

	179 Avenue Rd Toronto, Ontario M5R2J2 Toronto C02 Annex	List: \$3,300 Net Lease Lease
	Dir/Cross St: Davenport 115-19-P	DOM: 45 Last Status: New Taxes: \$1,050/2014/Annual
Commercial/Retail Retail	Freestanding: N Occup: Tenant	Lease Term: 36/60 Holdover: 90 SPIS: N Franchise:
Possession: Apr 1/Tba Commercial Condo Fees:		
MLS#: C2823078 Seller: Gookchi Yu; Munwon Yu Contact After Exp: N		
Asmt Roll#: PIN#:		
Total Area: 845 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 845 Sq Ft Apx Age: Volts: Amps: Zoning: Cr2.0 C2.0 R2.0 Ss2 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Open Phys Hdcap-Equip:	Survey: Lot/Bldg/Unit/Dim: 20X110 Feet Lot Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Outside Storage: Rail: Basement: Y Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
Bus/Bldg Name: Actual/Estimated:	For Year:	Financial Statement:
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: Main Floor Retail/Services With Additional Space In High And Dry Finished Bsmt With Access To Rear Yard. Located Near Yorkville And Steps To The Corner Of Avenue Rd. And Davenport. Currently Set Up For Catering But Easily Converted To Retail Or Services Incredible Traffic Counts And Exposure.		
Extras: Tmi Approx. \$1,050 Per Month Plus Utilities. Some Food Uses Restricted By Site Specific By-Law.		
Remarks for Brokerages: First And Last Months Rent Plus 1 Months Additional Security Deposit. References.		
Mortgage Comments:		
BOSLEY REAL ESTATE LTD., BROKERAGE 416-530-1100 Fax: 866-429-4011 1108 Queen Street West, Toronto M6J1H9 DONALD MULHOLLAND, CCIM, Salesperson 416-972-1485		
Contract Date: 2/2/2014 Condition:	Appts:	
Expiry Date: 4/3/2014 Cond Expiry:	Ad: N	
Last Update: 2/3/2014 CB Comm: 1 Months Rent	Escape:	
	Original \$: \$3,300	