

CHISVIN GROUP<sup>real
estate</sup>

Real
REALTY

WE SELL REAL ESTATE.

PSR

BROKERAGE

378 FAIRLAWN AVE

NORTH YORK, ON





378

THE AGENCY

CREATIVE
AGENCIES
LIVE HERE

NO PARKING
ANY TIME

30

4-2-1
CC-015





PROPERTY DETAILS

Upper prime location. 378 Fairlawn Ave offers an exceptional opportunity to own a free-standing mixed commercial/office/residential building in the heart of Avenue/Lawrence. Incredible 50' x 152' lot with 8 private parking in the rear and 1 visitor parking in the front. Meticulously designed and built by Creative Avenues. Luxurious finishes. Elevator to all floors. Amazing location. Walk to shops and restaurants.

LIST PRICE

- \$7,999,000

TYPE

- Commercial / Office / Residential

AREA

- Bedford Park-Nortown
- Avenue Rd & Fairlawn Ave

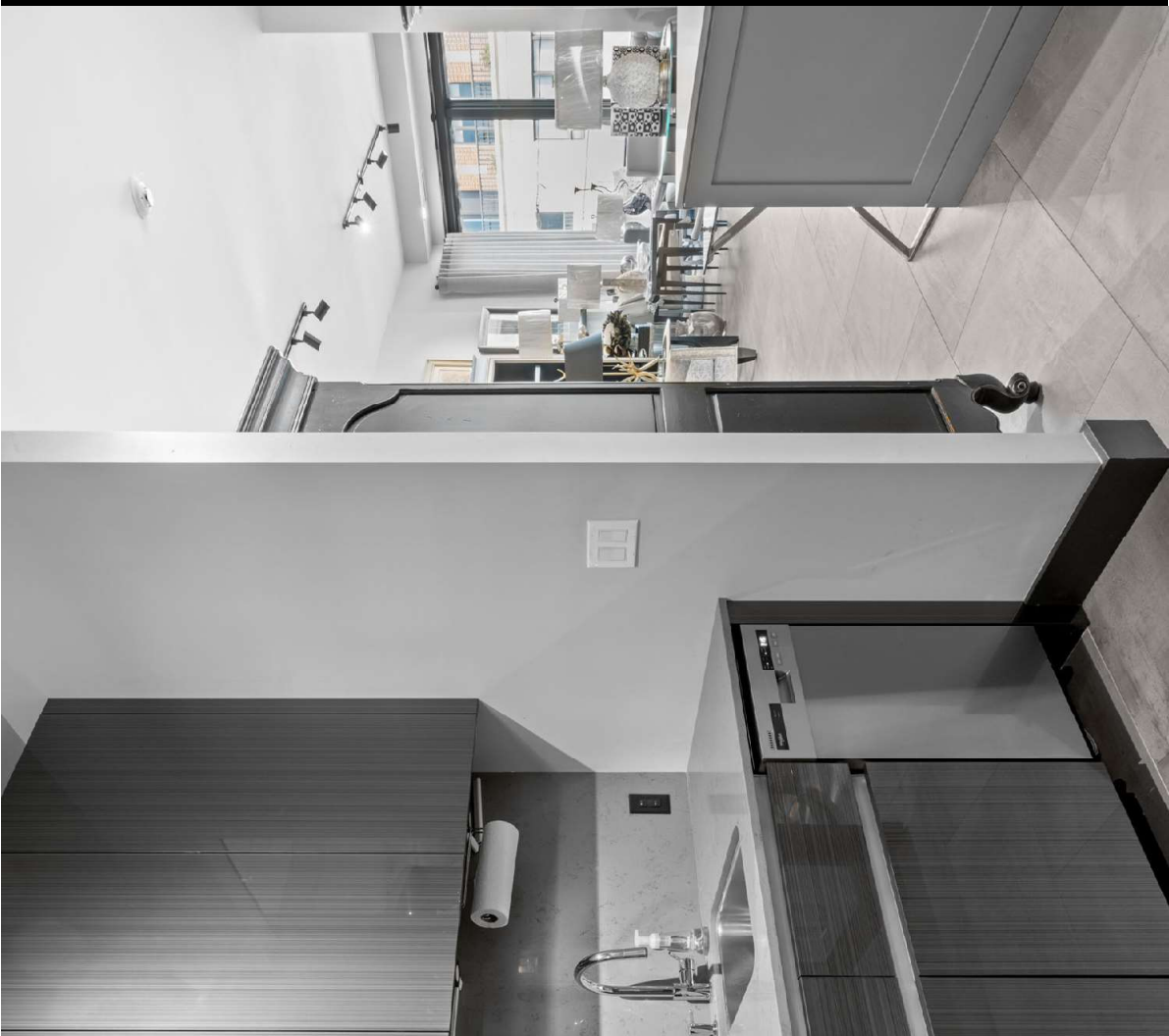
INCOME

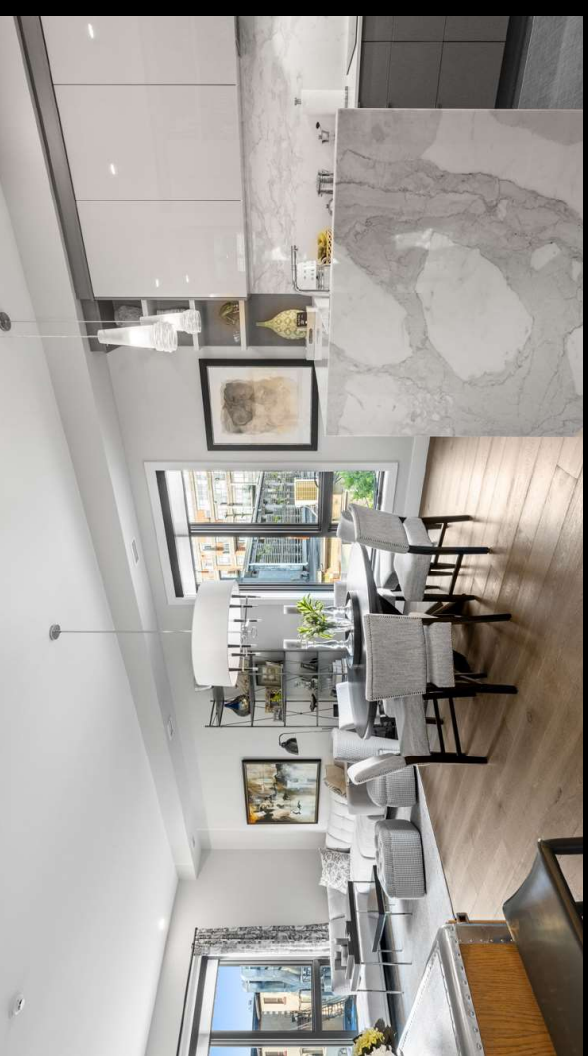
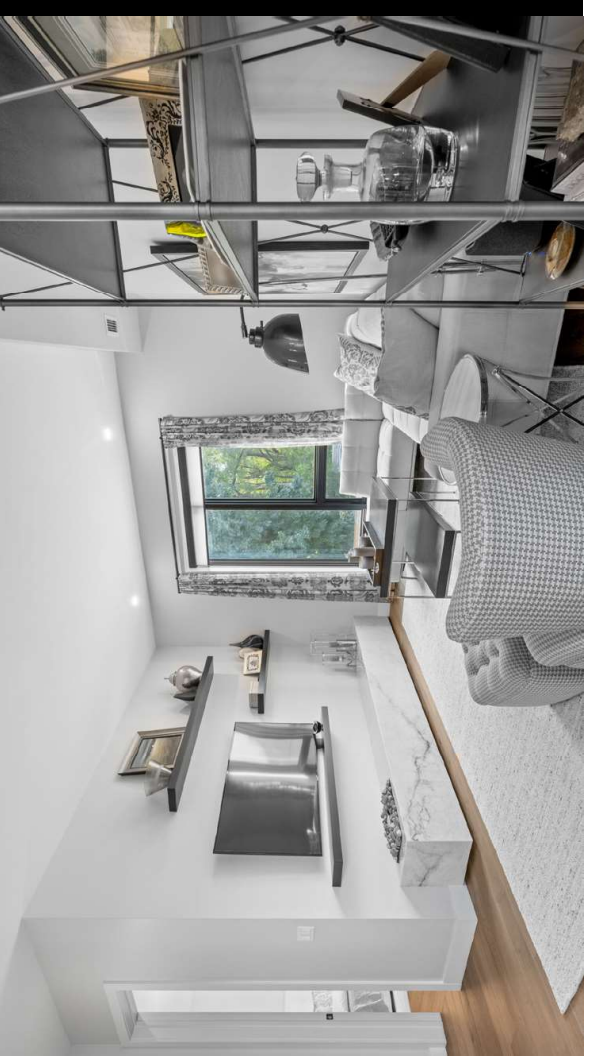
TENANT	RENT ROLL MONTHLY	RENT ROLL YEARLY (+HST)
MAIN FLOOR COMMERCIAL LEASE - THE AGENCY TMI INCLUDED	\$9,353.10	\$112,237.20
SECOND FLOOR - OFFICE APT 1 TMI INCLUDED	\$7,000.00	\$84,000.00
SECOND FLOOR - RESIDENTIAL APT 2	\$3,000.00	\$36,000.00
THIRD FLOOR - RESIDENTIAL APT 3	\$9,000.00	\$108,000.00
LOWER LEVEL - RESIDENTIAL APT L	\$2,700.00	\$32,400.00
LOWER LEVEL - STORAGE ROOM	\$1,100.00	\$13,200.00
Total	\$32,153.10	\$385,837.20

