

# COMMERCIAL INVESTMENT IN LITTLE ITALY



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842 College St

ASKING \$4,500,000



**CHIREALESTATE.CA**

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# Property Information

## GENERAL

<b>ZONING:</b>	CR 3.0 (c1.0; r2.5) SS2 (x1571) Height Allowance: 16.0 Metres
<b>PROPERTY TYPE:</b>	Commercial
<b>PROPERTY CODE &amp; DESCRIPTION:</b>	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
<b>ASSESSMENT ROLL LEGAL DESCRIPTION:</b>	PLAN 329 BLK K PT LOT 3
<b>LEGAL DESCRIPTION:</b>	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

<b>FRONTAGE:</b>	40 FT
<b>DEPTH:</b>	135.3 FT
<b>SITE AREA:</b>	5,413 SF
<b>FLOOR AREA:</b>	7,613 SF



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# Property Information

## INCOME APPROACH

CURRENT NET RENT	Commercial
<b>\$27.72/NET X 5,600 SF RENTABLE</b>	\$13,387.78 / Total Monthly (NET) \$160,653.36 / Total Annually (NET)
<b>TMI</b>	Tenant currently pays \$4,806.99/month \$57,683.88/year
<b>APARTMENT 1 (2 BEDROOMS)</b>	\$2,500 / Monthly \$30,000 / Total Annually
<b>APARTMENT 2 (1 BEDROOM)</b> *Tenants pay hydro	\$1,700 / Monthly \$20,400 / Total Annually
<b>TOTAL GROSS INCOME</b>	<b>\$268,737.25</b>

## EXPENSES

PROPERTY TAX	\$52,356.61
ANNUAL MAINTENANCE	\$4,500
INSURANCE	\$11,453.40
<b>NET OPERATING INCOME</b>	<b>\$200,427.24</b>



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# 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



