



**2839 Bathurst St**  
**Toronto Ontario M6B3A4**  
 Toronto C04 Bedford Park-Nortown Toronto 109-17-J  
**SPIS: N** **For: Sale**  
**Taxes: \$15,128.86 / 2022 / Annual** **Last Status: New**  
**Legal: Part Lot 36, Plan 1564** **DOM: 70**

Store W/Apt/Office **Occup: Tenant** **Lse Term Mnths: /**  
 Store With Apt/Office **Freestanding: N** **SPIS: N** **Holdover: 180**  
**Franchise:**  
**Com Cndo Fee:**  
**Dir/Cross St: Bathurst And Glencairn**

**MLS#: C5698816** **Sellers: The Estate Of Dora Silverman** **Contact After Exp: N**

**Possession Date: 9/15/2022** **Possession Remarks: 60-90 Days**

**PIN#: 101920163**

**ARN#: 190806113002300**

<b>Total Area:</b> 2,900 Sq Ft	<b>Survey:</b>	<b>Soil Test:</b>
<b>Ofc/Apt Area:</b> 1,450 Sq Ft	<b>Lot/Bldg/Unit/Dim:</b> 20.83 x 138.64	<b>Out Storage:</b>
<b>Indust Area:</b>	Feet Building	<b>Rail:</b>
<b>Retail Area:</b> 1,450 Sq Ft	<b>Lot Irreg:</b> Irregular	<b>Crane:</b>
<b>Apx Age:</b>	<b>Bay Size:</b>	<b>Basement:</b> Y
<b>Volts:</b>	<b>%Bldg:</b>	<b>Elevator:</b>
<b>Amps:</b>	<b>Washrooms:</b> 3	<b>UFFI:</b>
<b>Zoning:</b> Commercial	<b>Water:</b> Municipal	<b>Assessment:</b>
<b>Truck Level:</b>	<b>Water Supply:</b>	<b>Chattels:</b>
<b>Grade Level:</b>	<b>Sewers:</b>	<b>LLBO:</b>
<b>Drive-In:</b>	<b>A/C:</b> Part	<b>Days Open:</b>
<b>Double Man:</b>	<b>Utilities:</b> Y	<b>Hours Open:</b>
<b>Clear Height:</b>	<b>Garage Type:</b> Plaza	<b>Employees:</b>
<b>Sprinklers:</b> N	<b>Park Spaces:</b> 4 #Trl Spc:	<b>Seats:</b>
<b>Heat:</b> Gas Hot Water	<b>Energy Cert:</b>	<b>Area Infl:</b> Public Transit
<b>Phys Hdcp-Eqp:</b>	<b>Cert Level:</b>	
	<b>GreenPIS:</b>	

<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Stmt:</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>% Rent:</b>

**Client Remks:** \* Store With 2 Apartments \* Full Finished Basement For Retail Store \* Retail Store And Two 2-Bedroom Apartments On 2nd Floor \* All Tenants Month To Month \* Separate Meters For Hydro \* 4 Parking Spots (2 In Front Of Retail Store) \* Busy Bathurst Location North Of Glencairn \* Great Investment Property \*

**Extras:** \* Parking Lot Repaved (2021) \* Roof Replaced (2017) \* Newer Boiler \*

**Brkage Remks:** \* Showings Monday - Friday (10:00 - 4:00 Pm) \* 24 Hours Notice On All Showings \*

SUTTON GROUP-ADMIRAL REALTY INC., BROKERAGE **Ph: 416-739-7200** **Fax: 416-739-9367**

1206 Centre Street Thornhill L4J3M9

MARVIN NEWMAN, Broker 647-891-3336

**Appt: T.L.B.O.**

**Contract Date: 7/13/2022**

**Condition:**

**Ad: N**

**Expiry Date: 10/31/2022**

**Cond Expiry:**

**Escape:**

**Last Update: 9/21/2022**

**CB Comm: 2% + Hst**

**Original: \$1,780,000.00**