

	333 Bering Ave 100 Toronto Ontario M8Z3A8 Toronto W08 Islington-City Centre West Toronto 113-7-Q SPIS: N For: Sale Taxes: \$6,446.08 / 2021 / Annual Last Status: Sc Legal: Part Lot 87 Plan 1553 Etobicoke Part 1 66R26069 DOM: 52	List: \$1,295,000.00 For Sale 1
	Office Occup: Owner Lse Term Mnths: / Office Freestanding: N SPIS: N Holdover: 90 Professional Office Franchise: Com Cndo Fee: \$744.80 Dir/Cross St: Kipling Ave & Bloor St	

MLS#: W5599520 Sellers: Ridge Group Investments Ltd. Contact After Exp: N
 Possession Date: 6/01/2022

PIN#: Total Area: 1,971 Sq Ft Ofc/Apt Area: 1,971 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Employment & Industrial Truck Level: Grade Level: 1: 8'0" x 8'0" Drive-In: Double Man: Clear Height: 14 0 Sprinklers: N Heat: Gas Forced Air Open Phys Hdcp-Eqp:	ARN#: Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San Avail A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: 1 #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: One Of A Kind Commercial Condo. Three Finished Levels With The Top Level Having A Roof-Top Terrace! Upgraded Finishes To Kitchen Including Appliances To Be Included In Purchase! A Turn-Key Office Commercial Space. Includes One On Site Parking Spot And 4 Additional Parking Pots Around The Corner At Judge And Munster.
Extras: Allow 24 Hours Notice To Show During Business Hours Only.
Brkage Remks:

CPM REALTY CORPORATION, BROKERAGE Ph: 416-255-0707 Fax: 416-255-9292
 195 Norseman St #24 Toronto M8Z0E9
 JUSTIN BASSO, Salesperson 416-255-0707
 JOHN ANTHONY CINELLI, Broker of Record 416-255-0707
Contract Date: 5/02/2022 **Condition:** **Ad: N**
Expiry Date: 8/31/2022 **Cond Expiry:** 7/18/2022 **Escape:**
Last Update: 6/20/2022 **CB Comm:** 2% Of Final Sale **Original:** \$1,195,000.00