38 Madison Ave.
$2,249,000

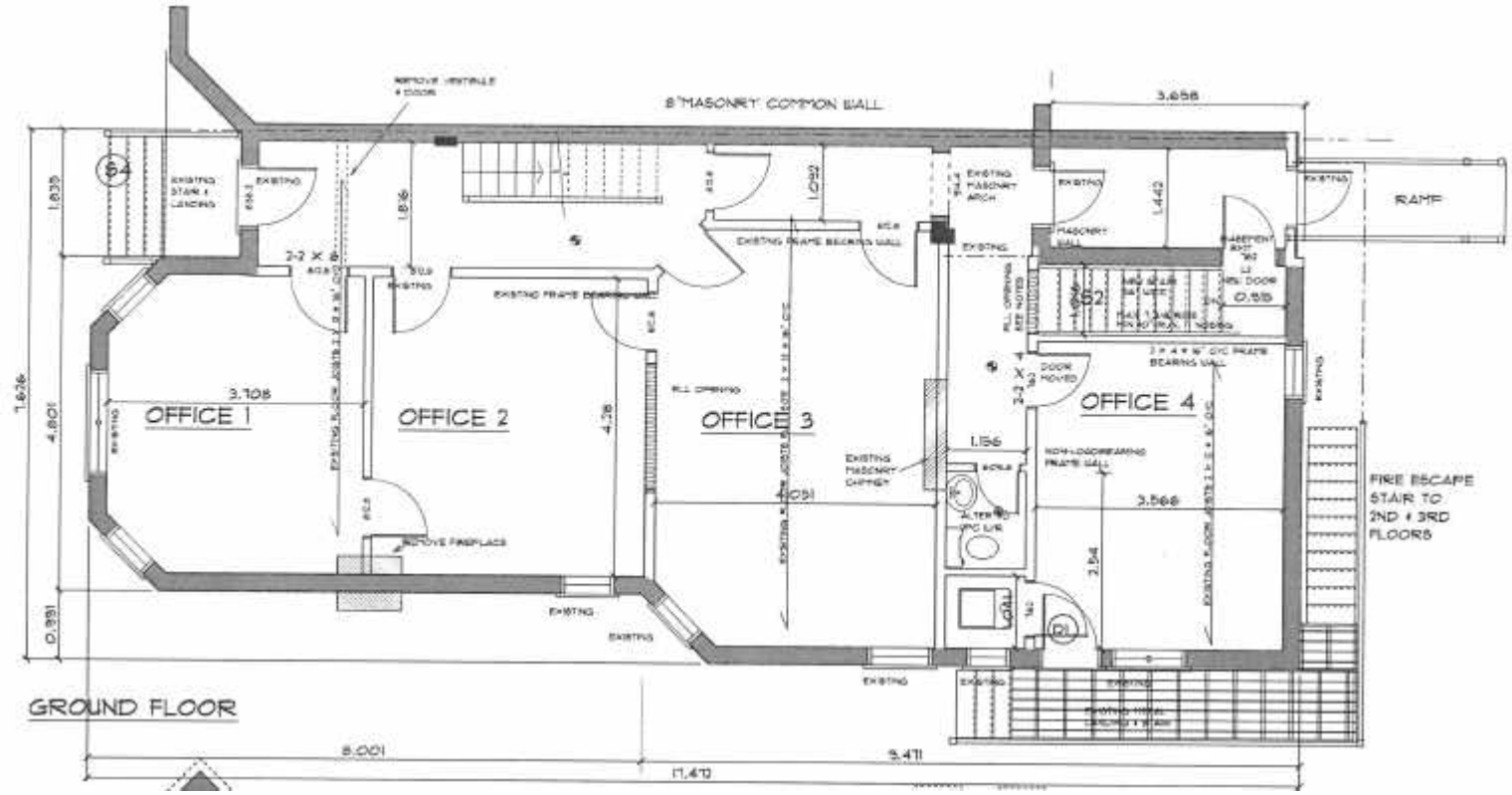
Main Floor
10’ ceilings

Foyer

Office 1	3.71 x 4.28	Large Bay window with stained glass, very tall Victorian windows.
Office 2	4.29 x 4.28	
Office 3	4.05 x 6.53	
Office 4	3.57 x 3.66	
Rear Entrance	1.44 x 3.66	Walkout to back yard via ramp, stairs to basement.

