

	222 Finch Ave W 211 Toronto Ontario M2R 1M6 Toronto C07 Willowdale West Toronto SPIS: N For: Sale Taxes: \$4,545.36/2023/Annual Last Status: NEW Legal: DOM: 7		List: \$350,000 For Sale
	Office Occup: Vacant Office Freestanding: N SPIS: N	Lse Term Mnths: / Holdover: 0 Franchise:	
Com Cndo Fee: 1010.39 Dir/Cross St: Finch Ave W & Bathurst St			

MLS#: C8417862 **Sellers:** Canadian Imperial Bank of Commerce Via Power of Sale **Contact After Exp:** Y
Possession Remarks: Contact LB
PIN#: 762920045 **ARN#:**

Total Area: 960 Sq Ft Ofc/Apt Area: 829 Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Commercial Condo Unit Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Clsd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 215 x 95 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Underground Park Spaces: 1 #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: Elevator: Public UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: HST Applicable to No Sale Price:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: Discover an extraordinary opportunity at Yonge and Finch! This dynamic mixed-use development offers retail on the ground floor, professional offices on the second, and residential spaces above. Own an 800+ square foot office with exposure to over 32,000 cars daily and a bus stop right at your doorstep. Just a 5-minute walk to Yonge and Finch and easy access to Finch Station, this location is perfect for professional businesses. Why rent when you can own? This office suits various commercial uses, including beauty salons, medical clinics, spas, law firms, and accounting offices. Working in the Yonge and Finch area offers a blend of vibrant city life and suburban tranquility. The Finch subway station provides unparalleled public transit access, connecting you to the rest of Toronto and beyond via TTC, Viva Bus, and GO Transit. This prime connectivity makes commuting and accessing amenities effortless. The neighborhood is a culinary paradise with diverse dining options reflecting its multicultural flair. Enjoy authentic Korean dishes at the 24-hour Owl of Minerva or explore exotic imports at H Mart. Unique entertainment venues like Twister Karaoke and Newtonbrook Bowlerama offer fun-filled evenings and weekends. Outdoor enthusiasts will love G. Ross Lord Park and Earl Bales Park with extensive trails, sports facilities, and picturesque spots for family gatherings. Community centers such as Edithvale Community Centre and Douglas Snow Aquatic Centre provide a range of activities for all ages. Shopping is a delight with Yonge Street lined with eclectic boutiques and major shopping centers like Bayview Village and Yorkdale Mall, catering to all your retail needs from daily groceries to luxury goods. Dont miss this opportunity to own a prime office space in one of Toronto's most sought-after neighborhoods. Transform your business in a location that offers it all convenience, connectivity, and a vibrant community!

Extras: 1 Parking and 1 Locker are included in monthly maintenance fees, along with utilities such as water and heat. (Hydro is metered and not included).

Inclusions:
Exclusions:
Rental Items:
Showing Requirements: List Brokerage
Brkage Remks: Being sold via Power of Sale. All offers to include CIBC Power of Sale Schedule A - Ask Broker for copy. Being sold as-is, where-is. Buyer to perform all due diligence and verify taxes & measurements, Seller & LB do not warrant.

ALLOWAY PROPERTY GROUP LTD. Ph: 416-443-9000 Fax: 416-443-9005

909 Yonge St #27 Toronto M4W2H2

GRAHAM FREDERICK ALLOWAY, Broker 416-443-9000

BARON ALLOWAY, Broker of Record 416-443-9000

Contract Date: 06/03/2024

Condition:

Ad: Y

Expiry Date: 08/31/2024

Cond Expiry:

Escape:

Last Update: 06/07/2024

CB Comm: 2.5% + HST

Original: \$350,000

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