

	457 Rogers Rd Toronto Ontario M6M1A6 Toronto W03 Keelestdale-Eglinton West Toronto 114-13-M SPIS: N For: Lease Taxes: \$4,200.00 / 2017 / Annual Last Status: New Legal: DOM: 0 List: \$3,000.00 Net Lease	
	Commercial/Retail Freestanding: Y Multi-Use Retail Store Related Comm Condo Fee: Possession: Immediate	Lse Term Months: 60/ 120 SPIS: N Franchise:

MLS#: W4109394	PIN#:
Total Area: 1,100 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 1,100 Sq Ft Apx Age: Volts: Amps: Zoning: Commerical/Retail Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Water Radiators Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 18.16 x 91.5 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: N Utilities: Y Garage Type: Boulevard Park Spaces: 2 #Tri Spc:
Prop Feat: Soil Test: Out Storage: Rail: Crane: Basement: Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	

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

Client Remks: Great Opportunity To Start Your Own Business! Rarely Offered Prime Corner Retail Space For Great Exposure On Rogers Rd! Over 1,100 Sq Ft Plus Bsmt. Ready For A Multitude Of Uses - Retail, Office Or Studio. Great Location With High Walking & Traffic Area. Centrally Located In The Keelestdale Neighbourhood. Close To Hwys & Ttc At Your Door Step. Once Used A Butcher Shop. Unit Current Has A Walk-In Cooler And Rotisserie Oven, Good For Butcher/Take-Out Restaurant.

Extras:

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