Powder Room (roughed in)

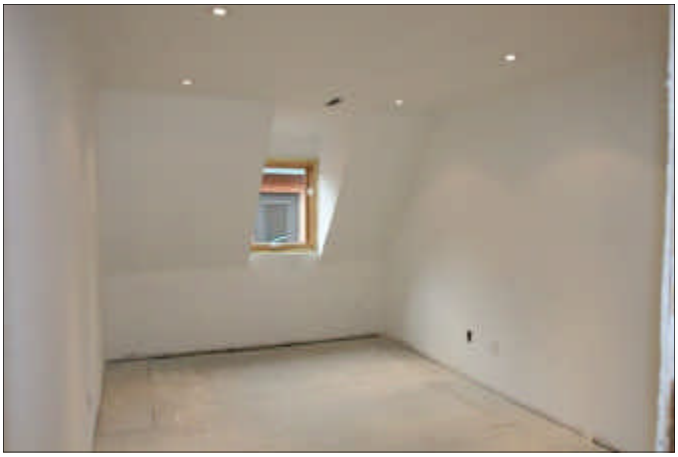
Kitchenette (roughed in)

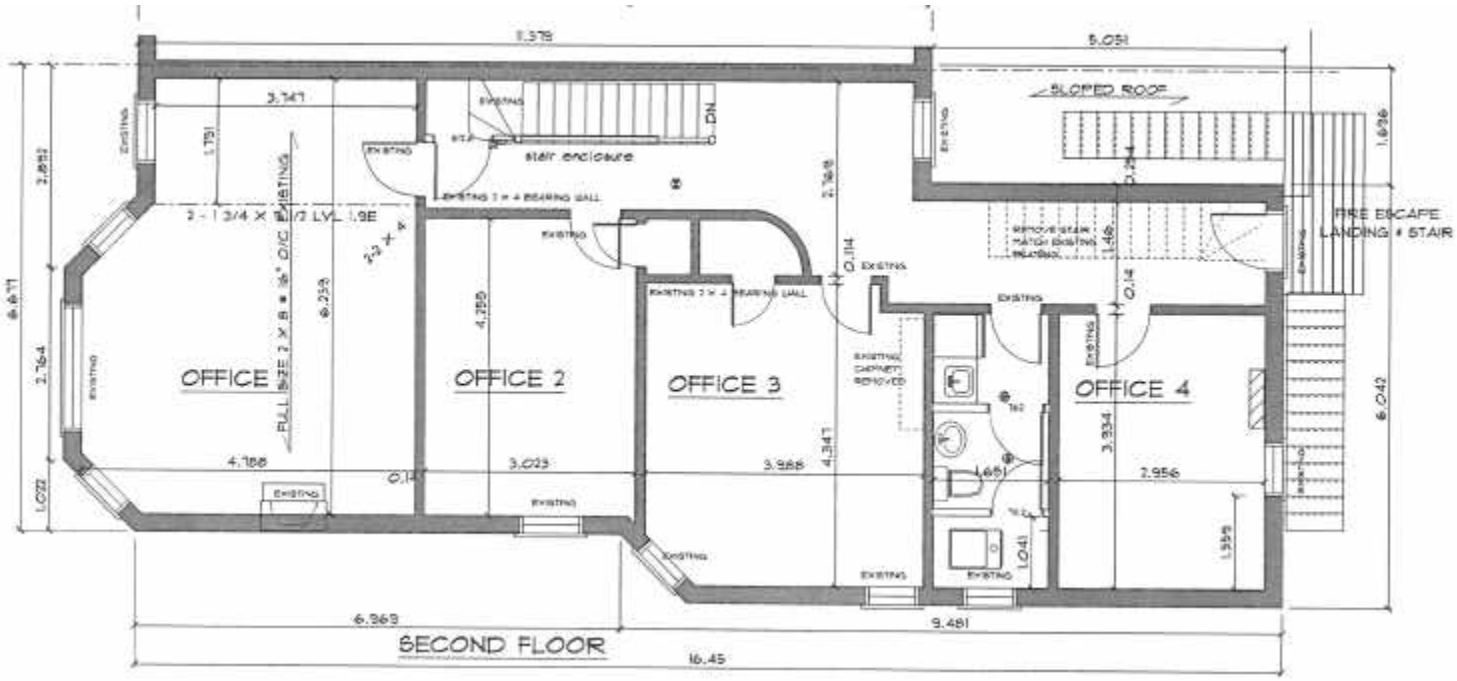


Second Floor
9’ ceilings

Walkout to fire escape landing and stairs at rear.