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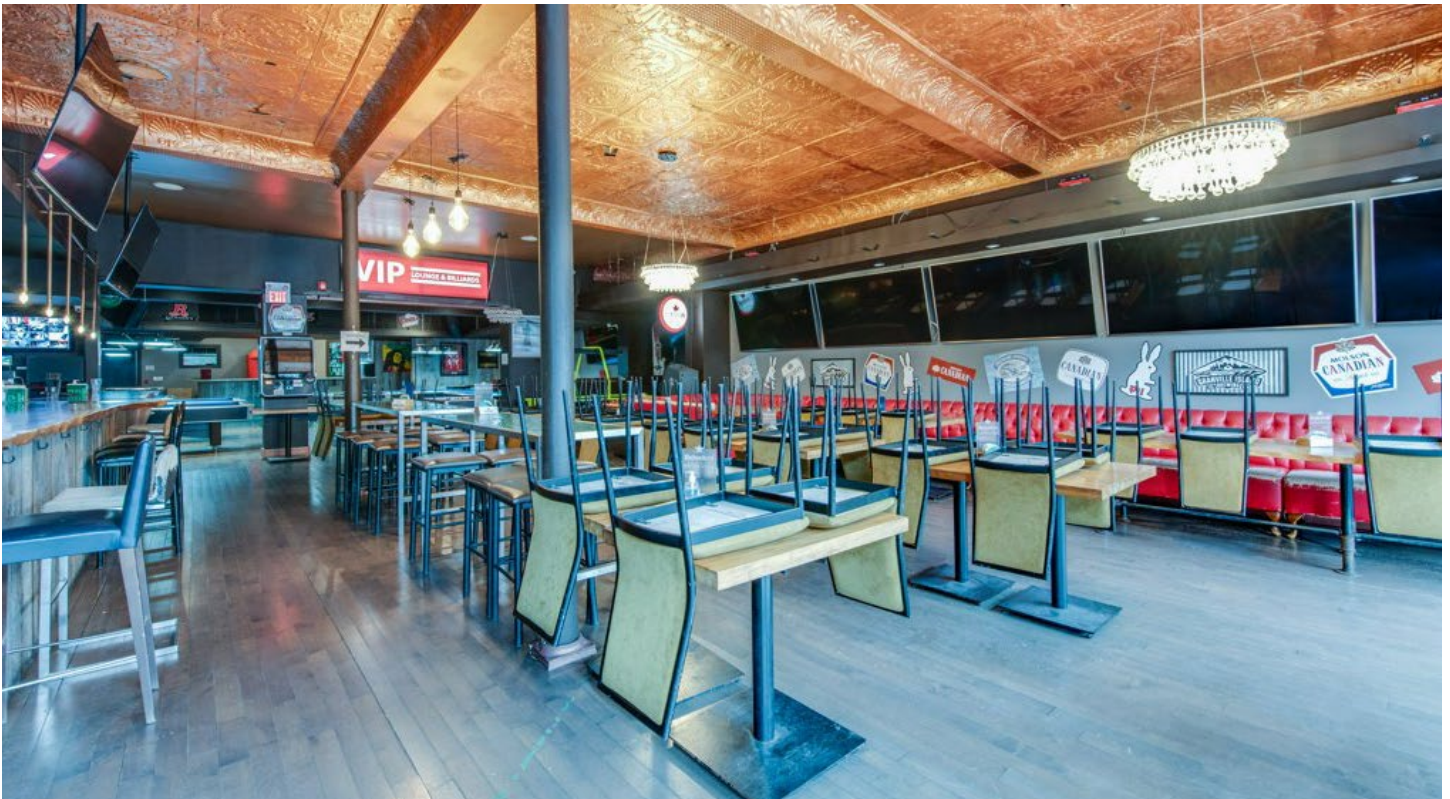
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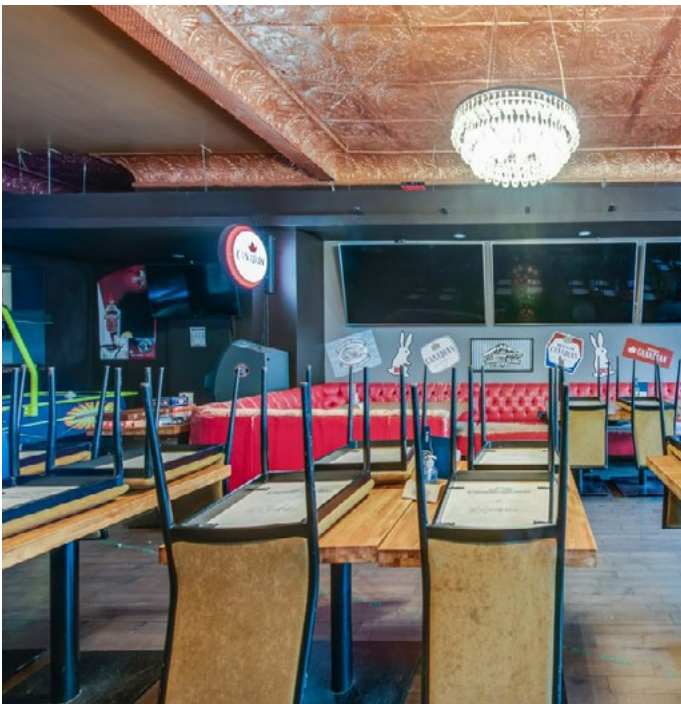
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