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:

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RF/MAX

Realtron Realty Inc., Brokerage*

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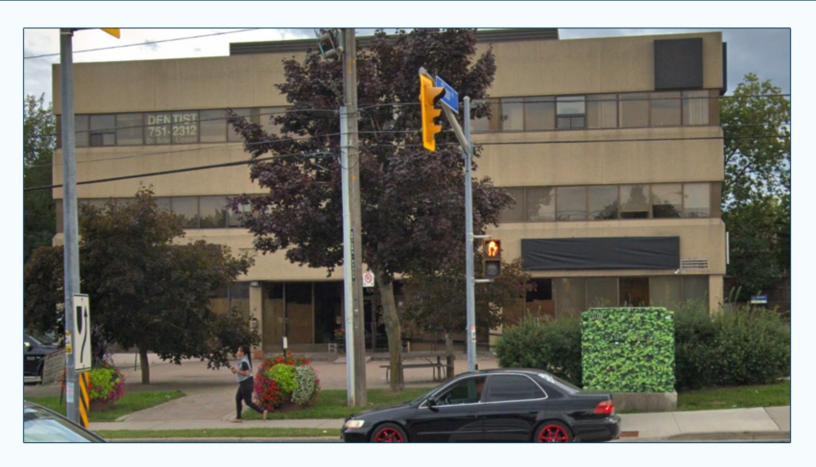
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Expenses

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Property Tax	\$73,873	2018	
Utilities	\$63,345	2017	
Parking lot rent	\$17,183	2017	
Repairs and militance	\$20,901	2017	
Janitor and security	\$16,627	2017	
Office	\$3492	2017	
Snow removal	\$7011	2017	
Insurance	\$15,983	2017	
Management	\$14,556	2017	
Total	\$23,1978	2017	
expenses			

Income

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

Cap Rate 3.2%

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