


Prepared by MEILING YEUNG, Administrator
SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE
 358 Davenport Road, Toronto C02, ON M5R1K6
 416-966-0300
 10/19/2011 4:49:07 PM

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|---|---|--|-------------------------------|
|  | 38 Madison Ave Toronto C02 Annex Toronto, Ontario M5R2S1 Map: 115-18-Q Dir/Cross St: Bloor/Spadina Contract Dt: 10/19/2011 | List: \$2,249,000 For Sale Sale DOM: 0 Taxes: \$8,192.87/2010/Annual | |
| | Office Office Freestanding: Y Possession: 30 Days/Tba Com Condo Fees: | Lease Term: SPIS: N Franchise: | |
| MLS#: C2223220 | | PIN#: | |
| Total Area: 4,530 Sq Ft Ofc/Apt Area: 3,011 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Commercial And Residential Use 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: 30.17X126.5 Feet Building Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: A Garage Type: None Park Spaces: 1 #Trl Spc: | Soil Test: Outside Storage: Rail: Basement: Y Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: 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: | |
| Rare Opportunity. Classic Victorian On Prestigious, High Demand Madison Avenue. Commercial Or Residential Use. Stately 4530Sf Including 1150Sf Basement. Historical Facade. Soaring Ceilings. Can Be Used As Self-Contained Offices(Separate Floors Or 15 Rooms). 3 Floors+Finished Bsmt,(7'6" Ceilings, Completely Waterproofed). New,High Quality Mechanical Systems Throughout. Waiting For Your Customized Finishes To Suit Your Needs. Steps To Subway Lines & Parking Lots New Mechanical Systems Incl: New Plumbing,Municipal Drain & Water Supply,Sub-Floors, Drywall&Thermopane Windows. 200Amp Main Electrical Panel W/100Amp Sub-Panels Per Floor. Separate Hvac(Gas) On Each Flr. Expanadable Foam Insulatn Thruout. | | | |
| Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., BROKERAGE 416-966-0300 | | | |