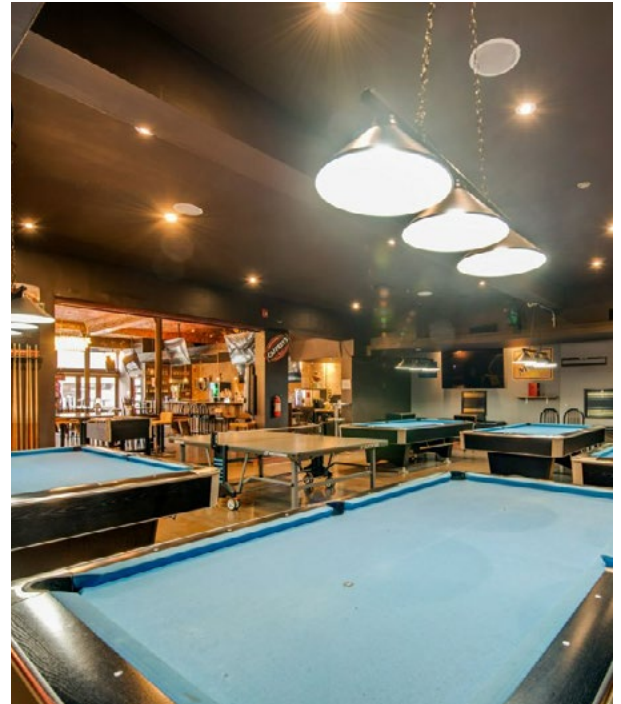
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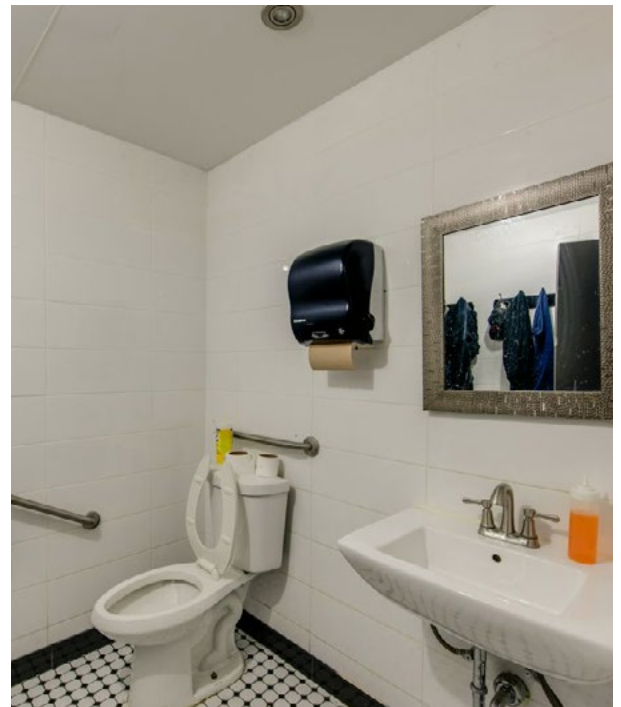
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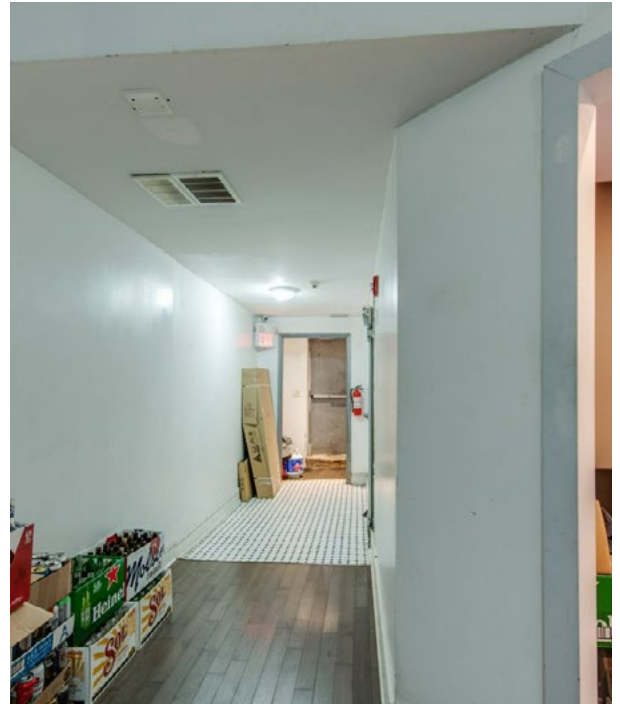
