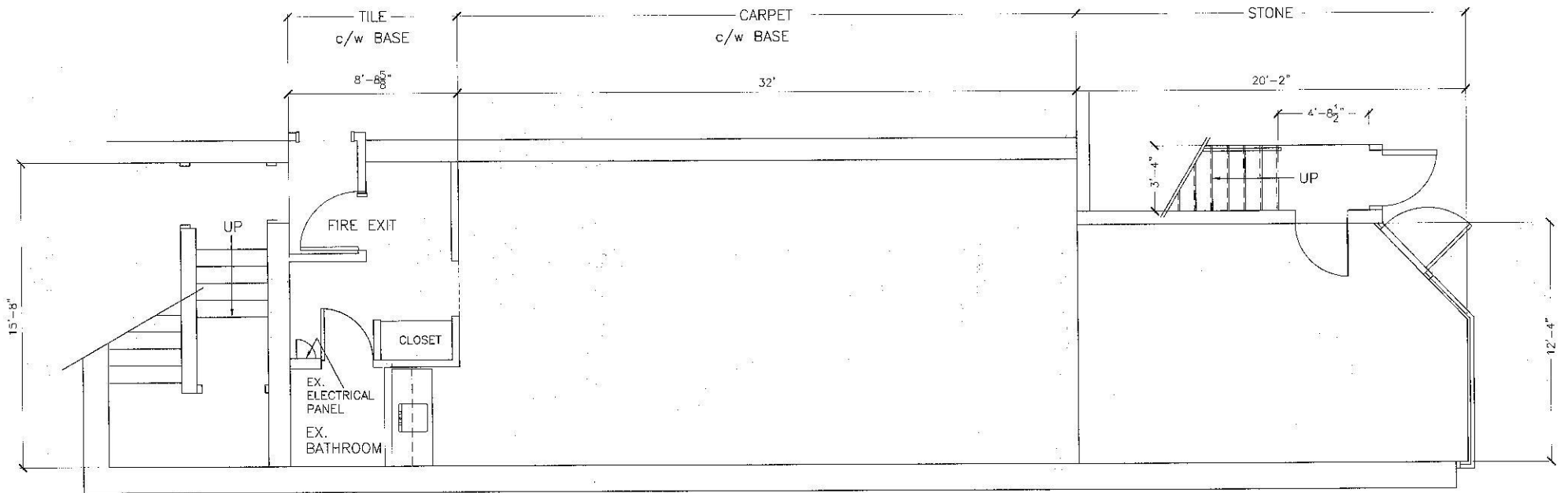
	12 Cumberland St		List: \$30 Net Lease
	Toronto, Ontario m5r3s1 Dist: C02		Map: 115-19-Q Lease
Dir/Cross St: Yonge / Cumberland		DOM: 4 Last Status: New	
Taxes: \$14.46/2008/T. & O.		Lease Term: 24/60	
Commercial/Retail		Freestanding: N	Holdover: 60
Retail		Occup: Vacant	SPIS: N
Possession: Immediate		Franchise:	
Commercial Condo Fees:			
MLS#: C1651910 Seller: Minic Investments Ltd. Contact After Exp: N			
PIN#:			
Total Area: 971 Sq Ft	Survey:		
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 20X48 Feet Unit		
Indust Area:	Lot Irreg:	Soil Test:	
Retail Area: 971 Sq Ft	Crane:	Outside Storage:	
Apx Age:	Bay Size:	Rail:	
Volts:	%Bldg:	Basement:	
Amps:	Washrooms:	Elevator:	
Zoning: Commercial / Retail	Water: Municipal	UFFI:	
Truck Level:	Water Supply:	Assessment:	
Grade Level:	Sewers:	Chattels:	
Drive-In:	A/C: Y	LLBO:	
Double Man:	Utilities: Y	Days Open:	
Clear Height:	Garage Type: None	Hours Open:	
Sprinklers: Y	Park Spaces: #Trl Spc:	Employees:	
Heat: Gas Forced Air Closd		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: Prime Yorkville main floor retail space across from Cumberland Terrace. Lease term can be from 2-5 years. South facing with ample window display area, washroom and loads of natural light.			
Remarks for Brokerages: Floor plan attached.			
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: 6/20/2009		Condition:	Appts: 416-964-9460
Expiry Date: 9/19/2009		Cond Expiry:	Ad: Y
Last Update: 6/24/2009		CB Comm: 3.5% / 1.75% on net	Escape:
			Original \$: \$30



Gross Floor Area: 1084 sq.ft.
 Gross Floor Area: 971 sq.ft. (Without Common Access to Exit)
 Net Floor Area: 854 sq.ft.

MAIN FLOOR RETAIL SPACE
 12 CUMBERLAND STREET
 TORONTO