

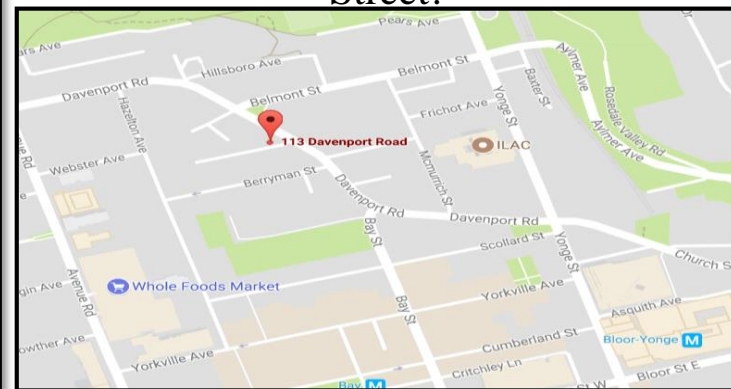
FOR SALE

113 DAVENPORT ROAD/ 2 BISHOP STREET

TORONTO | ON



Just listed! A complete architectural retrofit of a 5935 sq. ft. commercial office/showroom building strategically located at a prime corner at the top of Bay Street!



PROPERTY DETAILS

Building Area:	5935 SF GFA on 4 levels (see attached floor plans)
Site Area:	2002 SF (see attached survey)
Lot Size:	76.75 feet X 56.25 feet
Zoning:	CRT2.0(c2.0;r2.0)
Legal Description:	Lot E Plan 547 City East ; City of Toronto
2018 Property Tax:	\$38,245.99

- 2 separate commercial units, each with its own street entrance, (both units can be combined into one unit); and
- Complete new interior with quality finishes throughout, 2nd & 3rd floors are built-out as executive offices; Main floor features impressive corner entry, 12 foot interior ceiling heights and beautifully appointed office interior ; and
- All new mechanical and structural systems including windows, doors, lowered basement level with in-floor heating ; and
- Expanded 3rd floor with staff area and roof deck.
- Onsite parking

Offered by:
K.P. Gillen & Co. Realty Ltd., Brokerage
416-964-9460/ kevin@kpgillen.com

Although K.P. GILLEN & CO. REALTY LTD. attempts to ensure that all information provided is accurate and complete, we do not represent that it is so, or guarantee it, and accept no liability or obligation for accuracy or completeness. If there is any discrepancy between information posted on our website and in an original paper version, the version that is most current should be considered to be the authoritative version.

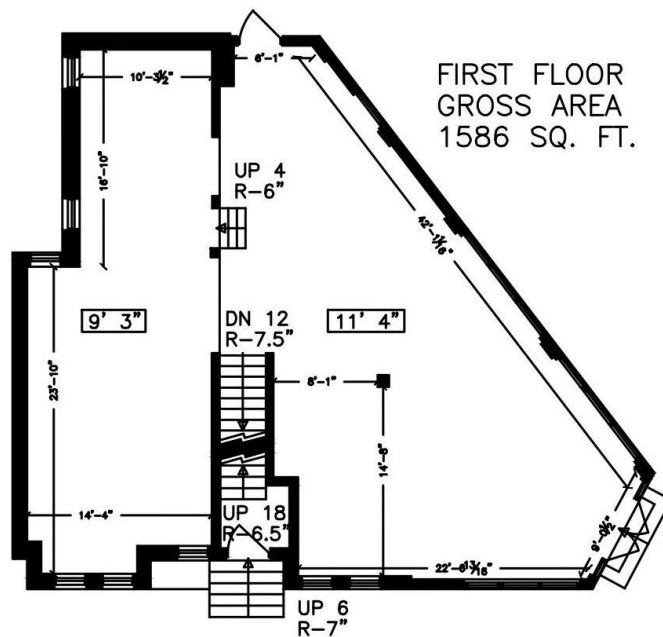
K.P. Gillen & Co. Realty Ltd.

\$5,695,000

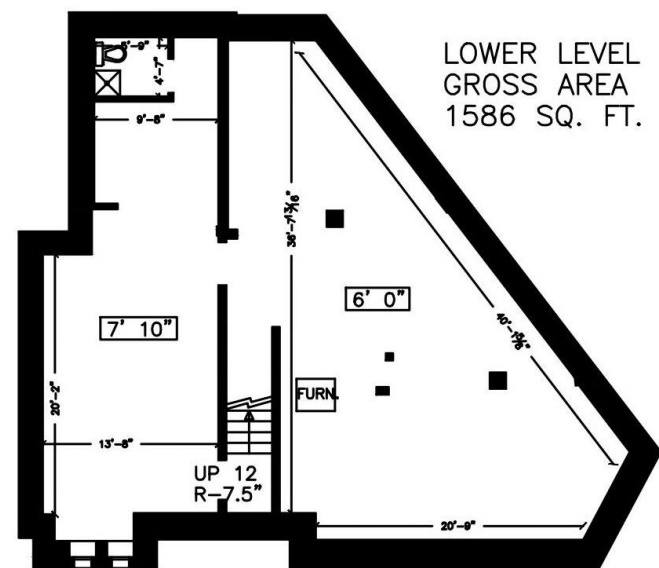
PER *F.E. Merman* O.L.S.
SPEIGHT AND VAN NOSTRAND LIMITED
ONTARIO LAND SURVEYORS
3 CHURCH STREET
TORONTO, ONTARIO
MARCH 26, 1974