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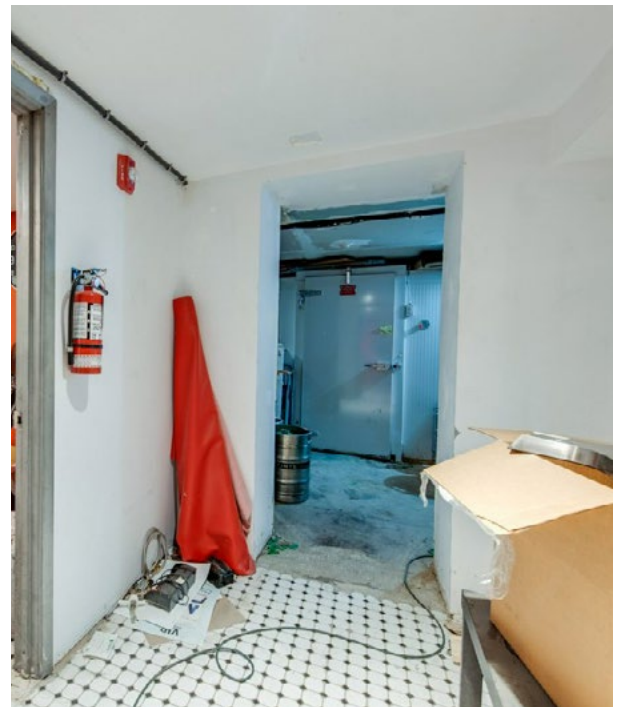
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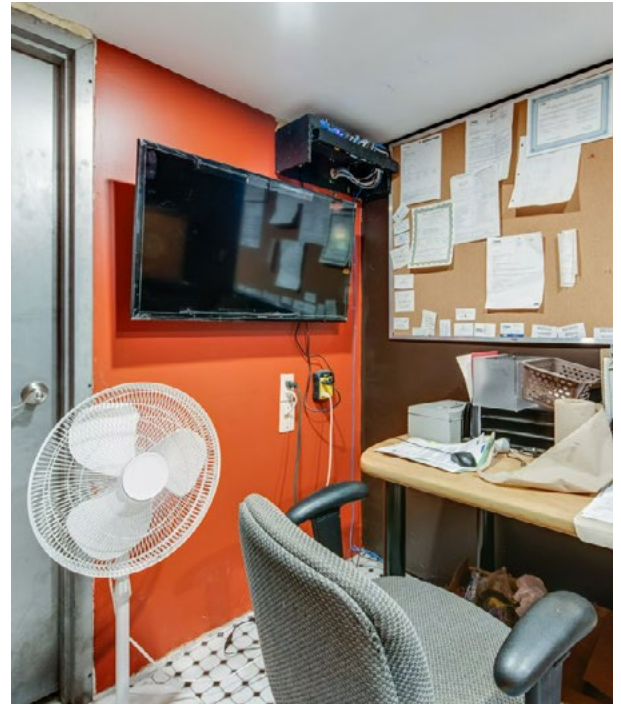
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