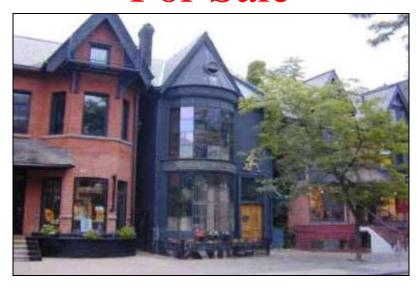
# For Sale



## 13 Hazelton Avenue, Toronto

Strategically located within the first block north of Yorkville Avenue, this handsome detached 4 level commercial/residential building enjoys exceptional street presence and is only steps from the best shopping, gourmet dining and fine hotels that Toronto has to offer.

- Renovations in 1989 included new heating/air conditioning, electrical wiring, & bathrooms
- Elegant Main floor
  Office/Showroom with open
  fireplace
- Luxuriously appointed executive office/residence on 2<sup>nd</sup>/3<sup>rd</sup> level

- 3 car parking at rear
- Approved plans to construct 2500+/- addition included in purchase price.
- An ideal owner/user opportunity.

Offered at \$ 1,150,000.00 CDN by: K.P. Gillen & Co. Realty Ltd., Realtor (416) 964-9460 e-mail: kevin@kpgillen.com

#### **LOCATION:**

**13 Hazelton Avenue** is located on the east side of Hazelton Avenue mid block between Scollard Street and Yorkville Avenue. Parking for 3 cars is provided at the rear of the property accessed by a laneway that runs south from Scollard Street. The subject is located amidst commercial office buildings, luxury residential condominiums and houses, upscale shops and restaurants and world-class hotels.

#### SITE:

Frontage: 20.83 Feet Depth: 100.00 Feet

Site Area: 2083.00 Square Feet (approx.)

#### **ZONING:**

CR T1.5 C1.5 R1.5 Maximum Height; 12 Metres

#### **IMPROVEMENTS:**

G.F.A. – Approximately 3,000 square feet over 4 levels.

#### **HISTORY:**

Originally built in the late 1800's as a residence, the present owner has occupied the property since 1992, shortly after the previous owner had completed an extensive renovation. Improvements include all H.V.A.C., plumbing systems, wiring, most window systems; fire safety along with quality interior finishes throughout. The current owner has been granted permission by the City of Toronto to construct a three-storey extension at the rear of the property that would be similar in size and design to the extension at the rear of 15 Hazelton Avenue.

### POSSESSION: May 1st, 2002 or to be arranged.

#### **OPERATING EXPENSES:**

2001 Realty Taxes: \$8,900.00 **Current Assessed Value**: commercial: \$680,000

Water & Sewer: \$ 217.22 Hydro/ Gas: \$ 3,500.00 Insurance: \$ 1,100.00

The information detailed herein has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd. Assumes no responsibility for the accuracy of the information contained herein.