113 DAVENPORT ROAD/ 2 BISHOP STREET

First Floor & Lower Level Floor Plans



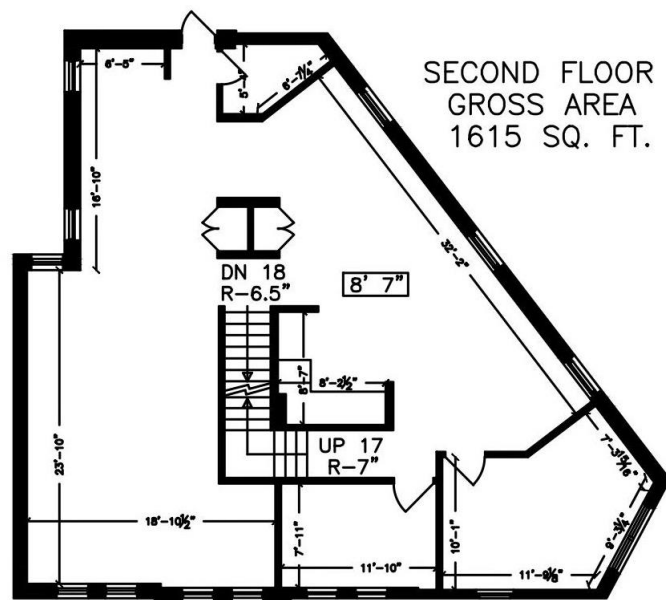
Main Floor Usable Area: 1,474 SF
Note Vertical Penetration to basement
included in usable area exclusive use



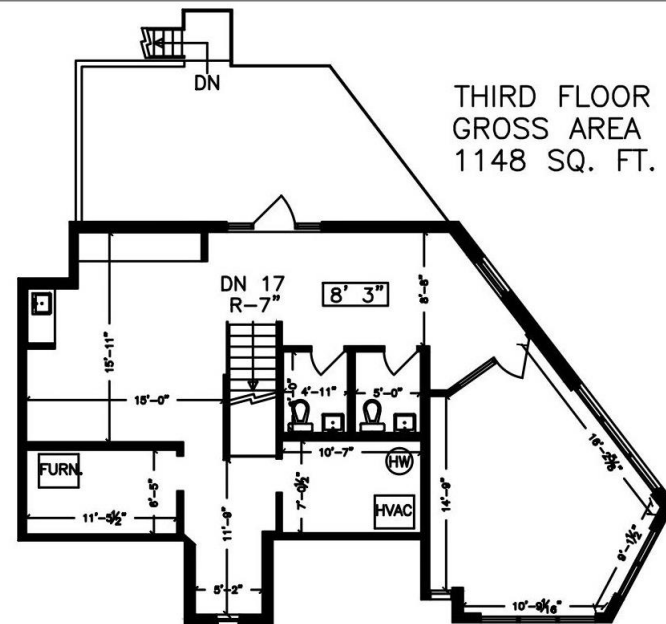
Basement Floor Usable Area: 1,277 SF

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Second & Third Level Floor Plans



2nd Floor Usable Area: 1,471 SF
Note Vertical Penetrations included in
usable area exclusive use



3rd Floor Usable Area: 1,051 SF
Note Vertical Penetrations included in
usable area exclusive use

113 DAVENPORT ROAD/ 2 BISHOP STREET

INCOME & EXPENSE

2019 INCOME

Main Floor Tenant: 5 year lease

1586 sq ft (main floor) @\$45 NET
+ 671 sq ft (lower level) @\$10 NET Expires March 31, 2023
One 5 year option to renew @\$50 psf NET for (main floor) ,
@\$15NET for (lower level)

Annual NET Rent: \$78,080.00

Second & Third Floor

Potential annual NET Rental: \$96,705.00

2018 EXPENSES

Taxes: \$38,245.99

Utilities: \$5,039.90

Insurance: \$4,083.48

Management: \$12,234.95

Repairs & Maintenance: \$3,272.05

Total: \$62,876.37/5935 SF

=\$10.59 PSF

**Please note, Income and Expense Statement is a Blended Broker's Reconstruction. Buyer Agent to Verify All Figures.







