

For Sale



72 Scollard Street, Toronto

A beautifully renovated 4 level commercial/retail/residential building strategically located in the heart of Toronto's vibrant Yorkville.

- Total interior retrofit in 2002-2003
- Quality interior finishes throughout
- Lots of natural light
- "Kitty-Corner" to the new Yorkville Four Seasons Hotel
- An ideal owner/user opportunity

Offered at \$ 1,595,000.00 CDN

**K.P. Gillen & Co. Realty Ltd., Realtor
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LOCATION:

72 Scollard Street is located 3 properties west of Bay Street on the north side of Scollard, one block north of Yorkville Avenue. It is approximately a 3-minute walk to the Bay Street or Yorkville Subway Stations. The subject is located amidst new luxury condominiums, commercial office buildings, residential houses, upscale shops and boutiques. The finest hotels and restaurants Toronto has to offer are only steps away.

SITE:

Frontage: 16.95 Feet
Depth: 75.67 Feet
Site Area: 1282.60 Sq. Ft (approx.)

ZONING:

CR T2.0 C2.0 R2.0 (maximum building height of 12 metres)

LEGAL DESCRIPTION: Part Lots 64 & 65, Registered Plan 179 (York), City of Toronto.

HISTORY:

Originally built as a residence, an extensive renovation and addition was completed in 2002-2003. Improvements at that time included new H.V.A.C., new plumbing systems, new 200 amp electrical service and distribution wiring, window systems and insulation, bamboo flooring and quality interior finishes throughout.

GROSS FLOOR AREA:

Main Floor: 903 sq. ft.
Second Floor: 903 sq. ft.
Third Floor: 710 sq. ft.
Basement: 903 sq. ft.

Total G.F.A. 3419 sq. ft. (Floor plans available upon request)

2007 EXPENSES:

Gas: 2,302.63
Hydro: 1,426.12
Water/sewage: 537.92
Insurance: 2,459.16
Total: 6,725.83

2007 REALTY TAXES: \$6,438.97 (Current assessed value \$755,000.00)
based on 100% residential use.

*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.*

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PLAN OF SURVEY OF LOTS 64 & 65, PLAN 179-Y City of TORONTO

Scale: 1" = 10'
1979

City of Toronto Urban Development Services Building

PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

JESSE KETCHUM PARK

01 190414

ZONING

O.B.C.

Rm JAN - 4 2002

Fence 0.2' North
0.5' West Chain Link

Fence

Fence 0.3' West
0.2' North

2 STY. BRICK &
CONCRETE BLOCK

No. 78

2 STY.

LOT 64

1 STY. STUCCO

1 STY. STUCCO

2 STY.

2 STY.

2.5 STY.
BRICK & STUCCO

No. 76

2.5 STY.
BRICK & STUCCO

No. 74

2.5 STY.
BRICK & STUCCO

No. 72

66R-8682

LOT 65

PLAN PART

Fence 0.2' East
Wall 0.09' East

Wall 0.04' East

N 74° 00' E

00'

Main Floor



Main Floor Reception



Main Floor facing North



Second Floor facing North



Second Floor facing South



Second Floor looking South



Third Floor



Third Floor Living Area



Third Floor Deck



Third Floor Master



Third Floor Washroom



Lower Level



Lower Level facing North

