

	<b>132 Cumberland St 3</b> <b>Toronto, Ontario M5R</b> <b>1A6 Dist: C02</b> <b>Dir/Cross St:</b> Avenue And Bloor	<b>List: \$15 Sq Ft Net</b> Lease <b>DOM: 10 Last Status:</b> New <b>Taxes:</b> \$7/2002/T. & O.																				
	<b>Office Office</b> <b>Professional</b> <b>Offices &amp; Retail</b> <b>Possession:</b> Tba	<b>Map: - -</b> <b>Freestanding:</b> N <b>Occup:</b> Tenant	<b>Lease Term:</b> 36/60 <b>Holdover:</b> 180 <b>SPIS:</b> <b>Franchise:</b>																			
<b>MLS#:</b> C156954 <b>Seller:</b> Strait Properties Inc. <b>PIN#:</b>																						
<b>Total Area:</b> 1,850 Sq Ft <b>Ofc/Apt Area:</b> 1,850 Sq Ft <b>Indust Area:</b> <b>Retail Area:</b> <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commercial <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> Elec Forced Air	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 1 <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> N <b>Garage Type:</b> None <b>Park Spaces:</b>	<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>																				
<b>Bus/Bldg Name:</b> _____ <b>For Year:</b> _____ <b>Financial Statement:</b> _____ <b>Actual/Estimated:</b> _____																						
<b>Taxes:</b> _____ <b>Heat:</b> _____ <b>Gross Inc/Sales:</b> _____ <b>Est Value Inv At Cost:</b> _____ <b>Insur:</b> _____ <b>Hydro:</b> _____ <b>- Vacancy Allow:</b> _____ <b>Com Area Upcharge:</b> _____ <b>Mgmt:</b> _____ <b>Water:</b> _____ <b>- Operating Exp:</b> _____ <b>Percentage Rent:</b> _____ <b>Maint:</b> _____ <b>Other:</b> _____ <b>= Net Income B4 Debt:</b> _____																						
Showing Through Listing Agent. New Companies Must Provide A Security Deposit On Top Of First And Last. Pot Lights , Full Service Kitchenette, Skylights, Granite In Washroom, Floor To Ceiling Window In Front Of Premises. Excellent Showroom And Office Space. High Quality Finishes, Must Be Seen. Please Note, This Is A Third Floor Walkup. Open Concept With One Main Boardroom Or Office.																						
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<b>Contract Date:</b> 10/28/2002 <b>CLAUDIO LUCA</b> 416-964-9441 <b>GILLEN, K.P., &amp; CO. REALTY LIMI</b> <b>Expiry Date:</b> 1/25/2003 <b>416-964-9441</b> <b>Fax:</b> 416-964-7728 <b>Last Update:</b> 11/6/2002 <b>Original Price:</b> \$15 <b>Appts:</b> <b>Condition:</b> _____ <b>Ad:</b> N <b>Cond Expiry:</b> _____ <b>Escape:</b> _____ <b>CB Comm:</b> 3% And 1.5% Net																						