



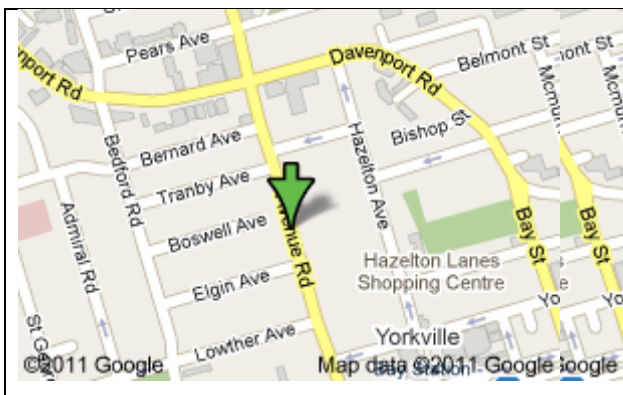
For Sale or Lease 90 Avenue Road, Toronto

A unique opportunity to purchase or lease a freestanding commercial retail landmark building with on-site parking, in the heart of Toronto's dynamic Yorkville .

- ◆ Two level 3400 sq. ft. building
- ◆ Handsome free standing retail opportunity
- ◆ Currently outfitted as licensed restaurant
- ◆ Outdoor patio is licensed for 52 seats
- ◆ An ideal owner/user opportunity.

Offered For Sale at \$ 3,250,000.00
For Lease at \$9,000.00 per month net
by:

K.P. Gillen & Co. Realty Ltd., Brokerage
(416) 964-9460 e-mail: kevin@kpgillen.com



90 Avenue Road is located on the west side of Avenue between Elgin Avenue and Boswell Avenue, opposite Hazelton Lanes. It is approximately a 2-minute walk from the intersection of Yorkville Avenue and Avenue Road.. The subject is located amidst other commercial historic commercial buildings, high- end retail and service shops, luxury residential homes and condominiums and is only steps from Toronto's finest hotels and restaurants.

SITE:

Frontage:	44.41 Feet
Depth:	128.42 Feet
Site Area:	5,703.13 Square Feet (approx.)

LEGAL DESCRIPTION:

PT LT 3 W/S Avenue Road PL 289 Toronto as in CT183595; City of Toronto

ZONING: CR T1.5 C1.0 R1.0 / **HEIGHT LIMIT: 12.0 meters**

(permitting mixed commercial retail showroom, restaurants, studio and office space as well as residential use up to 1.5 x the lot area)

IMPROVEMENTS:

Originally built as a residence in 1884, the property was subsequently converted to commercial use has more recently been home to several fine dining restaurants include Auberge Gavroche and Boba Restaurant.

OPERATING EXPENSES:

The Realty Tax for 2010:	\$ 46,463.33
The Realty Tax for 2011:	\$ 48,786.50 (this is an estimate based on 2010 + 5% increase)
Building Insurance for 2011:	\$ 3070.97 / year

(Estimated Electricity and Gas expense is approximately \$2000.00 per month.)

Note: Property is listed jointly with Chestnut Park Real Estate Limited, Brokerage, Att: Jimmy Molloy

