

	<b>2188 Eglinton Ave W</b> <b>Toronto Ontario M6E2L1</b> Toronto W04 Briar Hill-Belgravia Toronto 114-14-L <b>SPIS: N</b> <b>For: Sale</b> <b>Taxes: \$6,838.57 / 2016 / Annual</b> <b>Last Status: New</b> <b>Legal: Plan 1855 Pt Lts 265 266</b> <b>DOM: 0</b>
	<b>Store W/Apt/Office</b> <b>Freestanding: Y</b> <b>Lease Term: /</b> <b>Store With Apt/Office</b> <b>SPIS: N</b> <b>Franchise:</b> <b>Comm Condo Fee: Possession: lmd/Tba</b>

<b>MLS#:</b> W3933209	<b>PIN#:</b>
<b>Total Area:</b> 2,650 Sq Ft <b>Ofc/Apt Area:</b> 0 Sq Ft <b>Indust Area:</b> <b>Retail Area:</b> 1,600 Sq Ft <b>Apx Age:</b> 31-50 <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commerical/Residential <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> 10 <b>Sprinklers:</b> N <b>Heat:</b> Gas Forced Air Cload <b>Phys Hdp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 17.16 x 72 Feet Building <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 2 <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> None <b>Park Spaces:</b> 1 #Trl Spc:
	<b>Prop Feat:</b> <b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> <b>Crane:</b> <b>Basement:</b> Y <b>Elevator:</b> <b>UFFI:</b> No <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>

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

**Client Remks:** Great Opportunity For Owner/Operator Or Investment, Building & Take-Out/Restaurant Bundled For Sale. Located In The Briar Hill Neighbourhood And On The Future Lrt Line. Price Includes All Chattels, Equipment & Goodwill. Well Established Business With Good Clientele, Commercial/Residential Area With Good Constant Traffic On Eglinton & Caledonia Intersection. Great Investment Building With A 4 Bedroom Apartment Upstairs. Great Location, Easy Turn-Key Operation

**Extras:** All Existing Business Chattels, Upstairs Stove, 4 Fridges; 2 Washers And 2 Dryers. Existing Income Of \$5,400/Month

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