CHOICE COMMERCIAL RESIDENTIAL PROPERTY

Available On 89-91 Roncesvalles Ave, Toronto, ON M6R 2K6



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Property Information

Newly Renovated Property With Parking in Downtown Toronto's West End. Hassle Free Investment Property With Restaurant & 7 High-End Apartments. Property Includes Seven (7) Parking Spots, a Unique and Valued Feature in this Neighbourhood.

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

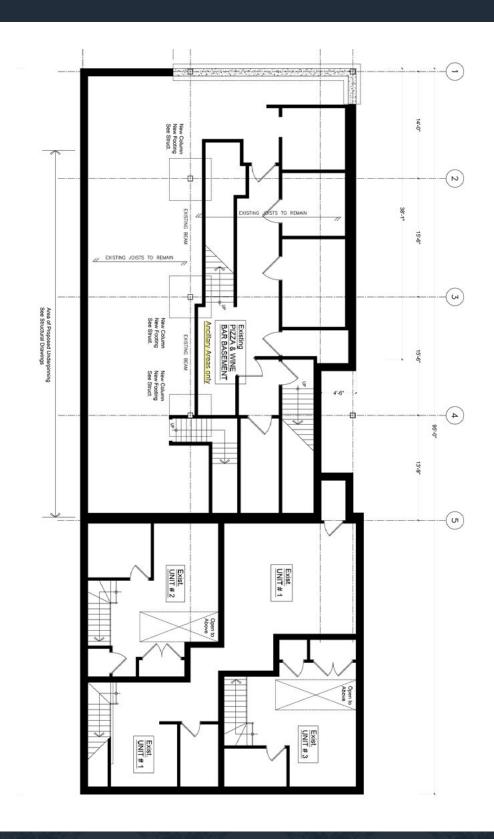
Call Listing Broker for more details.

VTB, Rate & Terms Negotiable.

BUILDING GROSS INCOME:	
RESTAURANT	\$9,500 + \$2,000 TMI = \$11,500 Gross
UNIT 1:	\$1,821.60
UNIT 2:	\$2,900.00
UNIT 3:	\$2,050.00
UNIT 4:	\$5,000.00
UNIT 5:	\$2,125.20
UNIT 6:	\$1,800.00
UNIT 7:	\$2,400.00
TENANTS ALL PAY THEIR OWN HYDRO	
TOTAL GROSS INCOME:	\$29,596.90 (Monthly)
ANNUAL GROSS INCOME:	\$355,161.60
ANNUAL EXPENSES (Property Tax Approx \$35,000):	\$70,000.00
NET OPERATING INCOME NOI:	\$285,161.60

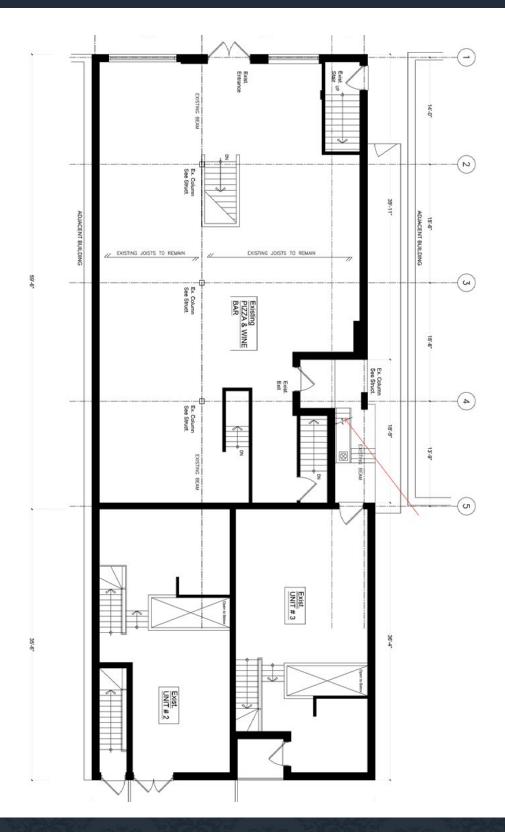


Floor Plan - Basement



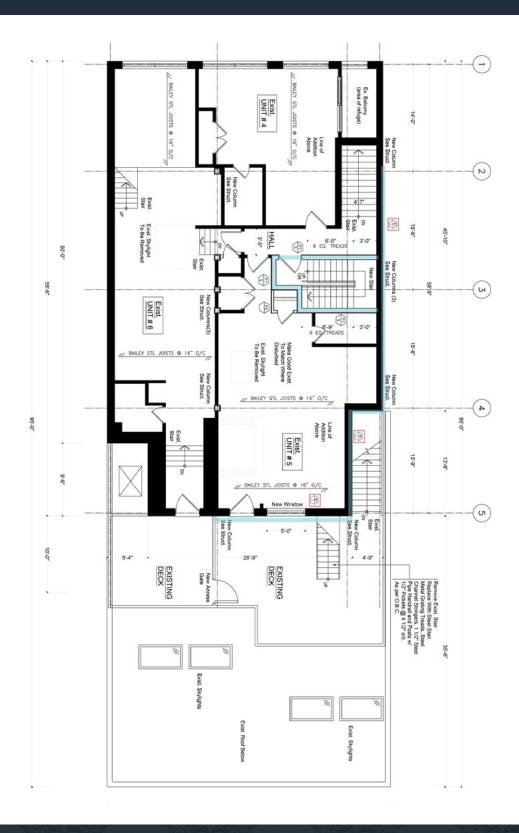


Floor Plan - First Floor



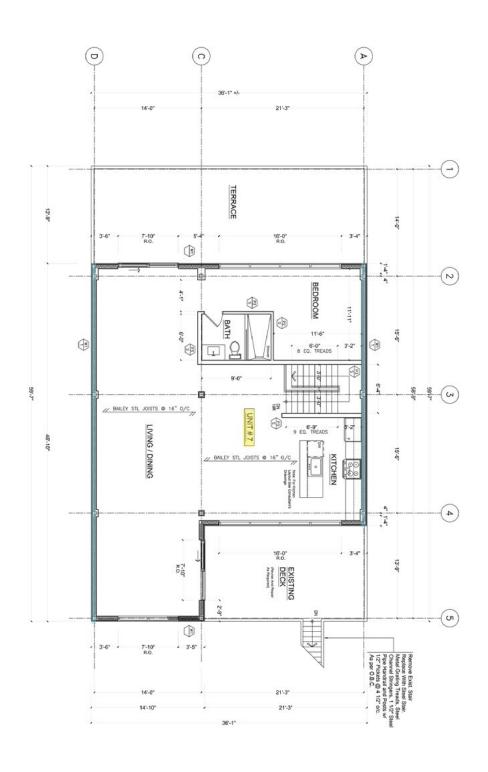


Floor Plan - Second Floor





Floor Plan - Third Floor





Survey

