

	<b>473D Rogers Rd</b>		<b>List: \$375,000.00 For Sale</b>
	<b>Toronto Ontario M6M 0B3</b>		
Toronto W03 Keelestdale-Eglinton West Toronto 119-13-M			
SPIS: N		For: Sale	
Taxes: \$6,500.65 / 2017 / Annual		Last Status: New	
Legal: Unit 6 Level 1		DOM: 0	
Commercial/Retail		Freestanding: N	Lease Term: /
Commercial Condo		SPIS: N	
Retail Store Related		Franchise:	
Comm Condo Fee: \$190.00 Possession: 30-60 Days-Tba			

MLS#: W3939899 PIN#: N/A

<b>Total Area:</b> 1,010 Sq Ft	<b>Survey:</b>	<b>Prop Feat:</b>
<b>Ofc/Apt Area:</b>	<b>Lot/Bldg/Unit/Dim:</b> 4.29 x 10.31	<b>Soil Test:</b>
<b>Indust Area:</b>	Metres Unit	<b>Out Storage:</b>
<b>Retail Area:</b> 480 Sq Ft	<b>Lot Irreg:</b>	<b>Rail:</b>
<b>Apx Age:</b> 0-5	<b>Bay Size:</b>	<b>Crane:</b>
<b>Volts:</b> 208	<b>%Bldg:</b>	<b>Basement:</b> Y
<b>Amps:</b> 100	<b>Washrooms:</b>	<b>Elevator:</b>
<b>Zoning:</b> Commercial	<b>Water:</b> Municipal	<b>UFFI:</b>
<b>Truck Level:</b>	<b>Water Supply:</b>	<b>Assessment:</b>
<b>Grade Level:</b>	<b>Sewers:</b>	<b>Chattels:</b>
<b>Drive-In:</b>	<b>A/C:</b> Y	<b>LLBO:</b>
<b>Double Man:</b>	<b>Utilities:</b> A	<b>Days Open:</b>
<b>Clear Height:</b>	<b>Garage Type:</b> None	<b>Hours Open:</b>
<b>Sprinklers:</b> Part	<b>Park Spaces:</b> #Trl Spc:	<b>Employees:</b>
<b>Heat:</b> Gas Forced Air Clod		<b>Seats:</b>
<b>Phys Hdp-Eqp:</b>		

Bus/Bldg Name:	For Year:	Financial Stmt:
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>% Rent:</b>

**Client Remks:** Welcome To 473D Rogers Rd. High Exposure Location With High Walking And Traffic Area. Ground Floor Retail Store Business With 480 Sq Ft On Main Floor And 530 Sq Ft Of Finished Basement With 2 Pc Washroom. Floor To Ceiling Window, Access From Back Door To Lane. Suitable For Many Uses, Such As Hair Salons, Studio, Travel Agency, Office, Etc. Centrally Located In The Much Desired Keelestdale Neighbourhood. Ttc At Front Steps.

**Extras:** All Elfs, Gas Furnace, Air Conditioner

**Listing Contracted With:** RE/MAX WEST REALTY INC., BROKERAGE 416-769-1616