Office 1	4.79 x 6.24	Bay window with stained glass, fireplace.
Office 2	3.02 x 4.26	
Office 3	3.99 x 4.35	
Office 4	3.93 x 2.96	
Bathroom (roughed in)		
Kitchenette (roughed in)		





Third Floor

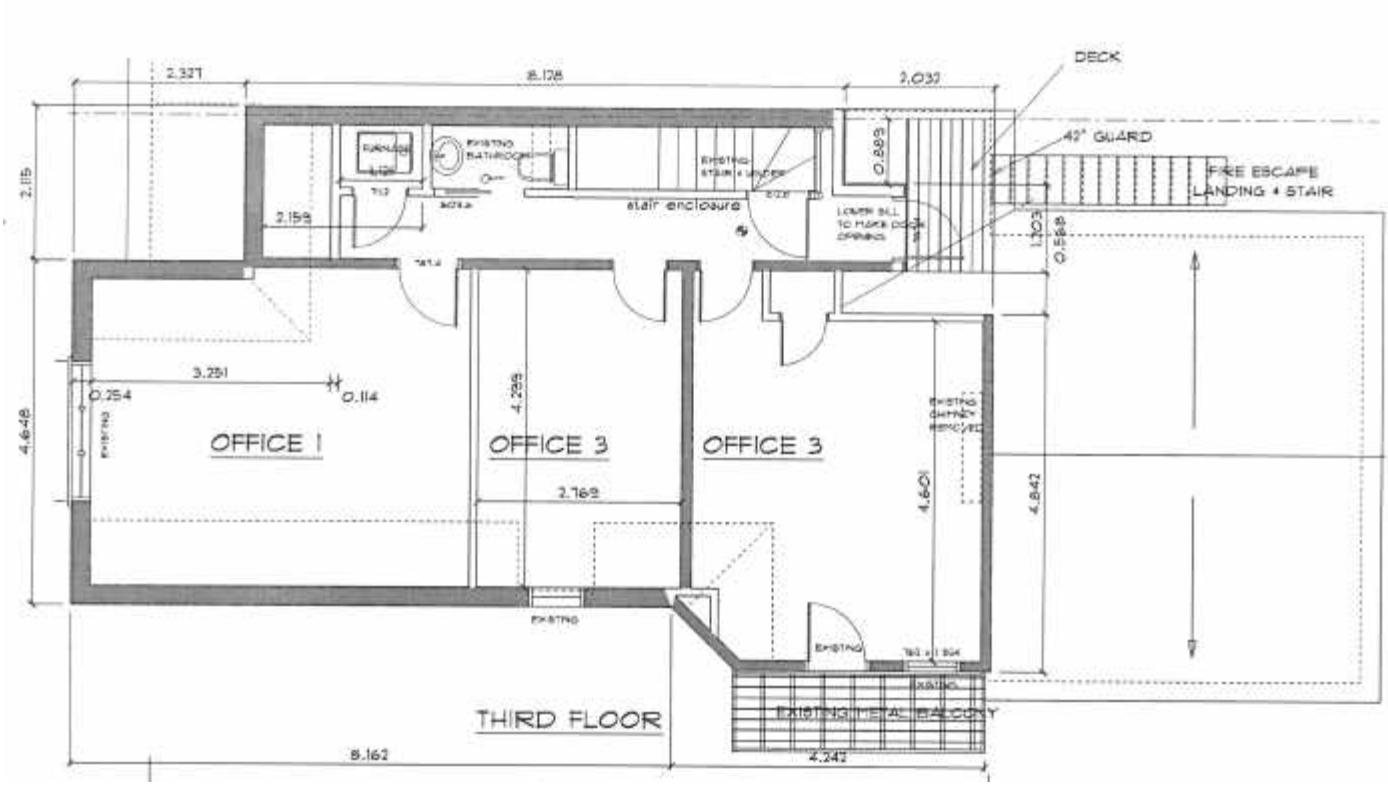
Office 1 4.65 x 5.39

- Cathedral ceilings, new attractive windows.

