

CHOICE COMMERCIAL RESIDENTIAL PROPERTY

Available On
89 Roncesvalles Ave, Toronto, ON M6R 2K6



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ASKING \$6,500,000.00



CHirealestate.ca

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated
This document is not meant to solicit existing listings. (12.2002).

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Property Information

Why Rent When You Can Own A Restaurant & Building In One Of Toronto's More Expensive Neighbourhoods. Renovated Property With Parking in Downtown Toronto's West End. Hassle Free Investment Property.

38.41 X 135 INC. Parking Lot 70.21 X 40.06 FT at the rear.

Call Listing Broker for more details.

VTB, Rate & Terms Negotiable.

BUILDING GROSS INCOME:

| | |
|---|---------------------------------------|
| RESTAURANT (TMI Estimated at \$2,000 Per Month) | \$12,000 Net May Be Vacant on Closing |
|---|---------------------------------------|

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|---------|------------|
| UNIT 1: | \$1,821.60 |
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| UNIT 2: | \$2,900.00 |
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| UNIT 3: | \$2,050.00 |
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| UNIT 4: | \$5,000.00 |
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| UNIT 5: | \$2,125.20 |
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| UNIT 6: | \$1,800.00 |
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|---------|------------|
| UNIT 7: | \$2,400.00 |
|---------|------------|

TENANTS ALL PAY THEIR OWN HYDRO

| | |
|---------------------|-----------------------|
| TOTAL GROSS INCOME: | \$30,096.80 (Monthly) |
|---------------------|-----------------------|

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|----------------------|--------------|
| ANNUAL GROSS INCOME: | \$361,161.60 |
|----------------------|--------------|

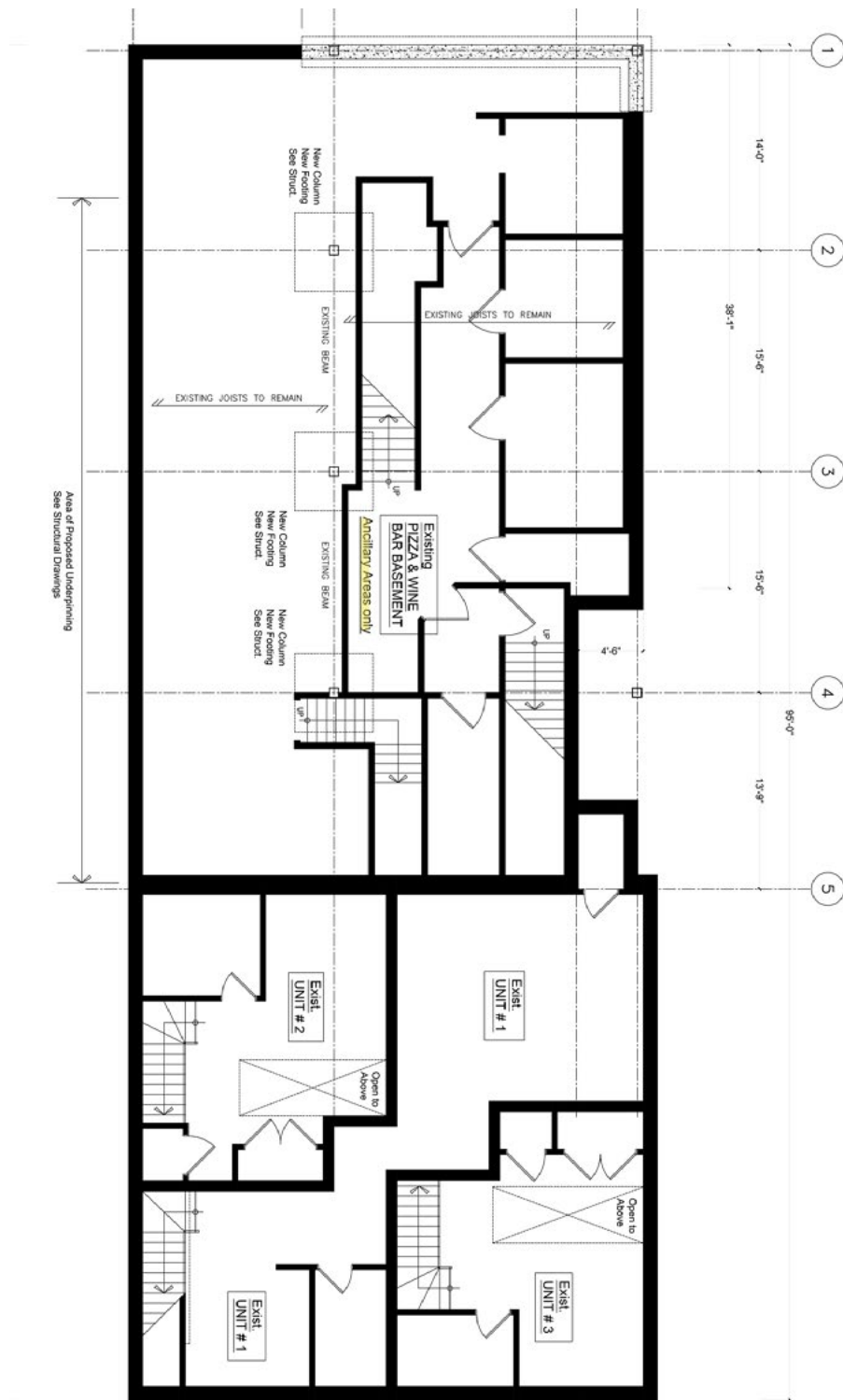
| | |
|---|-------------|
| ANNUAL EXPENSES (Property Tax Approx \$35,000): | \$70,000.00 |
|---|-------------|

