

FOR SALE:
1670 Bayview Ave

“Walk to work, walk to amenities”

- BMO located on main floor
- boutique office building
- lots of natural light
- TTC bus at door, easy access to Eglinton & St. Clair subway stations

MAIN FLOOR



• INVESTMENT PROPERTY

- asking price \$1,820,000
- 3,561 sq.ft on ground floor
- Bank of Montreal occupies entire space

2nd FLOOR



• INVESTMENT PROPERTY

- asking price \$3,750,000
- 9,070 sq.ft on 2nd floor
- Benya Inc occupies entire space

3rd, 4th & 5th FLOORS*

- asking \$350 psf
- from 500 sq.ft to 9,070 sq.ft
- space available on 3rd, 4th, and 5th floors

* subject to completion of sale of 1st and 2nd floors

The True Value Of Our Services

Finding your business a good building to lease or purchase is a complex job, and the stakes are high! BOYLE Commercial can lift that weight from your shoulders. In effect, we become your real estate department. We conduct the search, lead you through our assessment of the pluses and minuses of the various possibilities, and then provide you with comprehensive, insightful recommendations based on years of experience. When we have mutually agreed upon a short list, BOYLE Commercial negotiates with the incisive expertise that is required for this crucial stage of the process.

We close deals and save our clients time and money!

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OFFICE, INDUSTRIAL, INVESTMENT, LAND AND RETAIL REAL ESTATE

**OWN YOUR FUTURE
THE OFFICE CONDOMINIUM**

www.1670bayview.com



1670

BAYVIEW AVENUE
A PRIME BUSINESS ADDRESS

“Walk to work, walk to amenities”



The Office Condominium, What Is It?

An office condominium is a portion of a commercial building that can be purchased, rather than leased. Similar to net leases, maintenance costs associated with the day to day operations are shared among all unit owners. In addition, a separate reserve fund is maintained by the condominium to cover future major capital expenditures (i.e. roof, elevator, etc). This expense is also shared among all unit owners. The office condominium concept has become increasingly popular in Toronto and other major North American business centers as many small business owners and not-for-profits have recognized the value of ownership.



Benefits Of Ownership

1. APPRECIATION IN VALUE

As an owner of real property, you will benefit appreciation in your investment. Despite volatility in the real estate market, experts agree that real estate will conservatively appreciate at inflationary rates.

2. LOCK IN OCCUPANCY COSTS

Control your future through the ability to forecast your company's occupancy costs.



1670 Bayview Avenue *(Bayview south of Eglinton)*

Located at a prime midtown location in the heart of Leaside, 1670 Bayview Avenue is an attractive 5-story building with on-site parking. A prime walk to work location, unit sizes at 167- Bayview Avenue range from 500 sq sf to 9,070 sq ft to accommodate your needs.

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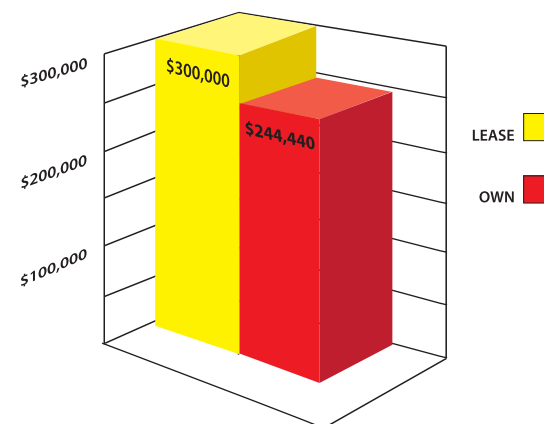


Reserve Fund

Will be held and used to cover current or future expenses for condominium operations, capital improvements or for other such appropriate purposes.

The True Benefit

Over a 10 year period, it is \$55,560 cheaper to own vs lease, as shown on the graph below*.



*This figure is based on a space of 1,000 sq.ft at a purchase price of \$350 psf and lease price of \$30 psf. The interest rate is 3% and amortized over 25 years with 30% down payment for purchase and first and last month rental deposit for lease.