Office 2 4.30 x 2.77

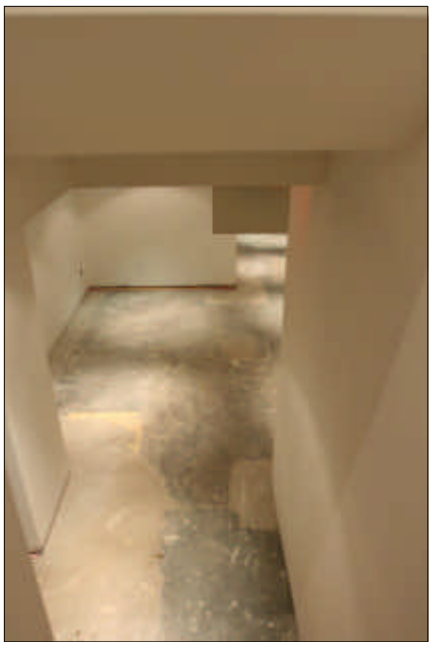
Office 3 4.24 x 4.60

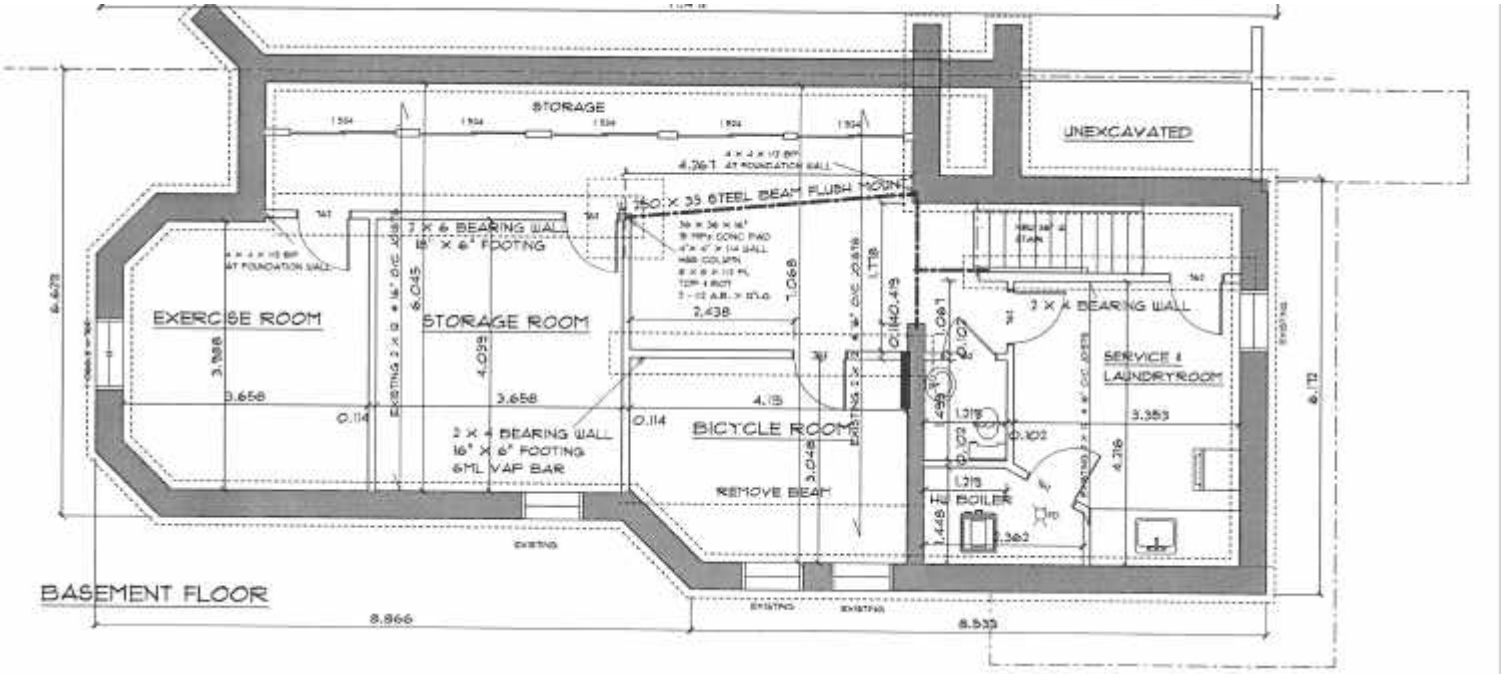
Bathroom (roughed in)



Basement

Exercise Room	3.99 x 3.66
Storage Room	4.04 x 3.66
Bicycle Room	4.12 x 3.05
Service & Laundry Room	3.35 x 4.21
Bathroom (roughed in)	





FEATURING: Rare opportunity. Classic Victorian. Commercial or Residential use. Stately 4530 square feet including 1150 square feet basement. Totally re-built in 2011. Perfect as your company's signature building. Historical façade. Soaring ceilings. Can be used as self-contained offices (separate floors or 15 rooms). 3 floors + finished basement, (7'6" ceilings, completely waterproofed). New, high quality mechanical systems throughout including: halogen pot lights, new plumbing, municipal drain and water supply, sub-floors, drywall and thermopane windows. 200 amp main electrical panel with 100 amp sub-panels per floor. Separate HVAC (gas) on each floor. Expandable foam insulation throughout.

LOCATION: On prestigious, high demand Madison Avenue. Steps to 2 subway lines and 2 municipal parking lots.

PARKING: 1 car parking.

LOT SIZE: 30.17 feet x 126.5 feet.

TAXES: $8,192.87 (2010)

For Further information, please contact

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc., Brokerage

416-966-0300

ophirasutton@rogers.com

www.ophirasutton.com

This feature sheet is for marketing purposes only. All information is deemed reliable but not a warranty or representation as to its accuracy. It is subject to error, omissions, changes, prior to sale or other conditions. Seller pr agents shall not be held liable, Buyer responsible to verify all information. All above measurements are approximate and are given in feet except where stated. The information included in this feature sheet was collected from various sources.