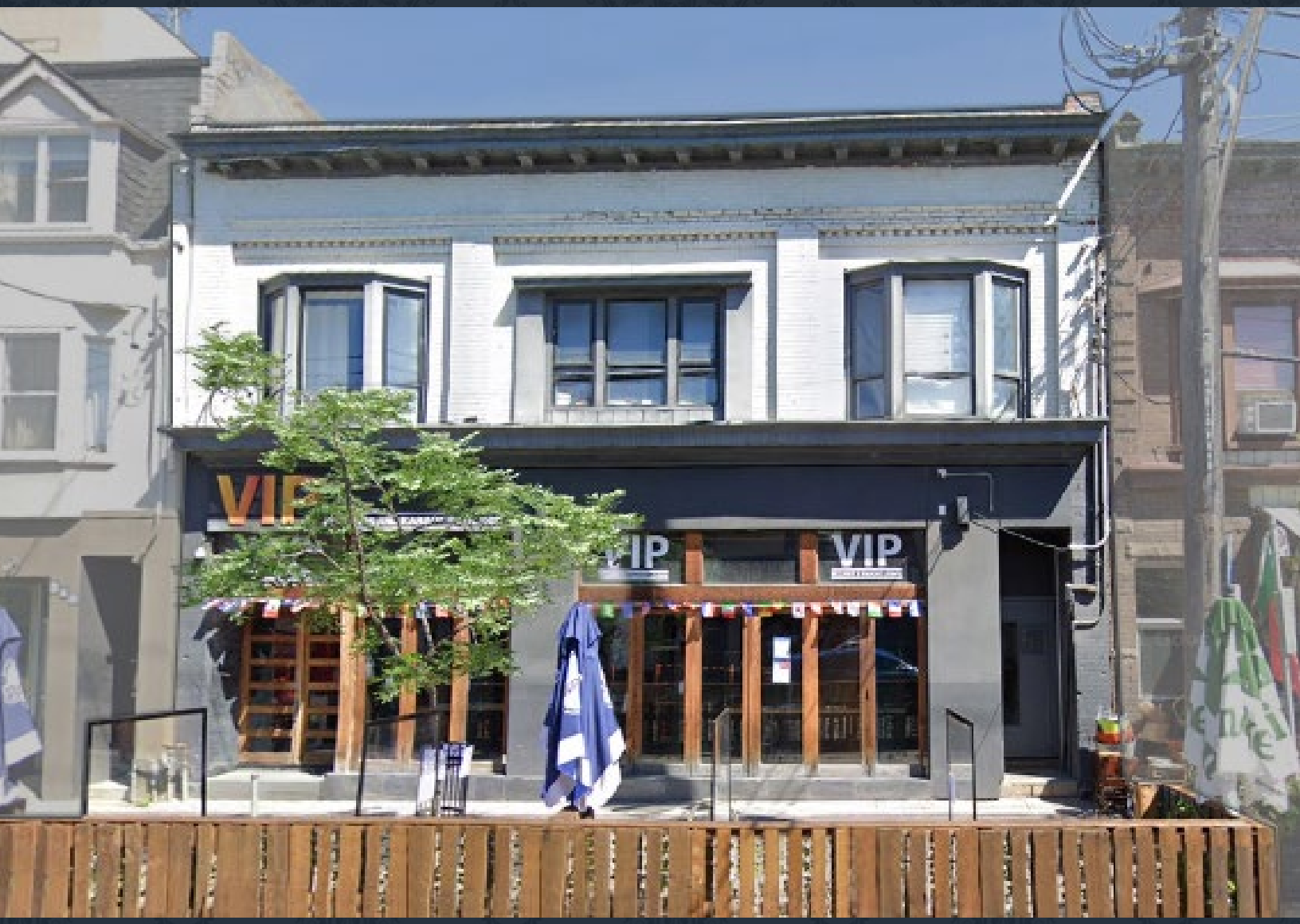
COMMERCIAL INVESTMENT IN LITTLE ITALY



ORI GRAD

MANAGING DIRECTOR & BROKER

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CHRISTIAN PETRONIO

SALES REPRESENTATIVE

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842 College St

ASKING $4,600,000

CHIrealestate.ca

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Property Information

GENERAL

ZONING:	CR 3.0 (c1.0; r2.5) SS2 (x1571) Height Allowance: 16.0 Metres
PROPERTY TYPE:	Commercial
PROPERTY CODE & DESCRIPTION:	471-Retail or office with residential unit(s) above or behind - less than 10,000 s.f. gross building area (GBA), street or onsite parking, with 6 or less apartments, older downtown core
ASSESSMENT ROLL LEGAL DESCRIPTION:	PLAN 329 BLK K PT LOT 3
LEGAL DESCRIPTION:	PT LT 3 BLK K PL 329 CITY WEST AS IN CA79690 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO, PLAN D55, DESIGNATED AS PART 1, PLAN 64R15372, FOR ACCESS PURP

