

	38 Crockford Blvd		List: \$1,179,000.00 For Sale
	Toronto Ontario M1R 3C2		
Toronto E04 Wexford-Maryvale Toronto 110-29-K			
SPIS: N		For: Sale	
Taxes: \$19,476.30 / 2019 / Annual		Last Status: New	
Legal:		DOM: 3	
Office		Freestanding: Y	Lse Term Months: /
Office		SPIS: N	
Comm Condo Fee:		Franchise:	
Possession Remarks: Tbd			

MLS#: E4563715 PIN#:

Total Area: 5,314 Sq Ft	Survey:	Prop Feat:
Ofc/Apt Area: 4,464 Sq Ft	Lot/Bldg/Unit/Dim: 96.5 x 135 Feet Lot	Soil Test:
Indust Area: 850 Sq Ft	Lot Irreg:	Out Storage: Y
Retail Area:	Bay Size:	Rail: N
Apx Age:	%Bldg:	Crane:
Volts:	Washrooms: 5	Basement: N
Amps:	Water: Municipal	Elevator: None
Zoning: Employment Industrial	Water Supply:	UFFI:
Truck Level:	Sewers:	Assessment:
Grade Level:	A/C: Y	Chattels:
Drive-In: 1: 11' x 12'	Utilities: Y	LLBO:
Double Man:	Garage Type: In/Out	Days Open:
Clear Height:	Park Spaces: 25 #Trl Spc:	Hours Open:
Sprinklers: N		Employees:
Heat: Gas Forced Air Clod		Seats:
Phys Hdp-Eqp:		

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks: This 5300 Sq Ft Commercial Space Is Full Of Versatile Potential! Currently Housing 10 Offices, 5 Bathrooms, A Large Boardroom, Well-Equipped Kitchen And Vast Garage Space, As Well As Multiple Storage Spaces. Ample Parking Both In Front And Behind The Building And Professionally Landscaped Frontage Makes This Ideal For Professional Offices. Alternately, The Interior Can Be Adjusted To Suit Your Needs. Great Location Close To Major Roadways! Must See!

Extras: Was Previously Leased For \$12.00 Per Sq Ft + \$5.66 Tmi - Also Available For Lease E4563728

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD., BROKERAGE 416-699-0303