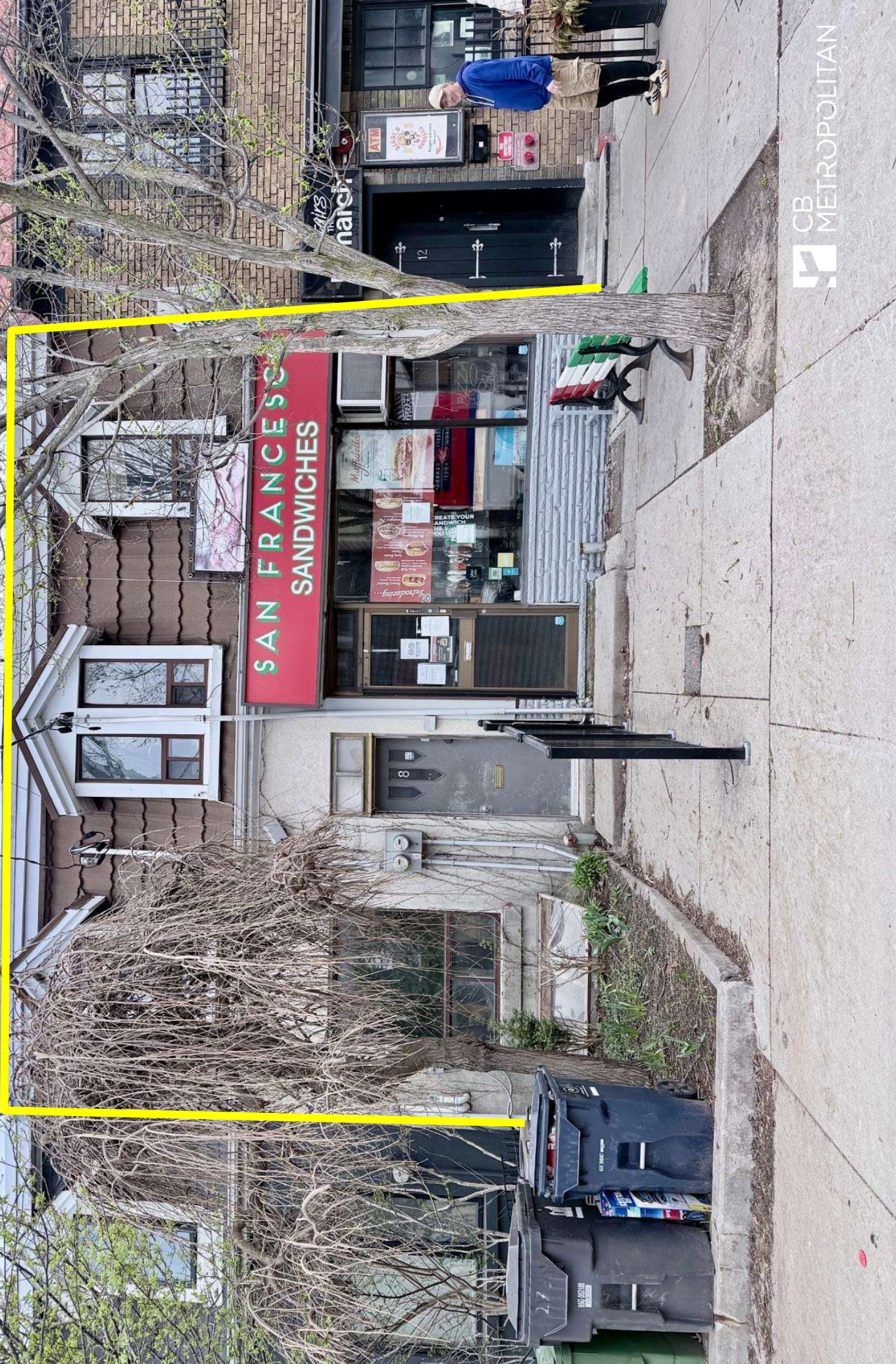


FOR SALE
8-10 Clinton Street
User/Investment Opportunity



PROPERTY DETAILS

LOCATION

Located on Clinton Street, south of College Street. [CLICK HERE](#)