LOT INFO

FRONTAGE:	40 FT
DEPTH:	135.3 FT
SITE AREA:	5,413 SF
FLOOR AREA:	7,613 SF

Property Information

INCOME APPROACH

CURRENT NET RENT	Commercial
$27.72/NET X 5,600 SF RENTABLE	$12,935.05 / Total Monthly (NET) $155,220.60 / Total Annually (NET)
TMI	$3 /sf [$6.75]. $16239 [$36,537.75]
APARTMENT 1 (2 BEDROOMS)	$2,500 / Monthly $30,000 / Total Annually
APARTMENT 2 (1 BEDROOM) *Tenants pay hydro	$1,700 / Monthly $20,400 / Total Annually
TOTAL GROSS INCOME	**$205,620.60**

EXPENSES

PROPERTY TAX	$52,000
ANNUAL MAINTENANCE	$4,500
INSURANCE	$10,730.88

Floor Plans

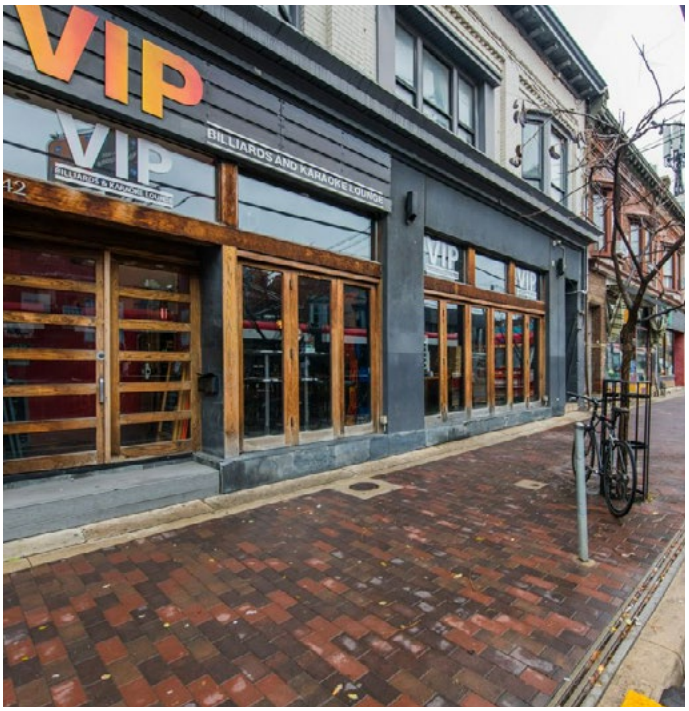
1st Floor
Total Exterior Area 4889.93 sq ft
Total Interior Area 4581.31 sq ft

2nd Floor Apartment
Total Exterior Area 888.79 sq ft
Total Interior Area 765.16 sq ft

