

FOR SALE

274 Eglinton Avenue West
Toronto, Ontario



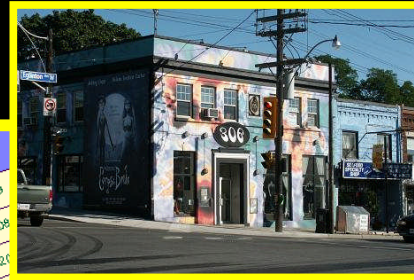
Property Summary

Asking Price:	\$ 1,029,000.00
Lot Size:	21.37' x 114.06' (Irregular - 39.85 in Rear)
Seller:	274 Holdings Inc.
Annual Taxes:	\$21,000.00 (2008)
Retail Area:	2,728 Square Feet
Existing Financing:	Treat as Clear
Legal Description:	Pt Lts 11 & 12, Plan M380, Rp 66R16738
Basement:	Yes

The Building was fully renovated in 2006 including new roof, new ceilings, walls and floors, new furnace and CAC.

Location & Description of Property:

Single storey Commercial building with ground floor storefront retail. The property is located on the north side of Eglinton Avenue West just east of Avenue Road on The Eglinton Way, a prime commercial and shopping district servicing the Forest Hill, Allenby and Chaplin Estates neighborhoods.



The **Eglinton Way** can be summed up in three words: chic, classy, smart. This nine-block stretch of Eglinton Avenue, from Oriole Parkway to Chaplin Crescent, boasts some of the trendiest stores in Toronto, and is home to over 200 businesses. The Eglinton Way is situated smack-dab in the middle of established residential neighbourhoods and is a wonderful collection of boutiques, cafes, salons, fitness, health and wellness practitioners and professional services that will meet people's every need whether buying for home or heart, pet or pal. Considered one of Toronto's most fashionable shopping districts it is the perfect place to shop, eat, stroll or pamper oneself.

Current Tenant:

Main Floor Retail: **Foremost Fitness**

Lease Rate*: \$ 4,500 per Month (\$ 54,000 per Year) to Mar 31, 2012
\$ 4,725 per Month (\$ 56,700 per Year) to Mar 31, 2014
\$ 5,175 per Month (\$ 62,100 per Year) to Mar 31, 2017

Term: **10 Years**

***Lease is fully NET to the Landlord**

FOR FURTHER INFORMATION PLEASE CONTACT:

HERMAN WOOD

Vice President, Commercial Services

KALLES COMMERCIAL

HARVEY KALLES REAL ESTATE LTD., BROKERAGE

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