BUILDING DETAILS

8 Clinton St	1,500 SF
10 Clinton St	1,500 SF
Total:	3,000 SF

*excluding basement

LEGAL DESCRIPTION

PT LT D PL 356 CITY WEST AS IN CT644159; CITY OF TORONTO

FRONTAGE

29.18 FT

DEPTH

71.81 FT

SITE AREA

2,099 SF

ZONING

R (0.6)

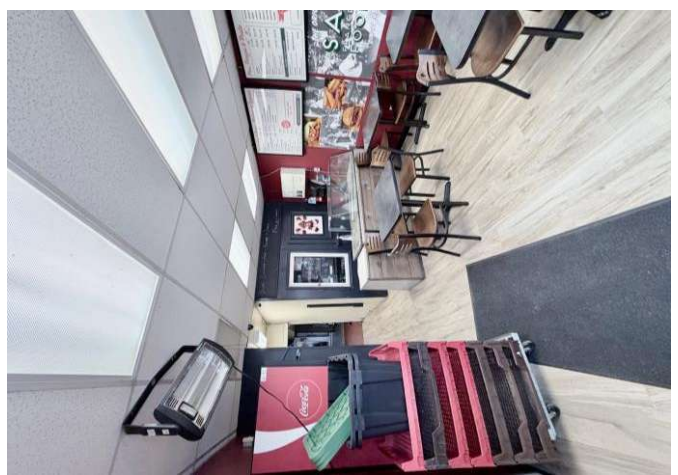
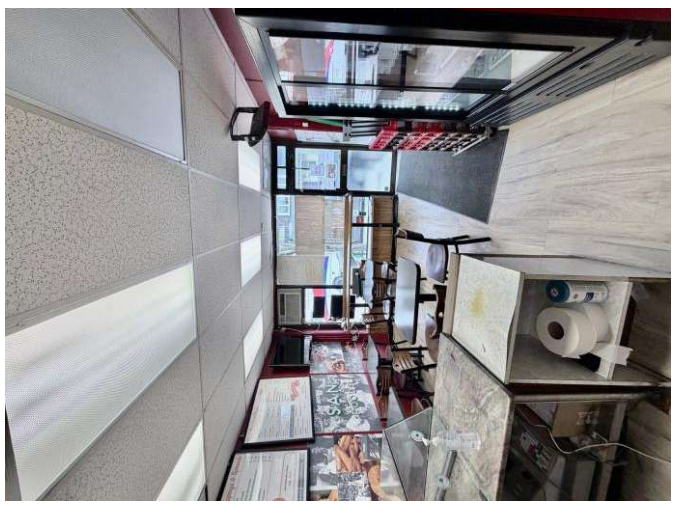
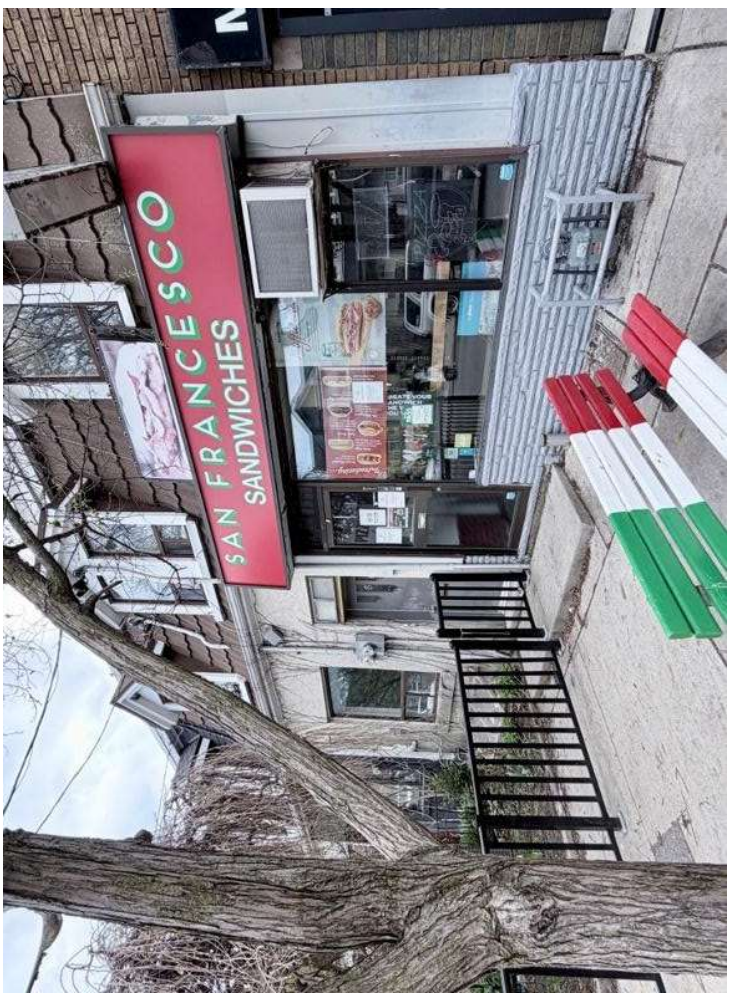
ASKING PRICE