Basement
Total Exterior Area 1699.08 sq ft
Total Interior Area 1550.12 sq ft

Photos

VIP
BILLIARDS AND KARAOKE LOUNGE
VIP
VIP
BILLIARDS & KARAOKE LOUNGE


VIP
VIP
BILLIARDS AND KARAOKE LOUNGE

VIP
BILLIARDS AND KARAOKE LOUNGE
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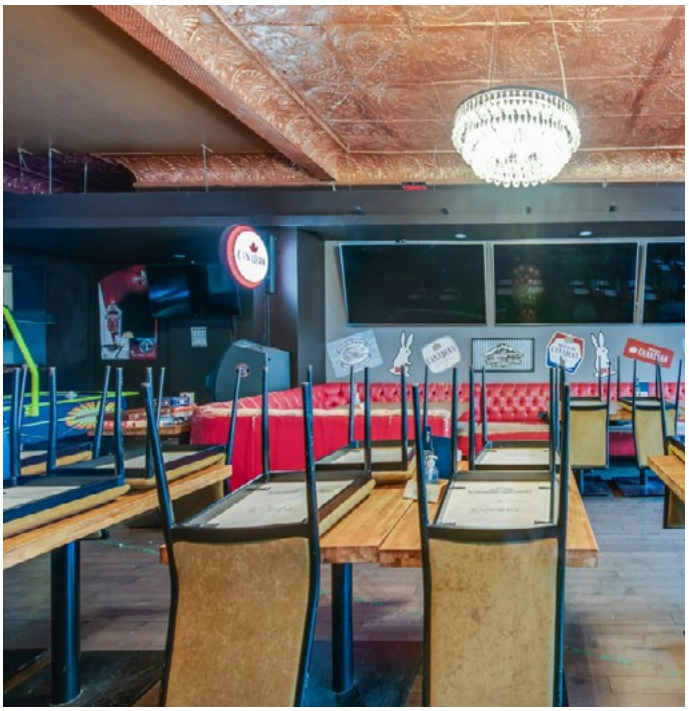
BILLIARDS & KARAOKE LOUNGE
842