| | |
|---------------------------|--------------|
| NET OPERATING INCOME NOI: | \$291,000.00 |
|---------------------------|--------------|



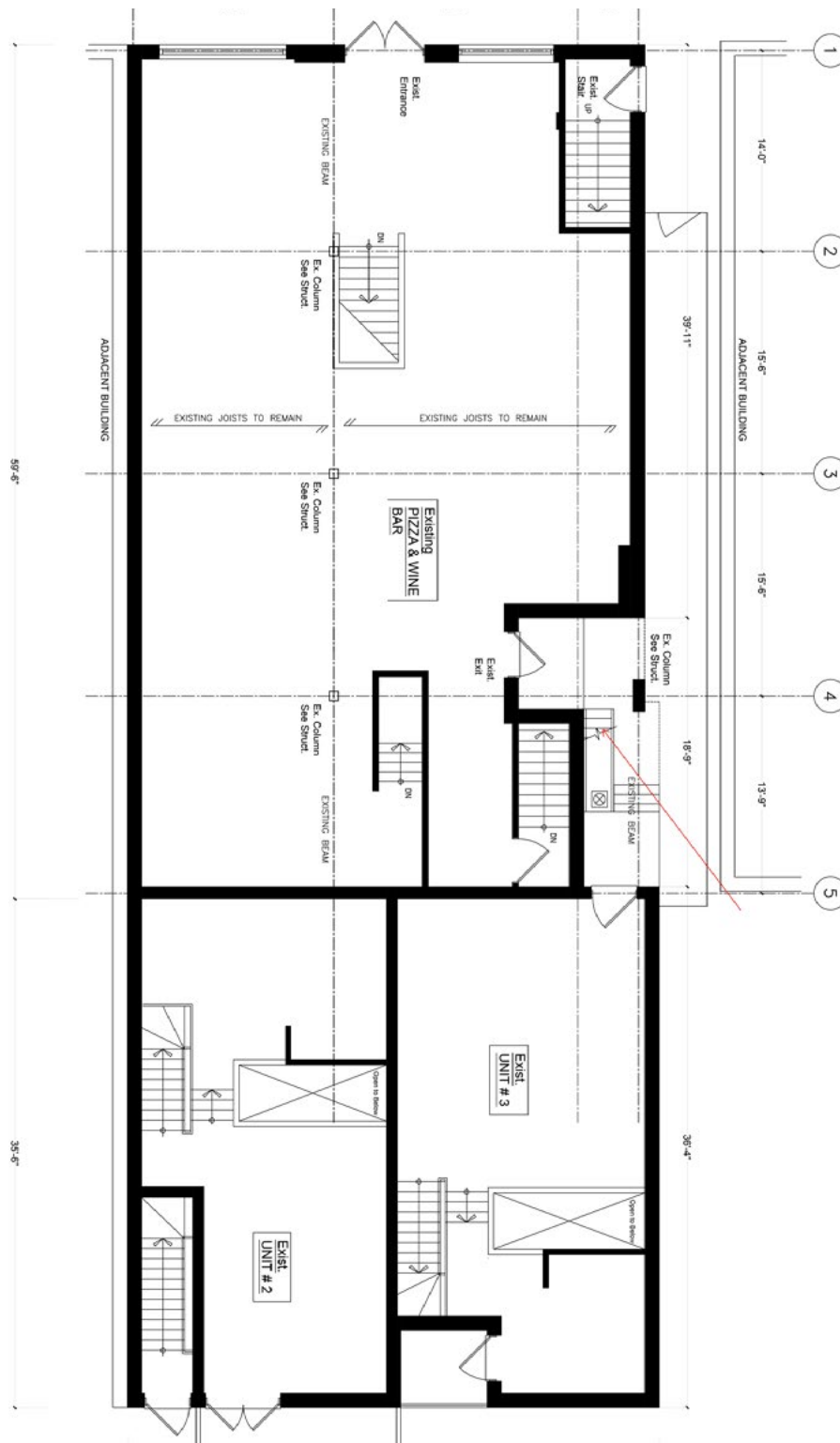
*Your Trusted Source For Commercial,
Hospitality & Investment Real Estate*