\$ 1,690,000.00

INVESTMENT SUMMARY

A unique restaurant and investment opportunity beside the historic Monarch Tavern in the heart of Little Italy.

- 10 Clinton Street is Owner occupied and currently used as a QSR restaurant on the main floor with a prep area and washrooms in the lower level and offices on the second floor. This space will be vacant on closing, and the restaurant equipment will be available for sale with the property.
- 8 Clinton Street consists of two fully leased apartments. A three bedroom apartment on the main floor and basement and a one bedroom apartment on the second floor. Rental income is \$2,315.85 monthly plus utilities for the main floor and \$1,574.76 monthly (utilities included) on the second floor.





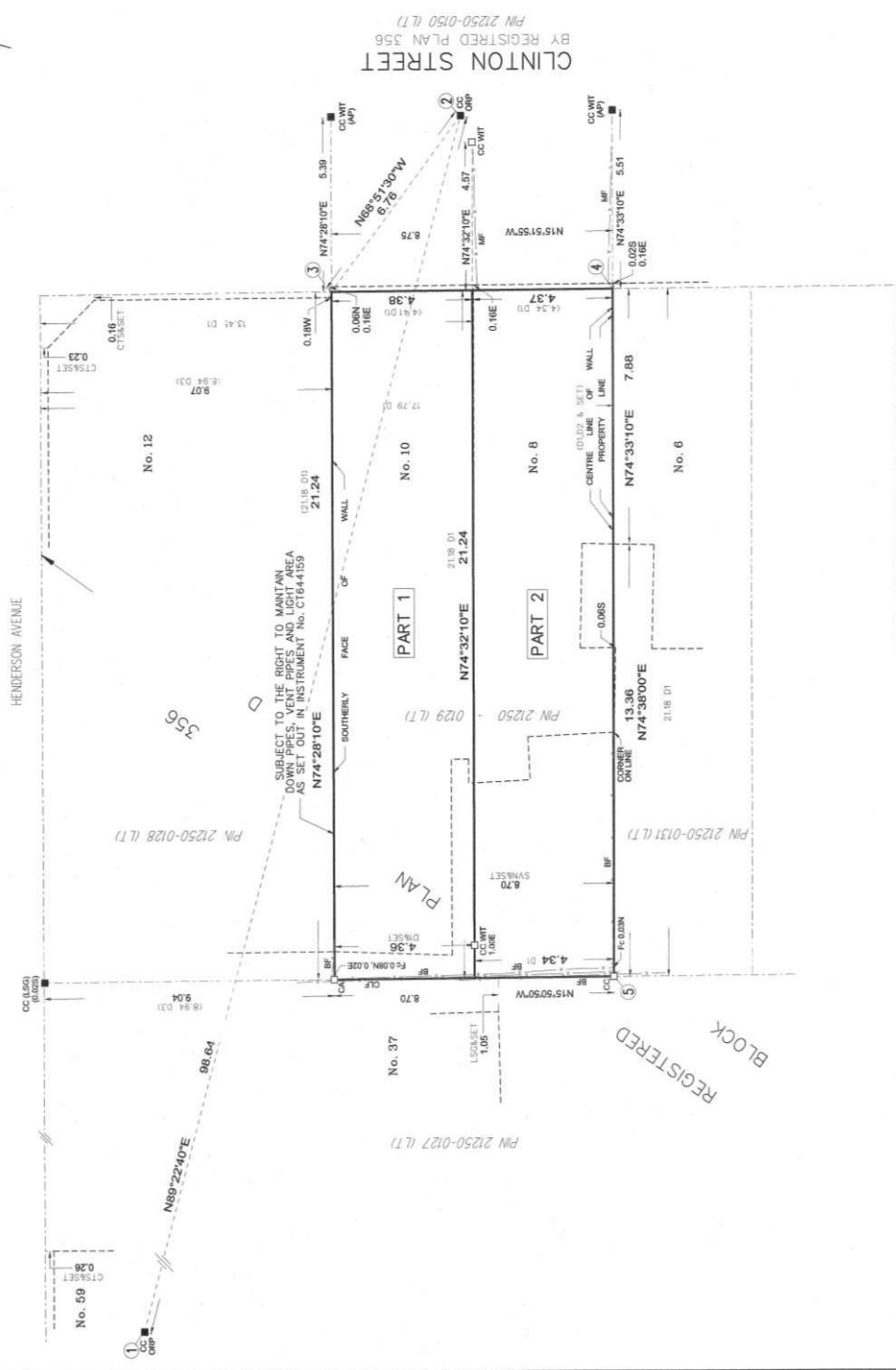
Survey

PLAN OF SURVEY OF
 PLAN OF PART OF BLOCK D
 REGISTERED PLAN 356
 CITY OF TORONTO

SCALE 1 : 100

AKSAN PILLER CORPORATION LTD.

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



CLINTON STREET
 BY REGISTERED PLAN 356
 PIN 21250-0150 (LT)

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JANUARY 25, 2018

RECEIVED AND DEPOSITED: APR 17, 2018

DATE: _____

HEL MUT PILLER
 Ontario Land Surveyor

REGISTRAR FOR LAND REGISTERED FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE No. 66

SCHEDULE

PART	LOT	PLAN	PIN	AREA (m ²)
1	PART OF BLOCK D	356	21250-0159 (LT)	92.8
2				92.5

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - PCB DENOTES PRECAST CONCRETE IRON BAR