Photos

Photos



Photos

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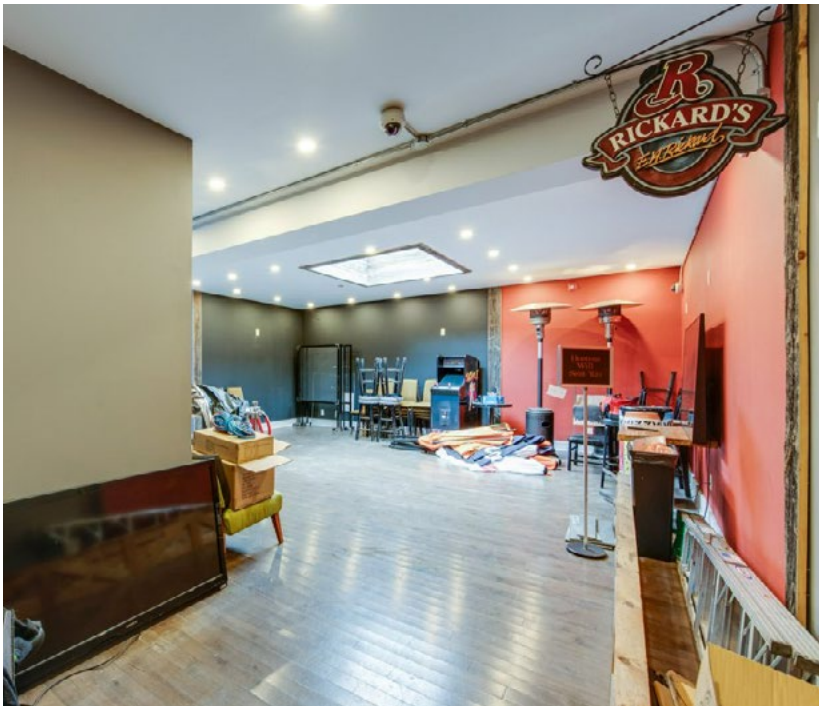
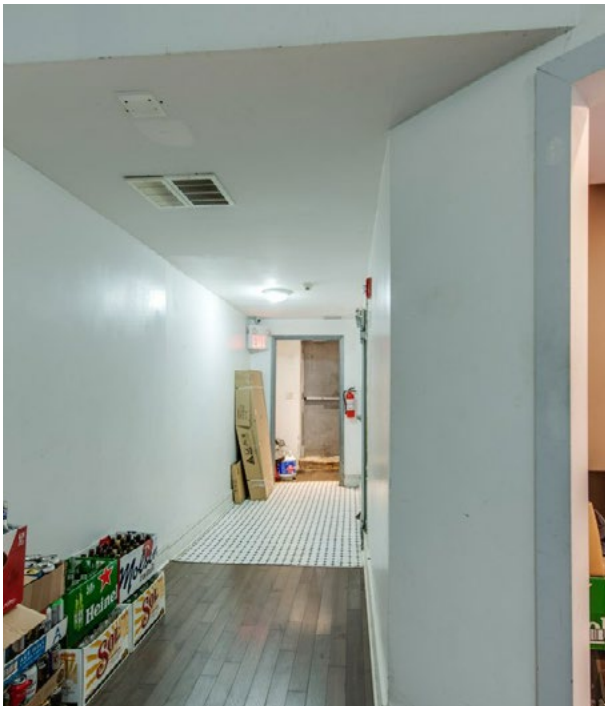
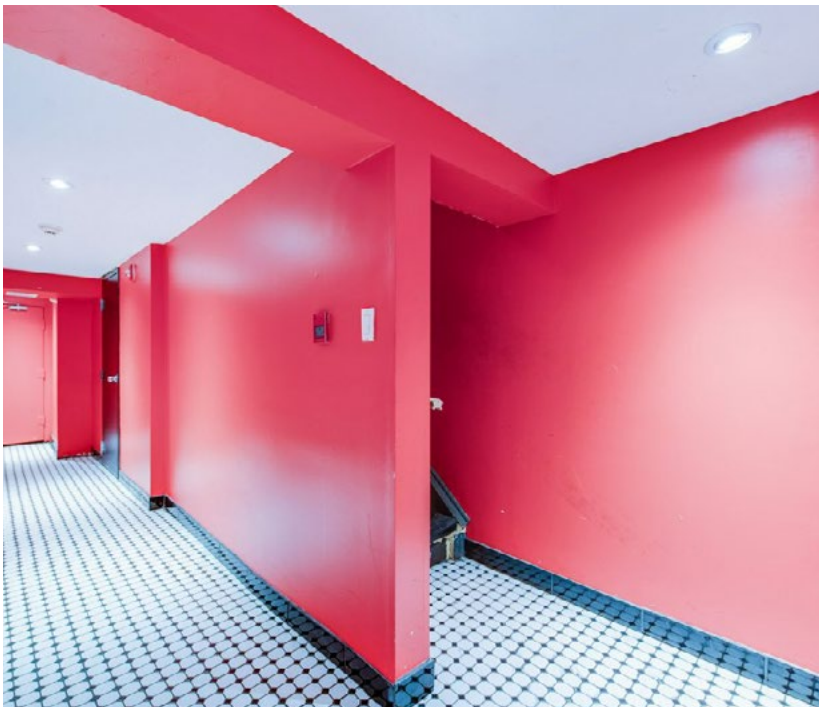