OPERATING EXPENSES	
REPAIRS AND MAINTENANCE	\$20,000.00
BUILDING INSURANCE	\$9,073.00
PROPERTY TAX	\$46,408.00
UTILITIES	\$4,242.00
Total	\$79,723.00

EXPENSE



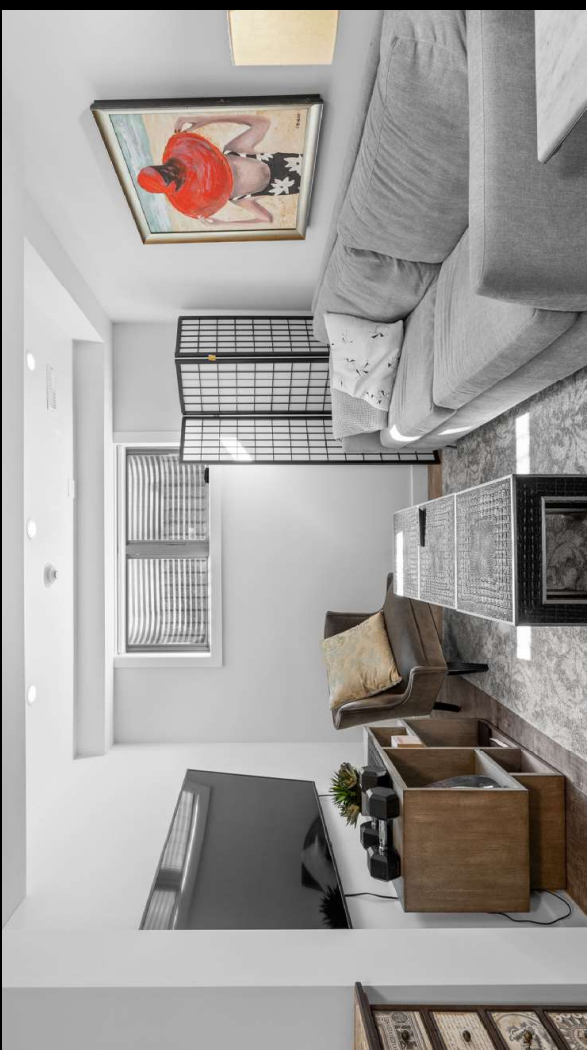


