

INVESTMENT OPPORTUNITY

1966 & 1966 ½ Queen Street East
Toronto, Ontario

For Sale



Investment Summary

Asking Price:	\$1,888,000.00
Property Taxes:	\$13,000.00 (2010)
Cap Rate:	6%
Lot Size:	30' x 150' (Approximate)
Seller:	Buckingham Properties Inc.
NOI	\$110,000.00
Financing:	Treat As Clear
Parking:	Rear – 6 Spaces

Property Highlights:

- In the heart of the Beaches on Queen Street East just east of Kenilworth Avenue
- Two retail stores plus two 2-bedroom apartments; Fully Leased
- Parking in rear for 6 cars
- Retail pays \$8,000.00 per month GROSS; Residential pays \$2,935.00 per month GROSS/ Annual NET income approximately \$115,000.00
- Potential to improve property and add income

Rent Roll:

<u>Tenant</u>	<u>Gross Rent</u>		<u>Lease Expiry</u>	<u>Renewal</u>
	<u>Per Month</u>	<u>Annual</u>		
Papa Sol	\$ 4,000.00	\$48,000	April, 2015	1 X 5 Yrs
Potala Gifts	\$ 4,000.00	\$ 48,000	April, 2011	1 x 5 Yrs
Residential	\$ 2,935.00	\$ 35,220	Month to Month	
Totals	<u>\$10,935.00</u>	<u>\$131,220.00</u>		

FOR FURTHER INFORMATION PLEASE CONTACT:

HERMAN WOOD

Vice President, Commercial Services

KALLES COMMERCIAL

HARVEY KALLES REAL ESTATE LTD., BROKERAGE

532 EGLINTON AVENUE WEST, 2ND FLOOR

TORONTO, ONTARIO M5N 2B4

TEL: (416) 916-8629 FAX: (416) 916-8629

E-MAIL: hdwood@idirect.com

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