Photos

EXIT
LAGUNITAS
IPA
INDIA PALE ALE
Beer Speaks
People Mumble



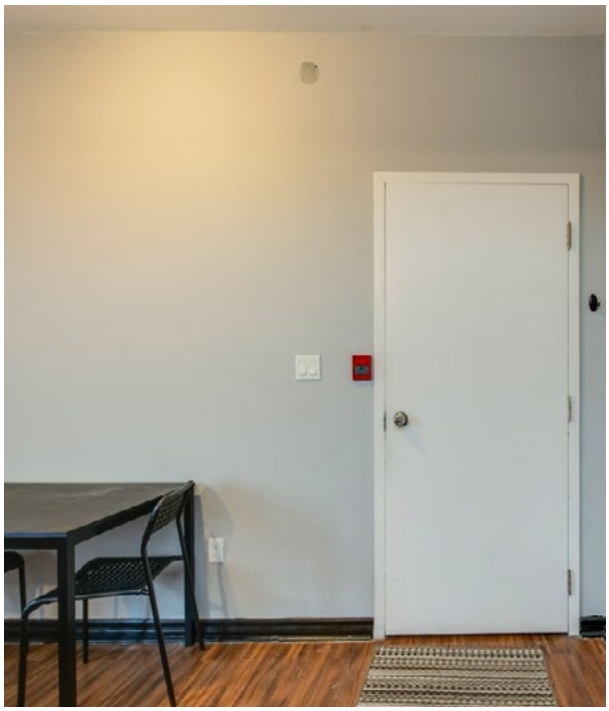
Photos

RTU #1
MAX - 60 AMP
TRANSFORMER SWITCH MAX 70AMP
600 - V - 225 AMP
MAX 15AMP
MAX 15AMP

Photos

Photos

Photos



Photos

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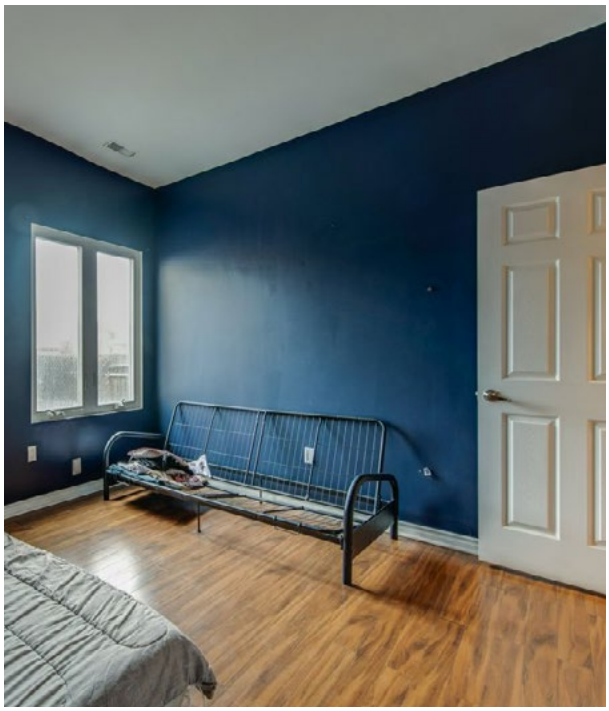
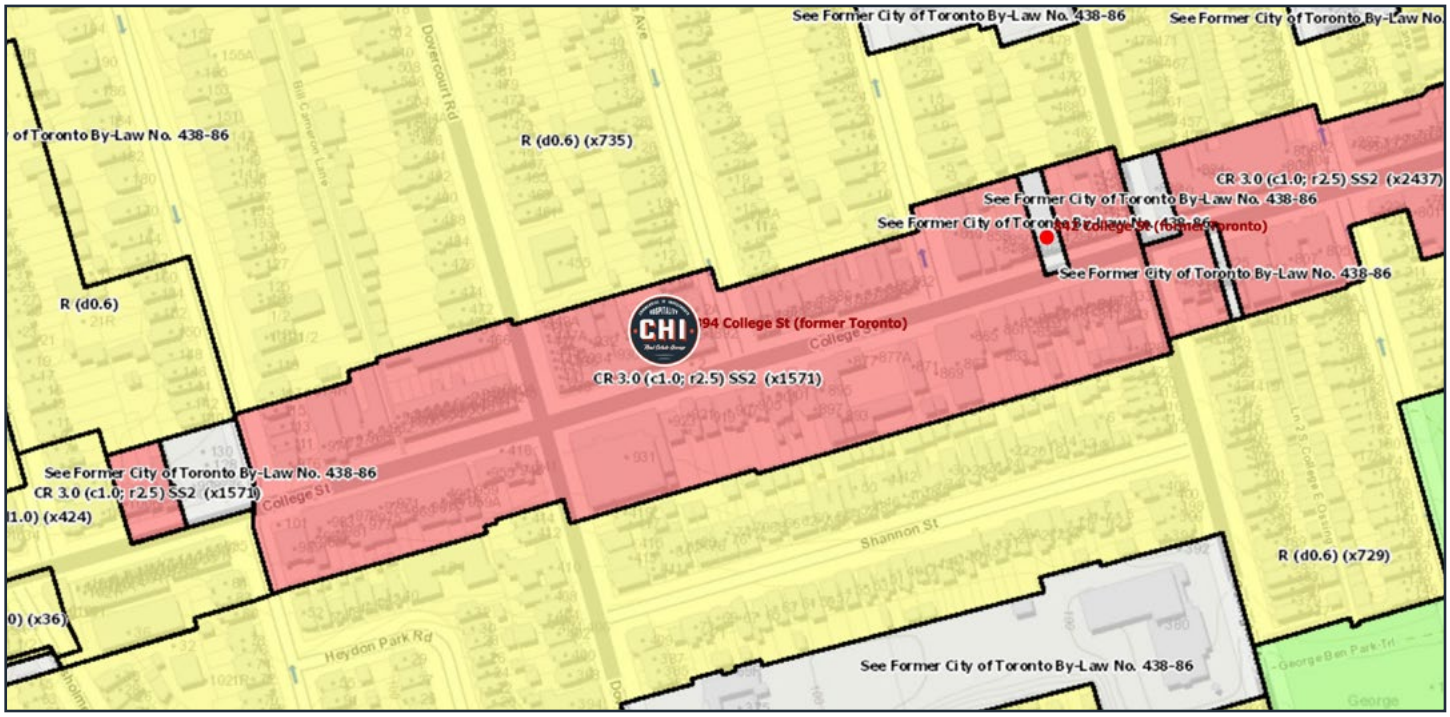