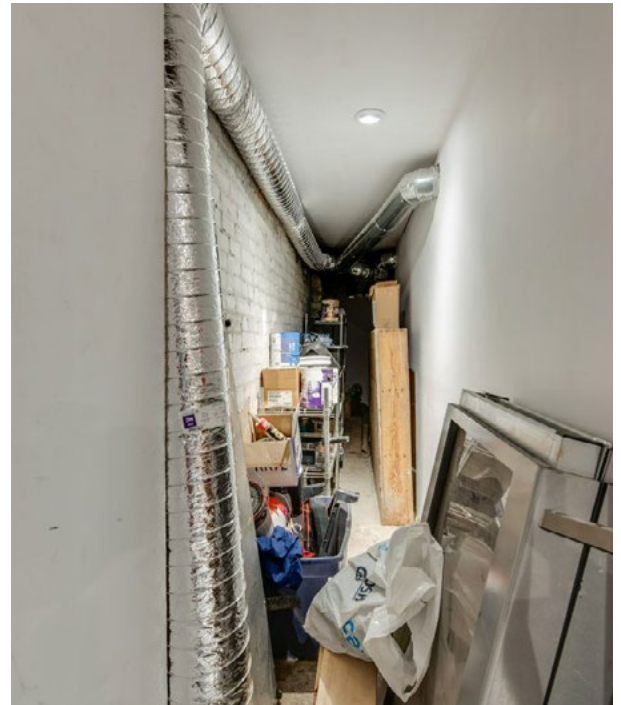
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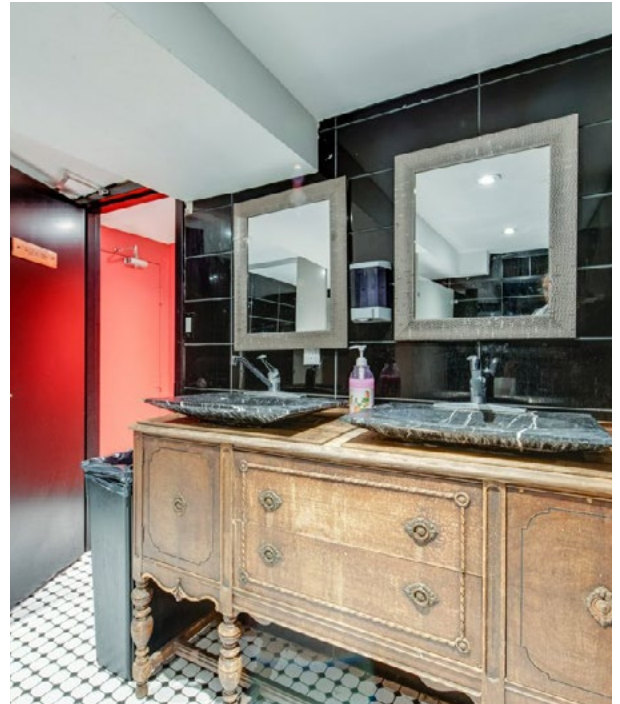
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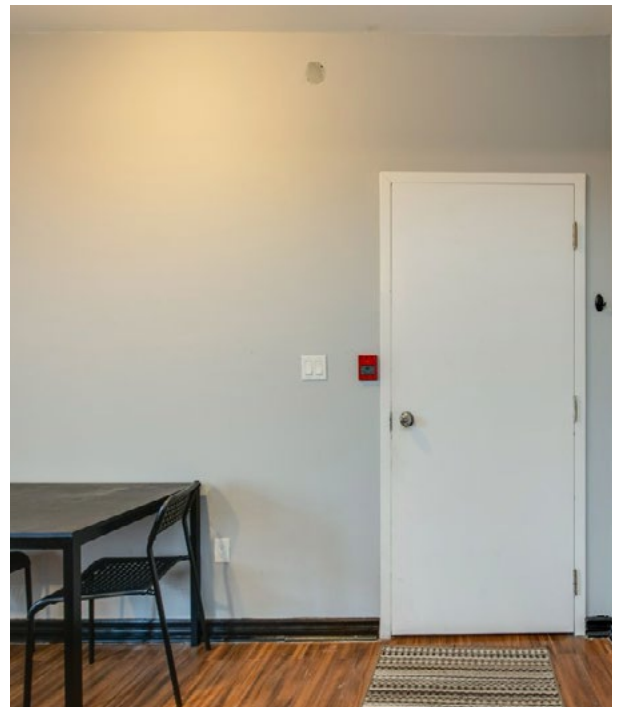
