


Prepared by: VICTOR VIEIRA, Broker and MARIA VIEIRA, Broker

RE/MAX WEST REALTY INC., BROKERAGE

1678 Bloor St., West, Toronto, ON M6P1A9

416-769-1616

Printed on 04/27/2017 7:15:30 PM

	2188 Eglinton Ave W Toronto Ontario M6E2L1 Toronto W04 Briar Hill-Belgravia Toronto 114-14-L SPIS: Y Taxes: \$6,838.57 / 2016 / Annual Legal: Plan 1855 Pt Lts 265 266		List: \$979,000.00 For Sale For: Sale Last Status: New DOM: 0
	Store W/Apt/Office Store With Apt/Office Freestanding: Y Comm Condo Fee: Possession: lmd./Tba		Lease Term: / SPIS: Y Franchise: N
MLS#: W3778793			
Total Area: 2,650 Sq Ft Ofc/Apt Area: 0 Sq Ft Indust Area: Retail Area: 1,600 Sq Ft Apx Age: 31-50 Volts: Amps: Zoning: Cmm. Res Truck Level: Grade Level: Drive-In: Double Man: Clear Height: 10 Sprinklers: N Heat: Gas Forced Air Cld Phys Hdp-Eqp:		Survey: Lot/Bldg/Unit/Dim: 17.16 x 72 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 2 Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: None Park Spaces: 1 #Trl Spc:	Prop Feat: Soil Test: Out Storage: Rail: Crane: Basement: Y Elevator: UFFI: No Assessment: Chattels: Y LLBO: N Days Open: 6 Hours Open: Employees: 3 Seats:
Bus/Bldg Name:			
Actual/Estimated:		For Year:	Financial Stmt: N
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Great Opportunity For Owner/Operator Or Investment, Building & Take Out/Restaurant Business Bundled For Sale. Located In The Briar Hill Neighbourhood And On The Lrt Line. Price Includes All Chattels, Equipment & Goodwill, Well Established Business With Good Clientele, Commercial/Residential Area With Good Constant Traffic On The Eglinton & Caledonia Intersection, Great Investment Building With A 4 Bedrooms Apartment Upstairs, Great Location Easy Turn-Key Operation. Extras: All Existing Business Chattels, Upstairs Stove, 4 Fridges; 2 Washers And 2 Dryers. Existing Income \$5,400.00 Month. Listing Contracted With: RE/MAX WEST REALTY INC., BROKERAGE 416-769-1616			