Photos

Map View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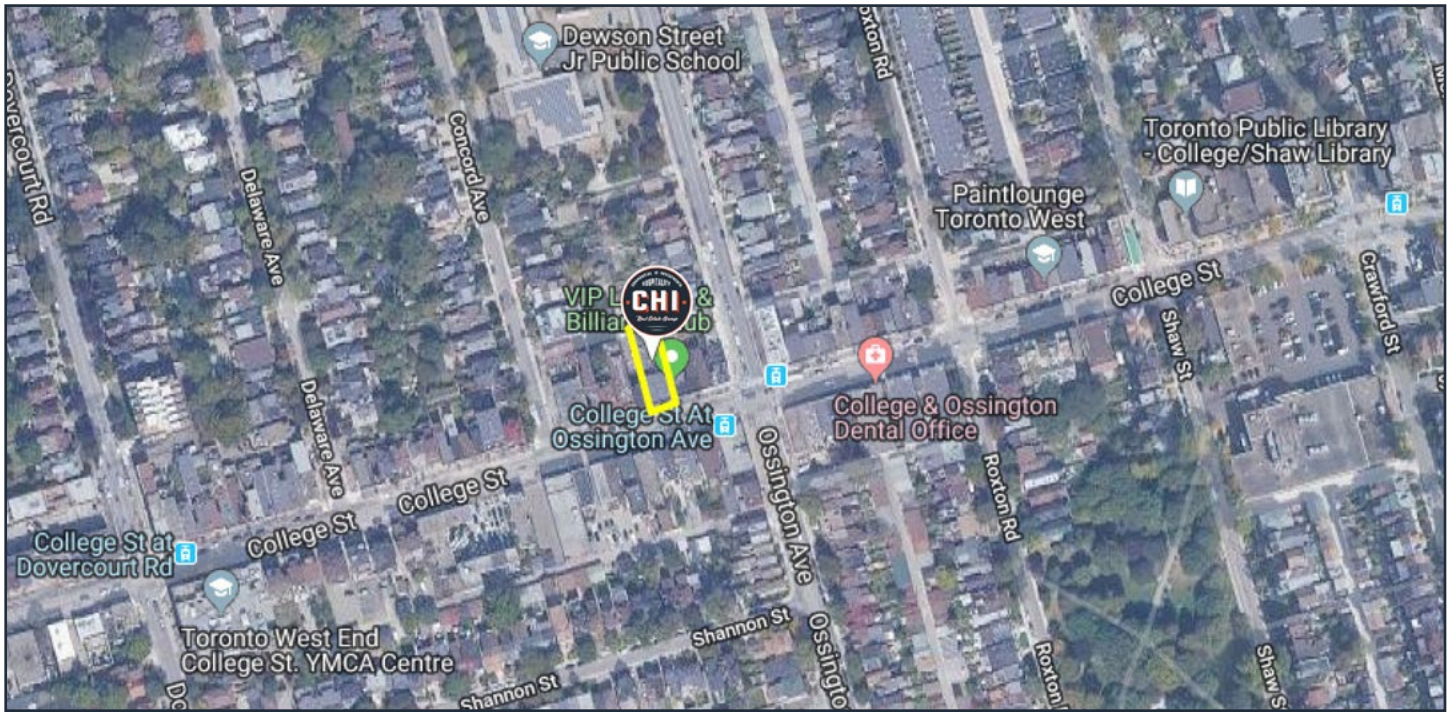
of Toronto By-Law No. 438-86
R (d0.6) (x735)
CR 3.0 (c1.0; r2.5) SS2 (x2437)
See Former City of Toronto By-Law No. 438-86
See Former City of Toronto By-Law No. 438-86
See Former City of Toronto By-Law No. 438-86
R (d0.6)
94 College St (former Toronto)
CR 3.0 (c1.0; r2.5) SS2 (x1571)
See Former City of Toronto By-Law No. 438-86
CR 3.0 (c1.0; r2.5) SS2 (x1571)
1.0) (x424)
R (d0.6) (x729)
0) (x36)
See Former City of Toronto By-Law No. 438-86
Dovercourt Rd
Bill Cameron Lane
College St
Shannon St
Heydon Park Rd
George Ben Park Trl