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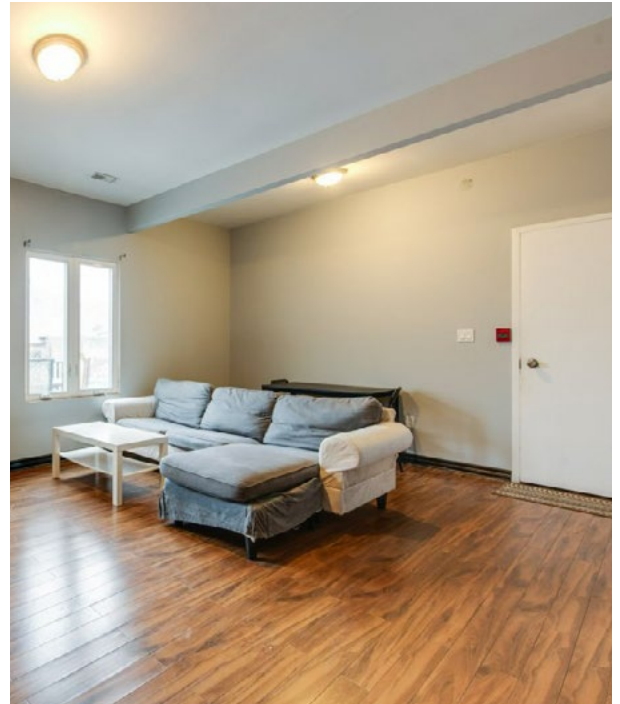
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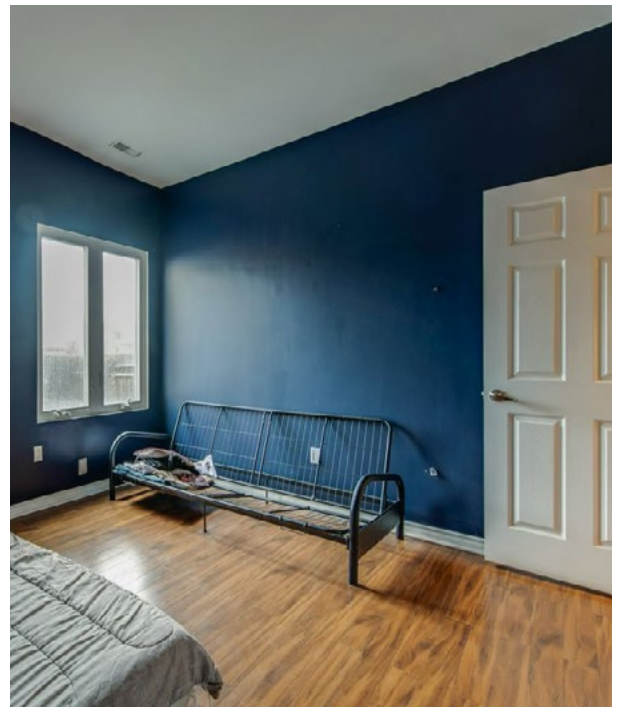
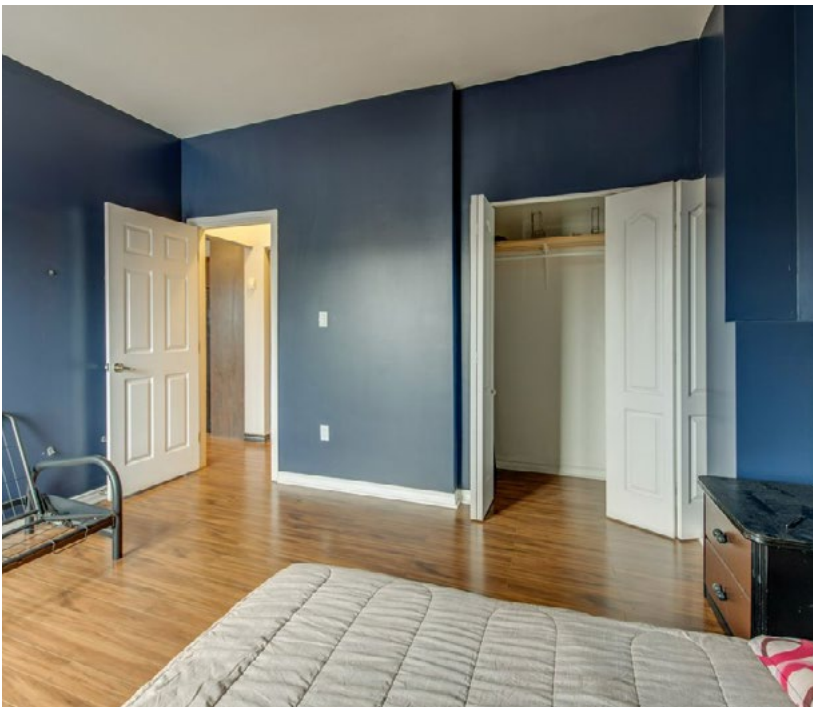
