

1919 Lawrence Ave E, Toronto

FOR SALE



Commercial Investment Property With Tremendous Upside Potential. Freestanding, Well Maintained Fully Leased Office Building. Main Floor Becoming Available Shortly. Ideal For Bank, Financial, Many Uses. Drive Through Accessibility. All Long Term Tenants . 26 Parking Spaces On Site Plus 53 Rented Spaces. It Is Well Located On The South Side Of Lawrence Ave. E., East of Woodbine. Traffic Signal Allows Easy Access To Property.

Presented by:

Nora Akhbari, Broker

Dir: (416) 277-6668

www.soldbynora.com

soldbynora@gmail.com

RE/MAX

*Realtron Realty Inc., Brokerage**

Bus: (416) 222-8600

Harvey Adelman, Broker

Dir: (416) 818-8823

Disclaimer

This document has been prepared by Remax Realtron for advertising and general information only. Remax Realtron makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Remax Realtron excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Remax Realtron is a worldwide affiliation of independently owned and operated companies.

1919 Lawrence Ave E, Toronto

FOR SALE



1919 Lawrence Ave E, Toronto

FOR SALE

Expenses

+

Property Tax	\$73,873	2018
Utilities	\$63,345	2017
Parking lot rent	\$17,183	2017
Repairs and maintenance	\$20,901	2017
Janitor and security	\$16,627	2017
Office	\$3,492	2017
Snow removal	\$7,011	2017
Insurance	\$15,983	2017
Management	\$14,556	2017
Total expenses	\$23,1978	2017

Income

Gross Income 2017	\$40,435 Monthly	\$485,220 Annual
Net Operating Income		\$226,000

Cap Rate 3.2%

Nora Akhbari, Broker
Dir: (416) 277-6668
www.soldbynora.com
soldbynora@gmail.com

RE/MAX

Realtron Realty Inc., Brokerage*
Bus: (416) 222-8600

Harvey Adelman, Broker
Dir: (416) 818-8823