Floor Plan - Basement



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Floor Plan - First Floor

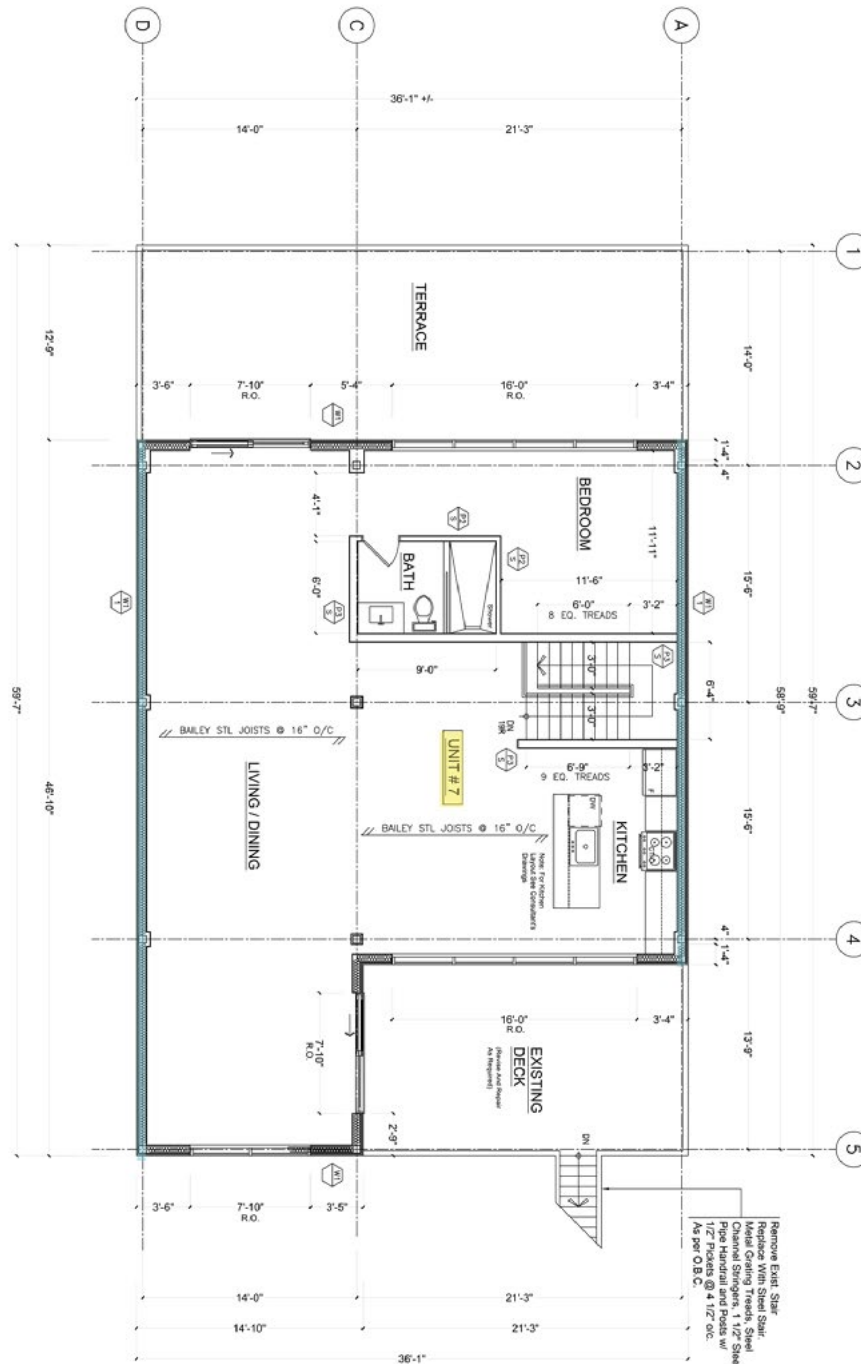


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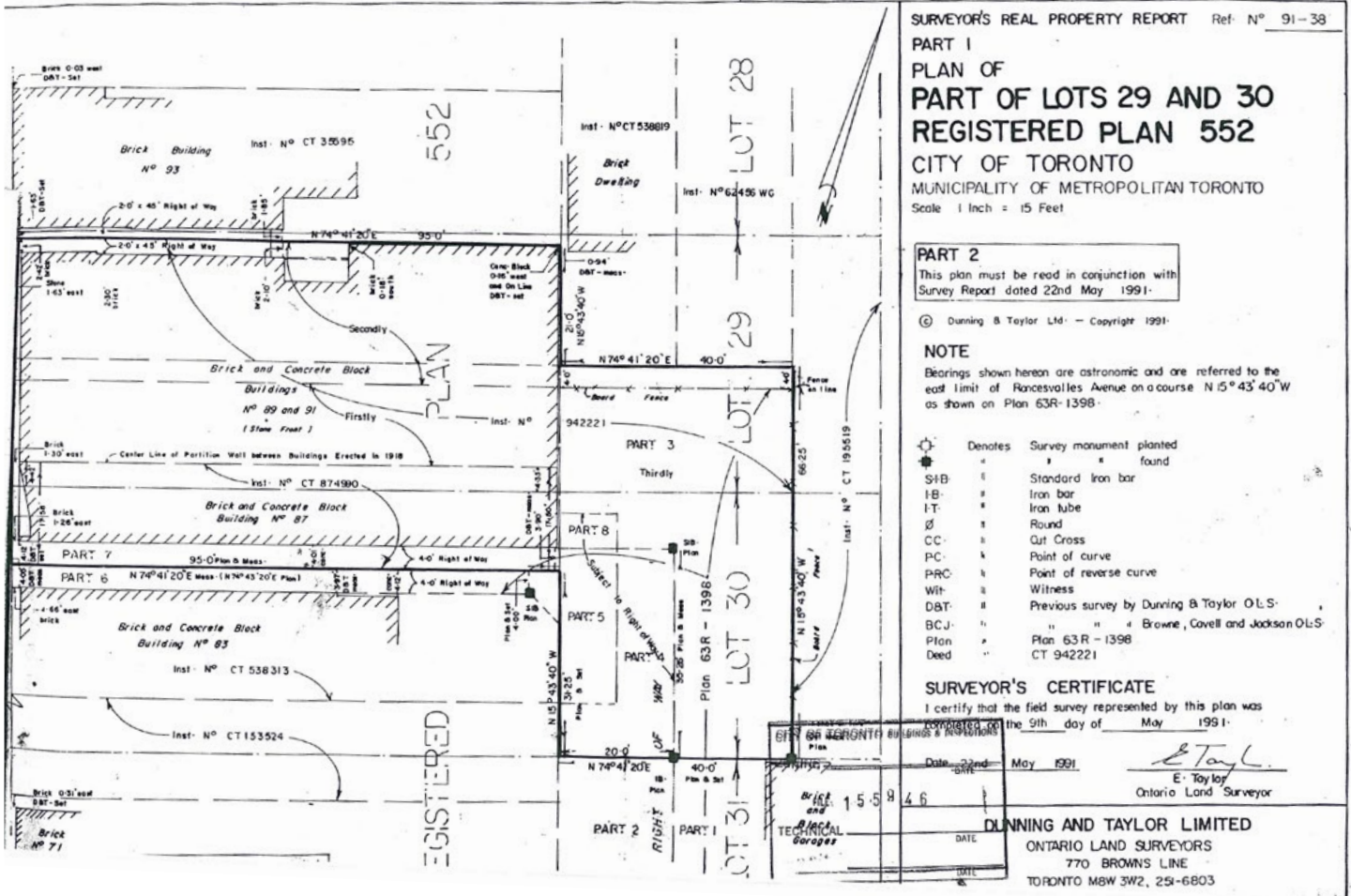
The logo for CHI Real Estate Group is a circular emblem. The outer ring is dark blue with the words "COMMERCIAL" and "INVESTMENT" in white, separated by a small star. The word "HOSPITALITY" is written in white across the top of the inner circle. In the center, the letters "CHI" are prominently displayed in a large, bold, white font with a 3D effect. Below "CHI", the words "Real Estate Group" are written in a smaller, white, cursive script.

