

	<b>52 Six Point Rd</b> <b>Toronto Ontario M8Z2X2</b> Toronto W08 Islington-City Centre West Toronto 113-7-Q <b>SPIS: N</b> <b>For: Lease</b> <b>Taxes: \$6.91 / 2021 / T.M.I.</b> <b>Last Status: New</b> <b>Legal:</b> <b>DOM: 17</b>	<b>List: \$20.00</b> <b>Sq Ft Net</b> <b>1</b>
	Office <b>Occup: Tenant</b> <b>Lse Term Mnths: 36/ 60</b> Office <b>Freestanding: Y SPIS: N</b> <b>Holdover: 90</b> <b>Com Cndo Fee:</b> <b>Dir/Cross St: Islington</b> <b>Franchise:</b>	

**MLS#: W5649889** **Sellers: Stellar Construcion Enterprises Limited** **Contact After Exp: N**  
**Possession Remarks: Tba**  
**PIN#: ARN#:**

<b>Total Area:</b> 5,310 Sq Ft <b>Ofc/Apt Area:</b> 4,000 Sq Ft <b>Indust Area:</b> 1,310 Sq Ft <b>Retail Area:</b> Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> E-1 <b>Truck Level:</b> 1 <b>Grade Level:</b> 0 <b>Drive-In:</b> 1 <b>Double Man:</b> 0 <b>Clear Height:</b> 14 0 <b>Sprinklers:</b> Y <b>Heat:</b> Gas Forced Air Clsd <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 70 x 187 Feet Lot <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> N <b>Garage Type:</b> None <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> N <b>Crane:</b> <b>Basement:</b> <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b>
--	---	--

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

**Client Remks:** Full Freestanding Building Available. Beautifully Built Out Show Room. Exterior To Be Fully Resurfaced. New Roof 2019. Both Truck Level And Drive In Shipping Available. Rear Yard.

**Extras:**  
**Brkage Remks:** 3rd Listing Agent Is John Cinelli (John@Cpmrealty.Ca).

CPM REALTY CORPORATION, BROKERAGE **Ph: 416-255-0707 Fax: 416-255-9292**  
 195 Norseman St #24 Toronto M8Z0E9  
 BRENDAN PYNE HILTON, Salesperson 416-625-6617  
 JUSTIN BASSO, Salesperson 416-255-0707  
**Contract Date:** 6/06/2022 **Condition:** **Ad: N**  
**Expiry Date:** 12/05/2022 **Cond Expiry:** **Escape:**  
**Last Update:** 6/07/2022 **CB Comm:** 4% Of Net Rent Yr1+ 1.75% Bal Of Term **Original:** \$20.00