 - PCP DENOTES CUT PIPES
 - CA DENOTES CUT ARROW
 - CP DENOTES CONCRETE PIN
 - OP DENOTES ORIGIN UNKNOWN
 - O/U DENOTES NORTH
 - N DENOTES NORTH
 - S DENOTES SOUTH
 - E DENOTES EAST
 - W DENOTES WEST
 - FC DENOTES FENCE AND FENCE
 - BF DENOTES BOARD FENCE
 - MF DENOTES METAL FENCE
 - CB DENOTES CATCH BASIN
 - WB DENOTES WATER BASIN
 - WK DENOTES WATER KEY
 - ST DENOTES STAKE
 - D1 DENOTES INST. No. C1644159
 - D2 DENOTES INST. No. C1644159
 - D3 DENOTES INST. No. C4689375
 - PLAN DENOTES REGISTERED PLAN 356
 - LSC DENOTES LAND SURVEY GROUP, O.L.S. (October 31, 2012)
 - SP DENOTES SPECTRUM SURVEYING, O.L.S. (November 15, 2012)
 - SVN DENOTES SPEED VAN NOSTRAND, WARD & ANDERSON, O.L.S. (November 15, 2012)
 - ORP DENOTES OBSERVED REFERENCE POINT
 - AP DENOTES AKSAN PILLER, O.L.S.

BEARING NOTE:
 BEARINGS AND DISTANCES WERE DERIVED FROM GNSS OBSERVATIONS, USING REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1 & 4, SHOWN HEREON, HAVING A BEARING OF N89°22'40"E, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 10 (79°30' WEST LONGITUDE) NAD83 (CSRS) (2010).

NOTES:
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999.

POINT ID	NORTHING	EASTING
1	4834899.26	311781.84
2	4834899.36	311781.84
3	4834901.80	311774.99
4	4834887.75	311756.80
5	4834887.75	311756.80

COORDINATES ARE TO UTM ACCURACY AS IN SEC. 14(3) OF OREG. 216/10, AND CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF JANUARY, 2018.

