


**Prepared by JAMES R. TASCA, Salesperson
KELLER WILLIAMS REAL ESTATE ASSOCIATES, BROKERAGE**

7145 West Credit Ave B#1U101, Mississauga, ON L5N6J7

905-812-8123

12/2/2009 7:21:43 PM

	666 Manning Ave		List: \$500,000 For Sale
	Toronto, Ontario M6G2W4 Dist: C02		Map: 115-17-Q Sale
	Dir/Cross St: Bloor And Christie		DOM: 4 Last Status: New
Pt Reservation PI 219 Toronto; Pt Lt 23 PI 361		Taxes: \$9,028.05/2009/Annual	
Commercial/Retail		Lease Term:	
Retail	Freestanding: N	Holdover:	90
Possession: Tbd	Occup: Vacant	SPIS:	N
Commercial Condo Fees:		Franchise:	N
MLS#: C1750408 Seller: Seung Gon Lee & Jung Gu Lee Contact After Exp: N			
PIN#: 212560591			
Total Area: 1,100 Sq Ft	Survey:	Rec Centre	
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 23X33 Feet Building	Subways	
Indust Area:	Lot Irreg:	Soil Test:	
Retail Area: 1,100 Sq Ft	Crane:	Outside Storage:	
Apx Age:	Bay Size:	Rail:	
Volts:	%Bldg:	Basement: Y	
Amps: 200	Washrooms: 2	Elevator: None	
Zoning: Mcr - Mixed Commercial Residential	Water: Municipal	UFFI:	
Truck Level:	Water Supply:	Assessment: 504000,2008	
Grade Level:	Sewers:	Chattels: Y	
Drive-In:	A/C: Y	LLBO: Y	
Double Man:	Utilities: Y	Days Open: 7	
Clear Height: 9'	Garage Type: Pay	Hours Open:	
Sprinklers: Part	Park Spaces: #Trl Spc:	Employees: 3	
Heat: Gas Forced Air Closd		Seats: 96	
Bus/Bldg Name:	For Year:	Financial Statement: N	
Actual/Estimated:			
Taxes:	Heat:	Gross Inc/Sales:	Est Value Inv At Cost:
Insur:	Hydro:	- Vacancy Allow:	Com Area Upcharge:
Mgmt:	Water:	- Operating Exp:	Percentage Rent:
Maint:	Other:	= Net Income B4 Debt:	
Remarks For Clients: Great Opportunity With Rare Retail Bldg Prev. Used As A Bar/Restaurant With Liquor Licence In The Heart Of North West Annex! Seats 50 People In Bldg + 46 On Huge Outdoor Patio, Totalling 96 Delighted Patrons :)! Ever Dreamed Of Owning Your Own Successful Business? Too Many Improvements To List Inc: Elect. Panel ['07], Plumbing ['07], Roof ['06], A/C ['05], Maint Free Thermal Windows & Doors; Welcoming Terra Cotta Ceramic Floors, 2 Walk-In Coolers; Modernized			
Extras: Wash Rooms, Mirrored Walls, Friendly Oak Bar, Useful Restaurant Equip. & More! Bring Your Creative Imagination. Seller Willing To Assist With Preferential Seller Take Back Financing! Call Listing Agents For Details Today. Great Value.			
Remarks for Brokerages: Please Email Or Fax All Offers With Min. 24 Hr. Irrevocable Per Sellers. Lockbox For Easy Seamless Showings. Thanks For Viewing. Disclosure: Seller Is Related To William Jun (Co-Listing Salesrepresentative). Please Include Disclosure Form With Offers (Fax Attachment).			
Mortgage Comments:			
KELLER WILLIAMS REAL ESTATE ASSOCIATES, BROKERAGE 905-812-8123 Fax: 905-812-8155			
7145 West Credit Ave B1 #201, Mississauga L5N6J7			
WILLIAM JUN, Salesperson 416-509-4999			
PETER MAZZUCHIN, Broker 416-402-6217			
Contract Date: 11/28/2009	Condition:	Appts:	
Expiry Date: 3/31/2010	Cond Expiry:	Ad:	N
Last Update: 12/2/2009	CB Comm: 2.5%	Escape:	
		Original \$:	\$500,000