Dewson Street
Jr Public School
Toronto Public Library
- College/Shaw Library
Paintlounge
Toronto West
Dovercourt Rd
Delaware Ave
Concord Ave
College St
Crawford St
Shaw St
College & Ossington
Dental Office
College St At
Ossington Ave
Ossington Ave
Roxton Rd
College St
College St
College St at
Dovercourt Rd
Toronto West End
College St. YMCA Centre
Shannon St
Shannon St

Property Details

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

MAIN BUILDING

1ST FLOOR	**Bar:** 8′7″ x 29′6″ **Commercial:** 36′1″ x 36′3″ **Commercial:** 33′5″ x 44′ **Commercial:** 28′6″ x 22′8″ **Kitchen:** 24′11″ x 15′5″ **Kitchen:** 7′ x 7′9″ **Kitchen:** 18′7″ x 9′8″ **Washroom:** 7′1″ x 6′7″
2ND FLOOR APARTMENT	**4pc Bath:** 9′2″ x 5′ **Kitchen:** 13′2″ x 5′11″ **Living:** 19′5″ x 13′7″ **Primary:** 13′4″ x 11′5″ **Storage:** 3′ x 5′7″ **Utility:** 3′7″ x 5′
BASEMENT	**Electrical:** 8′11″ x 7′3″ **Office:** 11′9″ x 7′3″ **Storage:** 21′8″ x 7′3″ **Storage:** 13′10″ x 42′11″ **Storage:** 2′11″ x 11′1″ **Washroom:** 10′5″ x 9′8″ **Washroom:** 10′3″ x 10′6″

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

MAIN BUILDING

1ST FLOOR	**Interior Area:** 4581.31 sq ft **Perimeter Wall Length:** 337 ft **Perimeter Wall Thickness:** 11.0 in **Exterior Area:** 4889.93 sq ft
2ND FLOOR APARTMENT	**Interior Area:** 765.16 sq ft **Perimeter Wall Length:** 135 ft **Perimeter Wall Thickness:** 11.0 in **Exterior Area:** 888.79 sq ft
BASEMENT (BELOW GRADE)	**Interior Area:** 1550.12 sq ft **Perimeter Wall Length:** 163 ft **Perimeter Wall Thickness:** 11.0 in **Exterior Area:** 1699.08 sq ft

Total Above Grade Floor Area
Main Building Interior: 5346.47 sq ft
Main Building Exterior: 5778.72 sq ft