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Hospitality & Investment Real Estate***

Floor Plan - Third Floor



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Photos - Restaurant



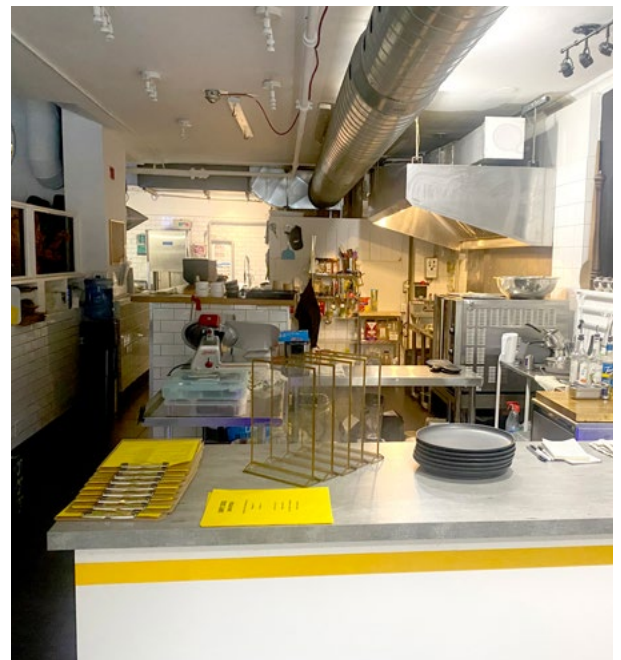
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Photos - Restaurant



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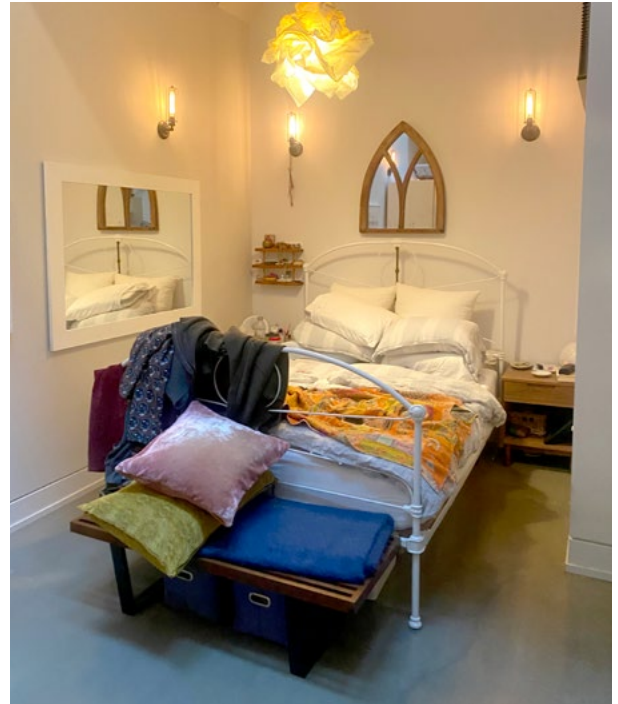
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Photos - Building



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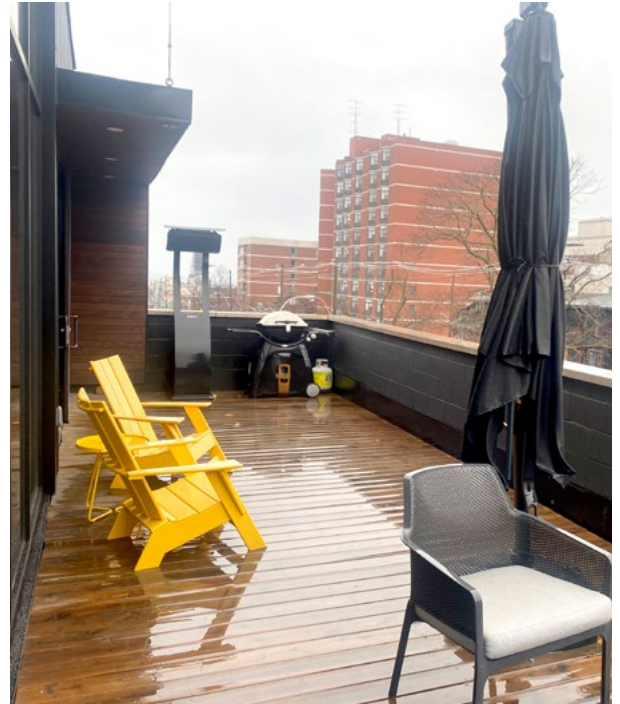
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