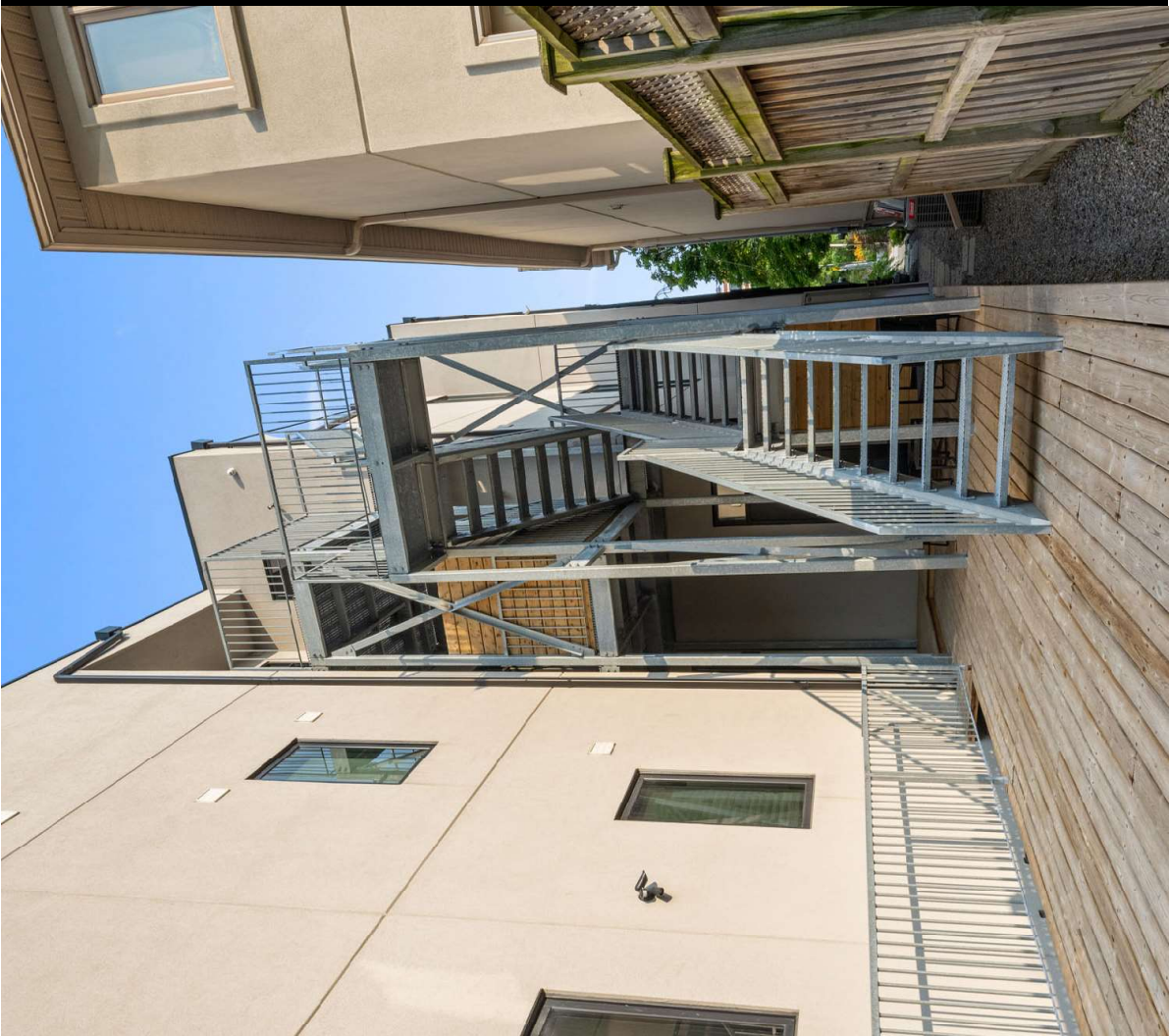














It's about you.
Your story. Your needs.

Who you are and who you want to become,
and how I can help you get there.

WE SELL REAL ESTATE

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