

PROPERTY OVERVIEW

Retail with Apartment above
 Commercial Row, Flush to sidewalk
 Brick and block
 2 Storey
 3 Bedrooms
 2.5 Bathrooms
 Unfinished basement (moist)
 Year Built: 1910
 Full Renovation: c1980
 Permits: None open
 Lot: 12.5 x 92.00 feet

Site Area: 1,150SF
 Taxes: \$8,688.60 (2025)
 HWT: Owned
 ARN 190407335001800
 PIN 210720142
 Zone: CR2.5(c2;r2*2223)
 Survey: {attempting to source}
 Legal Desc: PT LT 2 PL 374 RIVERDALE AS IN
 CT388826; CITY OF TORONTO

IMPROVEMENT SUMMARY

2022 Commercial unit: New floor in back, new paint, replaced damaged ceiling tiles, front facade, installation of new toilet and laundry basin in basement.

2008 The roofing was replaced and there are currently no signs of roof leakage.

2006 to 2015: second floor renos included changing kitchen fixtures, some bathroom fixtures, paint, replaced/ removed all knob and tube wiring

1990s: existing main floor kitchen removed and commercial space extended throughout the building

1980s: front facade rebuilt; 2-storey addition built at rear of building with architectural plans and permits.

Disclosure: Basement moisture evident

TENANCY OVERVIEW**COMMERCIAL UNIT**

Vacant, typically triple net lease

Additional Rent is calculated based on 2/3 of all utilities (gas, hydro, water/waste), property tax, and insurance

Two large signs, plus one overhanging the sidewalk.

The first floor is heated with electric base board heaters.

RESIDENTIAL APARTMENT

\$1,345/m month to month

Same tenant for 10 years.

Heated with a combination of boiler/rads and electric baseboard heaters.

COMMERCIAL UNIT DETAILS

MAIN FLOOR& UNFINISHED BASEMENT

891 Sq Ft + ~750 Sq Ft”

- 1 Washroom main floor
- Half Bath Basement
- Retail Storefront
- Rear Private Courtyard
- Broadview Ave. Facing East

MAIN RETAIL SPACE

3.34 m x 16.56 m

- Full glass retail entrance
- New tile exterior surround
- Ceramic tile flooring and baseboard
- Updated baseboard heaters
- Stairway entrance to basement
- Emergency side exit
- Side windows
- Drop ceiling and fluorescent lighting

WASHROOMW/ STORAGE

1.25 m x 3.33 m

- Two piece washroom with storage space

REAR OFFICE

2.40 m x 2.76 m

- Exit to rear courtyard
- Locking door
- Vinyl flooring
- Baseboard heater
- West facing window with security bars

COURTYARD

4.19 m x 3.68 m

- Interlocking brick
- Wood fence
- Overlooks rear parking lot and city skyline
- Totally private and exclusive
- No deliveries through rear

BASEMENT

- Full length of building
- Totally unfinished and quite raw in places
- Evidence of moisture
- One piece washroom
- Laundry sink
- Over 6 foot ceiling height



UPPER RESIDENTIAL UNIT DETAILS

Separate Entrance, glass front door

Hallway has large recessed storage area

Ceiling Height throughout 2.548 m

FRONTBEDROOM/OFFICE

3.25 m x 3.45 m

- Laminate flooring
- Large picture window
- Radiant heating
- Ceiling light fixture
- Heritage electric fireplace with mantle and tile (presume non-functional)

LIVING ROOM

4.79 m x 3.46 m

- Irregular shape
- Includes arched extension
- Main entrance from stairwell
- Laminate flooring
- Covered south facing window
- Stucco ceiling
- Ceiling fan

MIDDLE SECOND BEDROOM

2.55 m x 3.43 m

- Closet
- Angle wall with window
- Laminate flooring
- Wall sconce

FAMILY WASHROOM

1.80 m x 2.31 m

- Tile floor
- Vanity
- Tub/shower with tile walls surround
- Tile wainscoting
- Ceiling fan
- Ceiling light
- North facing window

KITCHEN

2.76 m x 2.67 m

- Small range
- Hood ,vented outside
- New fridge
- Vinyl flooring
- Double sink

REAR THIRD BEDROOM

2.36 m x 5.23 m

- West facing window with city view
- Double closet
- Laminate flooring
- Double ceiling lights