

	411 Keele St Toronto Ontario M6P 2K9 Toronto W02 Junction Area Toronto SPIS: N Taxes: \$14,220.00 / 2021 / T.M.I. Legal:	List: \$1,575.00 Month For: Lease Last Status: New DOM: 33
	Commercial/Retail Service Service Related Com Cndo Fee: Dir/Cross St: Keele St Just North Of Dundas	Occup: Owner Freestanding: N SPIS: N Lse Term Mnths: 36/ 60 Holdover: 90 Franchise:

MLS#: W5428454 **Contact After Exp: N**
Possession Remarks: Immediate
PIN#: _____ ARN#: _____

Total Area: 665 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 665 Sq Ft Apx Age: 6-15 Volts: Amps: Zoning: Commerical Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Elec Forced Air Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 1 Water: Municipal Water Supply: Sewers: Sanitary A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: N Elevator: None UFFI: No Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Public Transit
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Bus/Bldg Name: Actual/Estimated: Est Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: Wonderful Flex Space For Lease In The Junction At The Base Of Two Condo Towers With Over 300 Condo Units. Features Include High-End Finishes, Hardwood Floors, Tall Ceilings, Great Main Street Exposure, Plus So Much More. Located In The Dundas & Keele Area, Right In The Heart Of The Junction - One Of Toronto's Most Vibrant Communities With Great Restaurants, Pubs, Shops, And A Wonderful Supporting Residential Community.

Extras: Ideal Space For A Hair Salon Or Barber Shop, Retail, Office, Medical Uses, Etc. This Space Can Be Combined With An Adjoining Unit If Needed.

Brkage Remks: Schedule B & C, Application, Credit Report & Photo Id Of Principal To Accompany Offer. Please Use Long Form Lease. Damage Deposit Required. Utilities Included In T M I Except For Water. Lease Escalation After First Year. Please Allow Advance Notice For All Showings.

RE/MAX WEST REALTY INC., BROKERAGE Ph: 416-769-1616 Fax: 000-000-0000
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