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



VIKASPA

80

RETAIL
GILLEN
904-9441

GUCCI

ZIN





Municipal Licensing & Standards



1352349

TYPE OF BUSINESS: EATING ESTABLISHMENT

LICENCE FOR: VICTUALLING

THIS LICENCE MUST BE POSTED IN A CONSPICUOUS PLACE

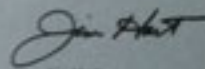
Licence No.: B71-3955741

Issue Date: 22-SEP-2010

Expiry Date: 05-AUG-2011

Issued To: 1765323 ONTARIO INC
O/A ZIN RESTAURANT
90 AVENUE RD
TORONTO, ON M5R 2H2

Conditions: SEATING CAPACITY OVER 40


Jim Hart
Executive Director

ISSUED PURSUANT TO AND SUBJECT TO THE PROVISIONS OF CHAPTER 545
OF THE CITY OF TORONTO MUNICIPAL CODE





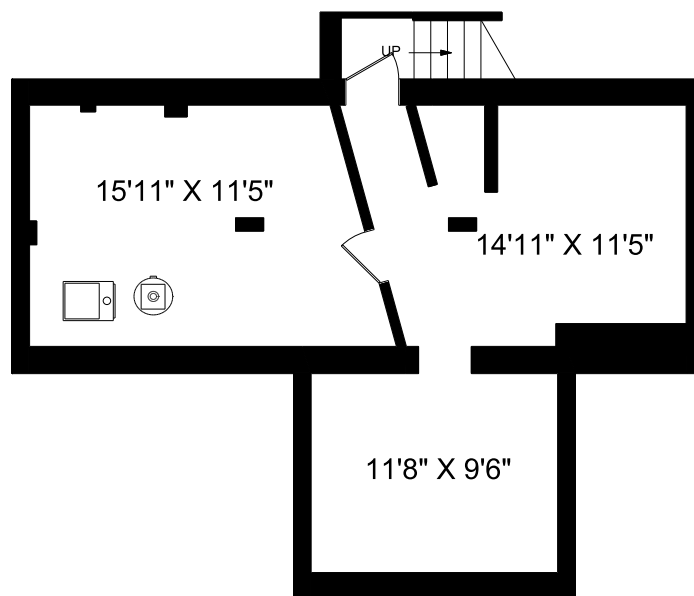







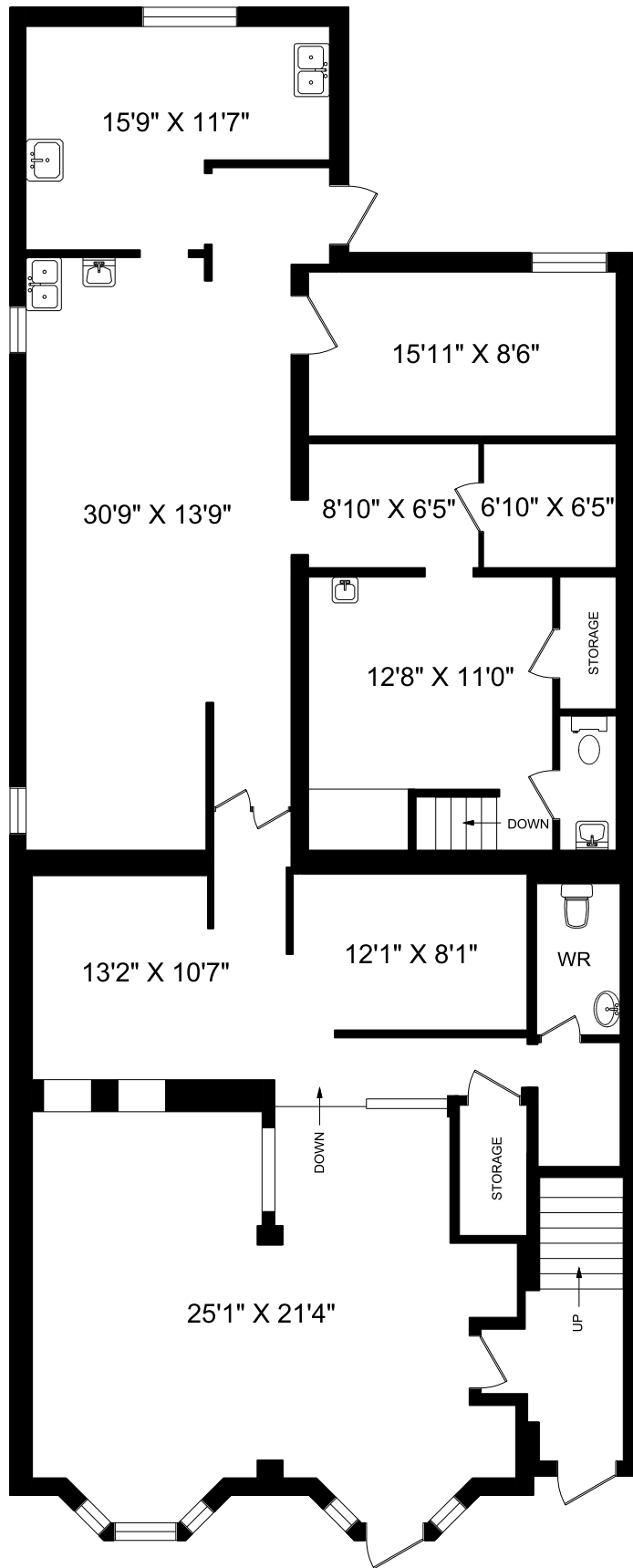






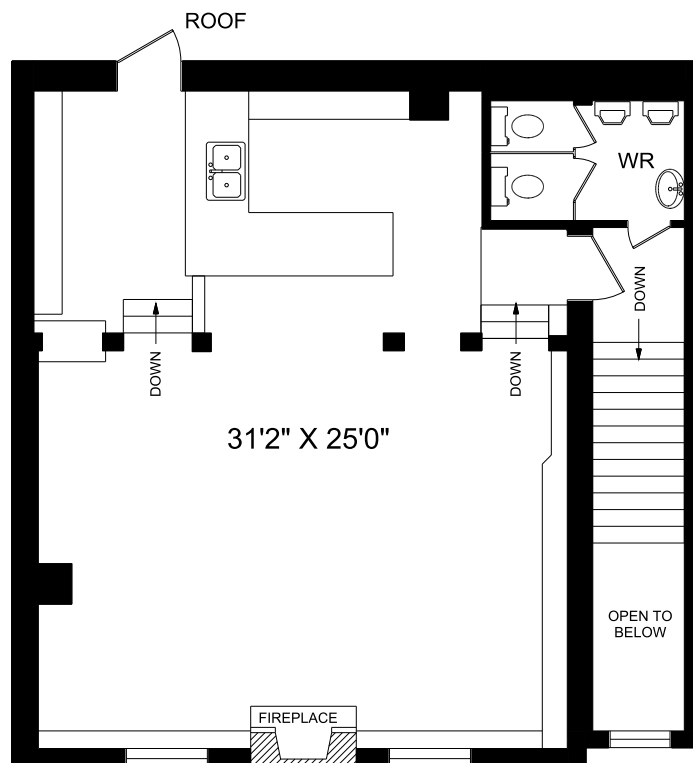






BUILDING NAME: ZIN RESTAURANT	FLOOR: BASEMENT	LOCATION PLAN: DAVENPORT RD	MEASURED ACCORDING TO THE PROVISIONS OF THE STANDARD METHODS OF MEASUREMENT RETAIL BUILDINGS (2010) 	LAST UPDATE APRIL 13, 2011
ADDRESS: 90 AVENUE ROAD TORONTO, ON	GROSS LEASABLE AREA: 623 SQ.FT.			DATE CREATED APRIL 13, 2011
