

FOR SALE

**146 Dupont Street
Toronto, Ontario**



Location: On the northeast corner of Dupont Street and Davenport Road

Landlord: 1274447 Ontario Inc.

Lot Size: 55.83' x 128.67'

Leasable Area: 19,850 sf

Lower level	6,550 sf
Main Floor	6,400 sf
2 nd Floor	6,400 sf
3 rd Floor	500 sf

Parking: 10 to 12

Annual Taxes: \$92,140.00 (2009)

Net Income: \$395,000 (Projected)

Asking Price: \$6,750,000

Location & Description of Property:

Stand alone Commercial Building at the northeast corner of Davenport Rd and Dupont St in the Annex – Rathnelly - South Hill neighborhoods.



Additional Information:

Heating System: Stairwell are Hot water Radiators; Balance of Building is HVAC

Ceiling Heights:

Lower Level	8'
Main Floor	12' 4"
2 nd Floor	14'

FOR FURTHER INFORMATION PLEASE CONTACT:

HERMAN WOOD

Vice President, Commercial Services

KALLES COMMERCIAL

HARVEY KALLES REAL ESTATE LTD., BROKERAGE

532 EGLINTON AVENUE WEST, 2ND FLOOR

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