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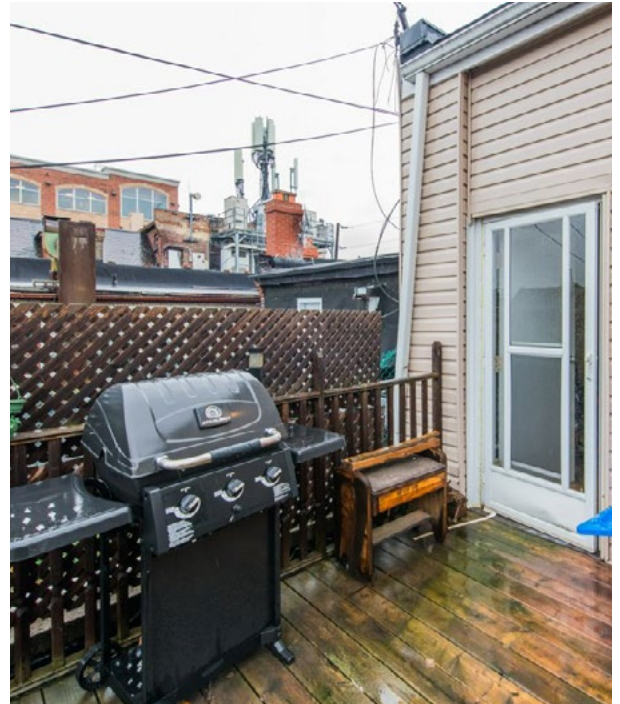
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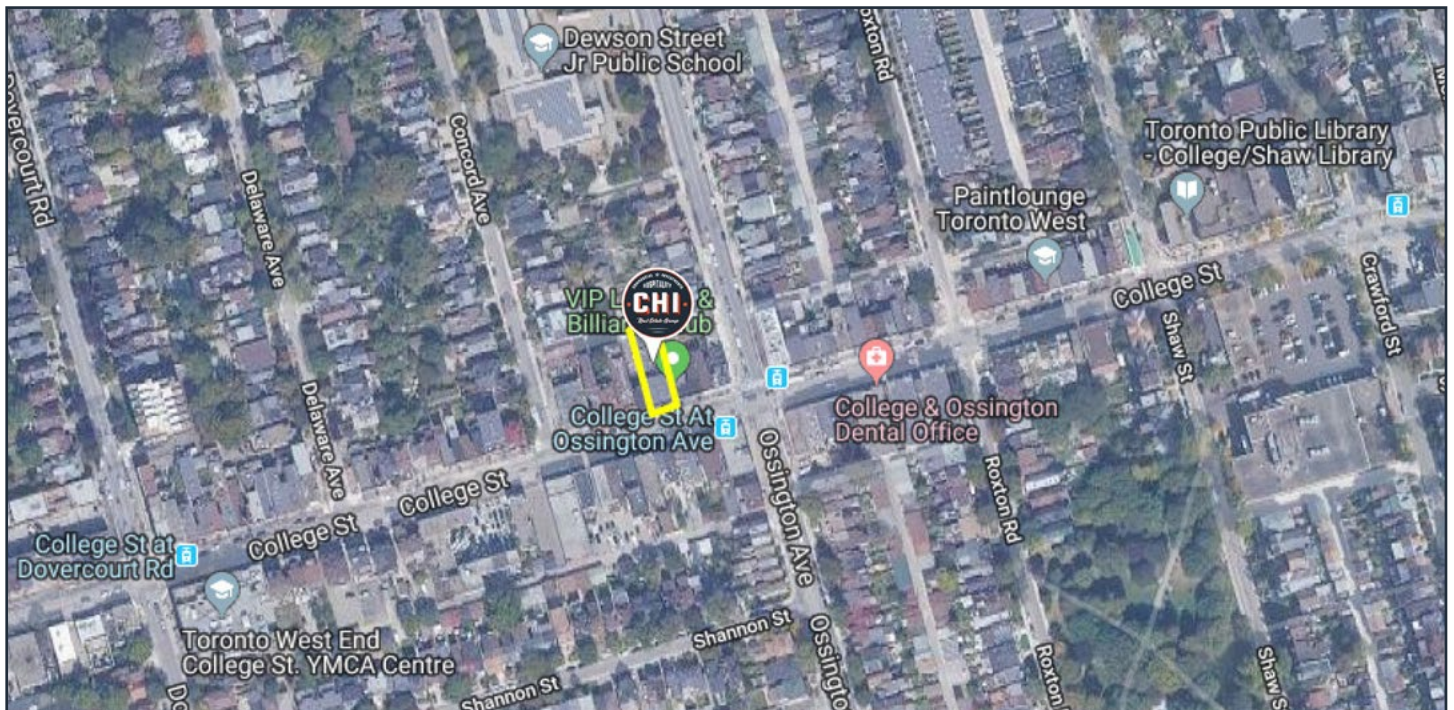
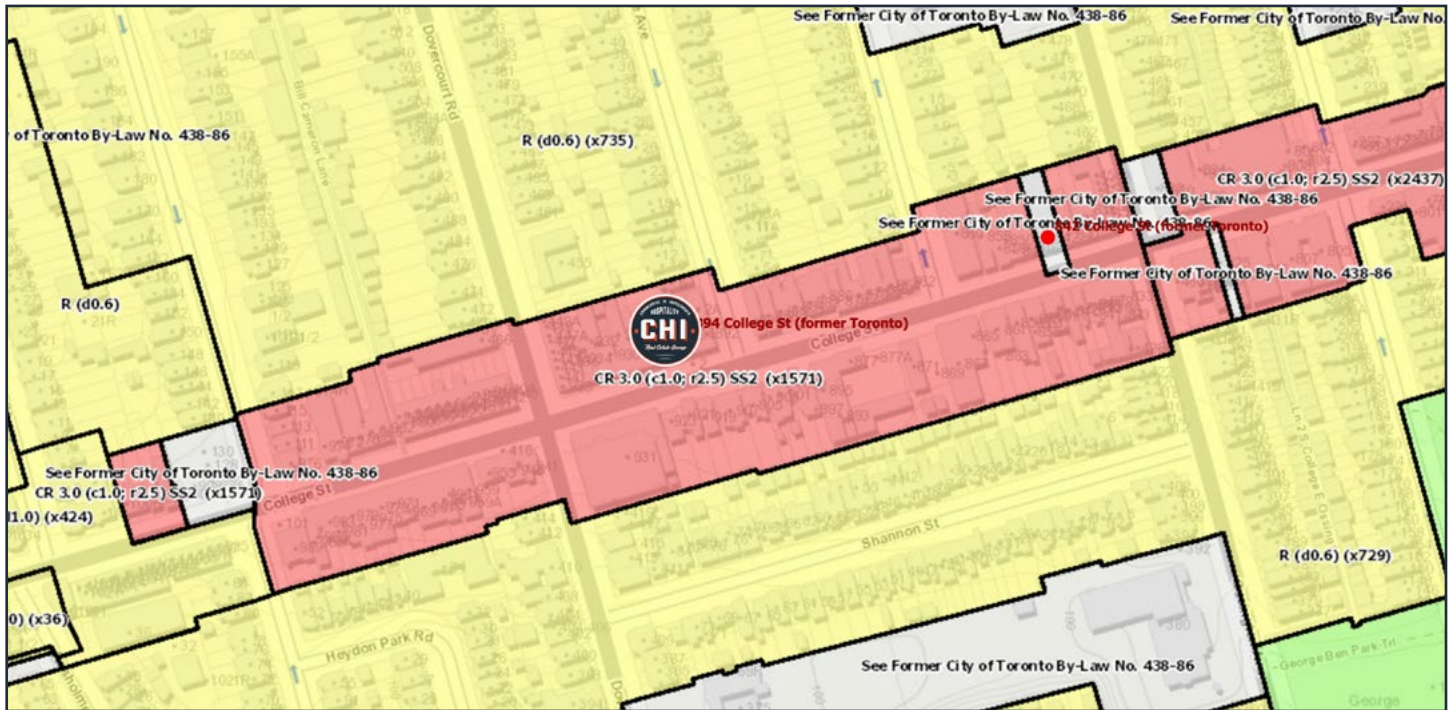
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# Map View



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# 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



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