K.P. GILLEN & COMPANY 40 SCOLLARD ST TORONTO, ON	MEZZANINE: (INCLUDED IN GROSS LEASABLE AREA) N/A	BLOOR ST W		PREPARED BY PLANIT MEASURING® 1-800-933-5136 WWW.PLANITMEASURING.COM MISSISSAUGA, ONTARIO 



BUILDING NAME: ZIN RESTAURANT	FLOOR: MAIN FLOOR	LOCATION PLAN:		MEASURED ACCORDING TO THE PROVISIONS OF THE STANDARD METHODS OF MEASUREMENT RETAIL BUILDINGS (2010) 	LAST UPDATE APRIL 13, 2011
ADDRESS: 90 AVENUE ROAD TORONTO, ON	GROSS LEASABLE AREA: 2,362 SQ.FT.	DAVENPORT RD			DATE CREATED APRIL 13, 2011
		 DAVENPORT RD AVENUE RD			PREPARED BY PLANIT MEASURING® 1-800-933-5136 WWW.PLANITMEASURING.COM MISSISSAUGA, ONTARIO
K.P. GILLEN & COMPANY 40 SCOLLARD ST TORONTO, ON	MEZZANINE: (INCLUDED IN GROSS LEASABLE AREA) N/A	BLOOR ST W			



BUILDING NAME: ZIN RESTAURANT	FLOOR: SECOND FLOOR	LOCATION PLAN:		MEASURED ACCORDING TO THE PROVISIONS OF THE STANDARD METHODS OF MEASUREMENT RETAIL BUILDINGS (2010) 	LAST UPDATE APRIL 13, 2011
ADDRESS: 90 AVENUE ROAD TORONTO, ON	GROSS LEASABLE AREA: 1,041 SQ.FT.	DAVENPORT RD			DATE CREATED APRIL 13, 2011
			AVENUE RD		PREPARED BY PLANIT MEASURING® 1-800-933-5136 WWW.PLANITMEASURING.COM MISSISSAUGA, ONTARIO
K.P. GILLEN & COMPANY 40 SCOLLARD ST TORONTO, ON	MEZZANINE: (INCLUDED IN GROSS LEASABLE AREA) N/A	BLOOR ST W		