

**Fully Leased**

## Office Condominium For Sale

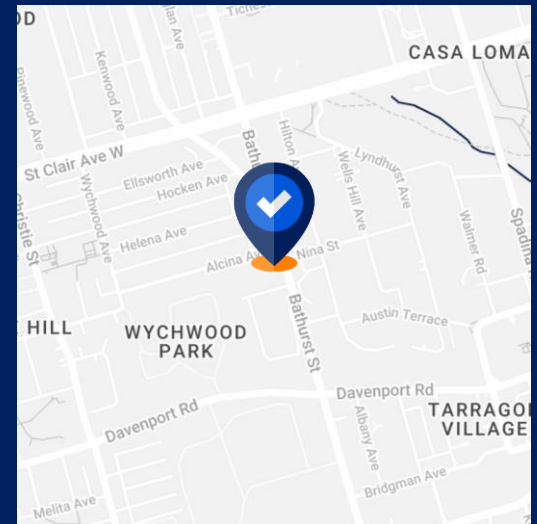
**VTB Mortgage is available to qualified Buyers!**

### Space Profile

<b>Premises</b>	Unit 102 & 202
<b>Total Area</b>	1,311 SF
<b>Offered At</b>	\$649,900 (For Both Units and 1 Parking Stall)
<b>Annual Operating Costs</b>	Realty Taxes \$4801.27 per year Toronto Hydro \$1084.99 per year Condo Fees \$9783.36 per year Common Utilities \$1624.74 per year
<b>Available</b>	30 – 60 Days

### Features

- Excellent, convenient location at Bathurst and St. Clair within close proximity to public transit.
- 1st And 2nd Floor Units Totaling 1311 Square Feet.
- 1 Parking Stall.
- Suite #102 Has Open Workspace And Kitchen, 2 Washrooms, Direct Access To Street.
- Suite #202 Has Reception, 3 Offices, And Washroom.
- Currently Fully Leased and Great Opportunity for Investor or Vacant Possession for a Portion of the Premises for Owner/Investor/User.



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**Suite 102**



**Suite 202**



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## Suite 102



## Suite 202



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