

	<b>1344 Bloor St W</b> <b>Toronto Ontario M6H1P2</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto 114-14-Q <b>Taxes:</b> \$7,169.00 / 2015 / Annual <b>For:</b> Sale <b>%Dif:</b> 94 <b>Sld Area:</b> 0.00 Sq Ft <b>SPIS:</b> N <b>Last Status:</b> Sld <b>Legal:</b> Ptl8PI342 Or Pl 392 North West Annex Pt3 6* <b>DOM:</b> 64	<b>Sold: \$560,000.00 For Sale</b> <b>List: \$595,000.00 For Sale</b>
	Investment Retail  <b>Freestanding:</b> N <b>Occup:</b> Tenant <b>Possession:</b> Immediate	<b>Lease Term:</b> / <b>Holdover:</b> 90 <b>SPIS:</b> N <b>Franchise:</b>

<b>MLS#:</b> W3346994	<b>PIN#:</b>	<b>ARN#:</b>
<b>Seller:</b> 2150840 Ontario Ltd		<b>Comm Condo Fee:</b>
<b>Lsd Price 1st Yr:</b>	<b>2nd Yr:</b>	<b>3rd Yr:</b>
		<b>4th Yr:</b>
		<b>5th Yr:</b>
<b>Contact After Exp:</b> N		

<b>Total Area:</b> 1,325 Sq Ft	<b>Survey:</b>	<b>Soil Test:</b>
<b>Ofc/Apt Area:</b> 825 Sq Ft	<b>Lot/Bldg/Unit/Dim:</b> 14 x 125 Feet Lot	<b>Out Storage:</b>
<b>Indust Area:</b>	<b>Lot Irreg:</b>	<b>Rail:</b>
<b>Retail Area:</b> 500 Sq Ft	<b>Crane:</b>	<b>Basement:</b> Y
<b>Apx Age:</b>	<b>Bay Size:</b>	<b>Elevator:</b>
<b>Volts:</b>	<b>%Bldg:</b>	<b>UFFI:</b>
<b>Amps:</b>	<b>Washrooms:</b>	<b>Assessment:</b>
<b>Zoning:</b> Commercial/Residential	<b>Water:</b> Municipal	<b>Chattels:</b>
<b>Truck Level:</b>	<b>Water Supply:</b>	<b>LLBO:</b>
<b>Grade Level:</b>	<b>Sewers:</b>	<b>Days Open:</b>
<b>Drive-In:</b>	<b>A/C:</b> Y	<b>Hours Open:</b>
<b>Double Man:</b>	<b>Utilities:</b> Y	<b>Employees:</b>
<b>Clear Height:</b>	<b>Garage Type:</b> Outside/Surface	<b>Seats:</b>
<b>Sprinklers:</b> N	<b>Energy Cert:</b>	<b>Area Infl:</b>
<b>Heat:</b> Baseboard	<b>Cert Level:</b>	
<b>Phys Hdp-Eqp:</b>	<b>GreenPIS:</b>	
	<b>Park Spaces:</b> 2 #Trl Spc:	

<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Stmt:</b>
<b>Actual/Est:</b>		
<b>Taxes:</b>	<b>Gross Inc/Sales:</b>	<b>EstValueInvAtCost:</b>
<b>Insur:</b>	<b>-Vacancy Allow:</b>	<b>Com Area Upchrg:</b>
<b>Mgmt:</b>	<b>-Operating Exp:</b>	<b>% Rent:</b>
<b>Maint:</b>	<b>=Net Inc B4 Debt:</b>	

**Client Remks:** Net Operating Income Of Approximately \$27,000, In The Trendy Bloor And Lansdowne Area. Two Apartments, With Long Term Retail Tenant At Grade. Passive Investment, With Future Revenue Growth Potential.

**Extras:**  
**Brkage Remks:** \*Legal Description Con't: 3R1822 City Of Toronto. Please Contact Listing Agent To Arrange Tour.

<b>Mortgage Comments:</b>		
List: JONES LANG LASALLE REAL ESTATE SERVICES, INC., BROKERAGE Ph: 416-304-6000 Fax: 416-304-6001		
ELLIOT ADAM MEDOFF, Salesperson DAVID HOROWITZ, Salesperson 416-238-9768		
Co-Op: ADENAT REAL ESTATE LTD., BROKERAGE Malektaj Hejazi, Sres,Abr, Broker Of Record		
<b>Contract Date:</b> 10/21/2015	<b>Sold Date:</b> 12/24/2015	<b>CB Comm:</b> 2.5%
<b>Expiry Date:</b> 3/15/2016	<b>Closing Date:</b> 1/28/2016	<b>Leased Terms:</b>
<b>Last Update:</b> 1/08/2016	<b>Comments:</b>	