

	96 Granby St Suite 1 Toronto Ontario M5B1J1 Toronto C08 Church-Yonge Corridor Toronto 120-20-R SPIS: N For: Lease Taxes: \$0.00 / 2018 / N/A Last Status: New Legal: Main Floor & Lower Level DOM: 15	List: \$3,000.00 Gross Lease
	Office Occup: Vacant Lse Term Months: 12/ 60 Office Freestanding: N SPIS: N Holdover: 90 Professional Office Franchise: Possession: Immediate/Tba Com Cndo Fee: Dir/Cross St: East Of Church/S. Of Carlton	

MLS#: C4106888 Sellers: 96 Granby Street Partnership Contact After Exp: N
 PIN#: ARN#:

Total Area: 1,384 Sq Ft Ofc/Apt Area: 1,384 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: C1 V4 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Elec Forced Air Phys Hdcp-Eqp: N	Survey: Lot/Bldg/Unit/Dim: 16.65 x 82.43 Feet Lot Lot Irreg: Main Floor/Lower Level/3 Sep. Entrances: Bay Size: %Bldg: Washrooms: 2 Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: None Park Spaces: 0 #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Public Transit Subways
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Bus/Bldg Name: Actual/Estimated: Taxes: Heat: Insur: Hydro: Mgmt: Water: Maint: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: Renovated Commercial Space In The Heart Of The City. Excellent Main Floor Exposure Combined With Bright Open Concept Lower Level With High Ceilings, Separate Entrance & Abundant Natural Light. Configured As Mainly Open Space With A Private Office, 2 Washrooms & A Kitchenette. Transit Options Nearby. Short Walk To Yonge/College Subway, Ryerson, Shopping,
Extras: Fridge, Central Air Conditioner, Existing Blinds, Existing Light Fixtures. The Only Additional Charges Are Hst And Separately Metered Hydro. Available Immediately. Floor Plans Available....
Brkage Remks: 1st Property East Of Church Street, 1 Street South Of Carlton ~ Property Is Vacant & Easy To Show With Lockbox. First & Last Months Rent, References & Credit Check Report With Offer Please.

BOSLEY REAL ESTATE LTD., BROKERAGE Ph: 416-322-8000 Fax: 416-322-8800
 290 Merton Street Toronto M4S1A9
 ZACH HENLEY, Salesperson 416-481-6137
 DON MULHOLLAND, CCIM, Salesperson 416-530-1100
Appt: Call Office
Contract Date: 4/24/2018 **Condition:** **Ad:** Y
Expiry Date: 8/23/2018 **Cond Expiry:** **Escape:**
Last Update: 4/26/2018 **CB Comm:** 3.5%, 1.5% **Original:** \$3,000.00