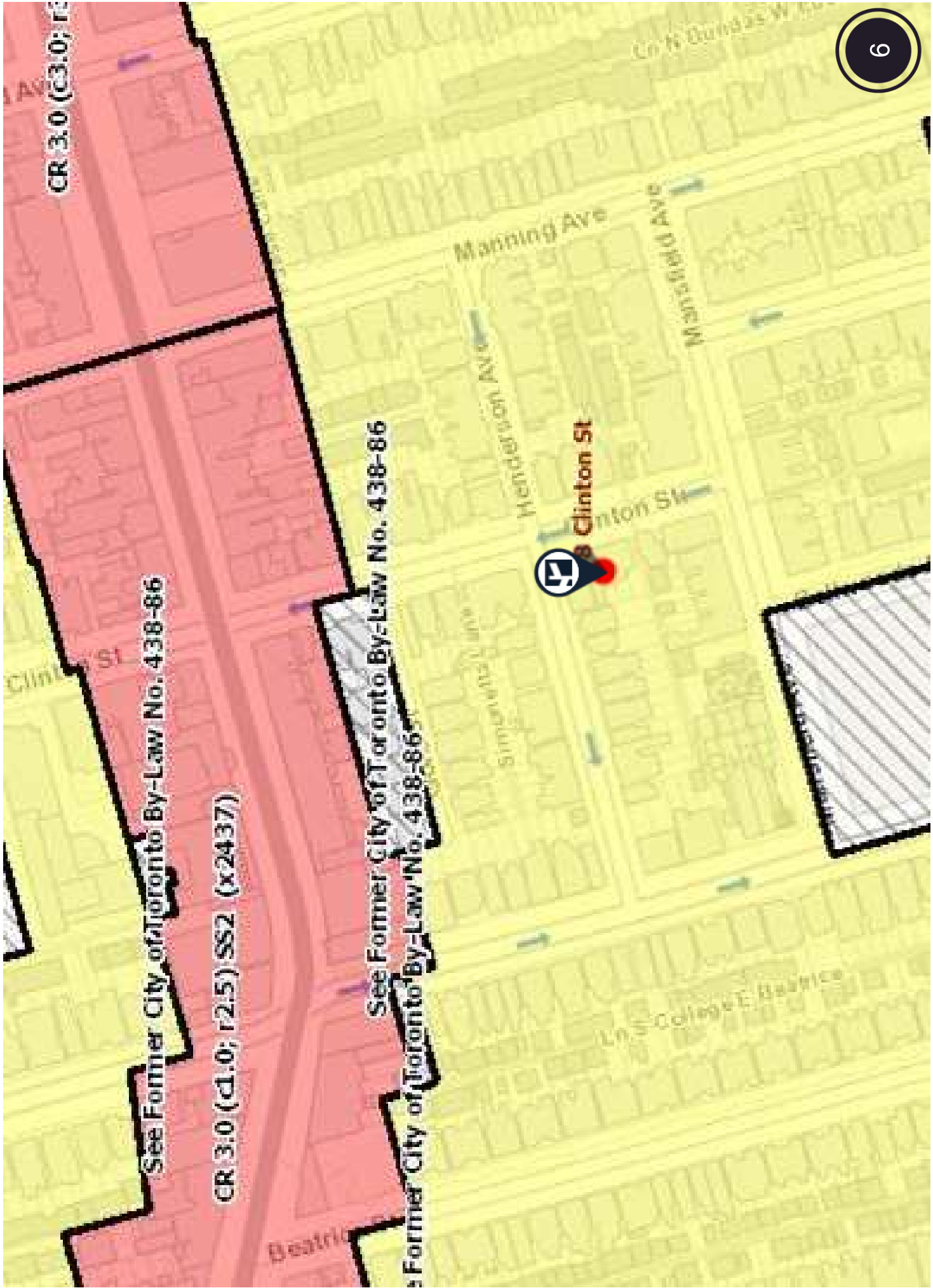
JANUARY 22, 2018
 DATE

AKSAN PILLER CORPORATION
 ONTARIO LAND SURVEYOR
 (1) 416-481-1114 (T) 416-481-2843 (O) 416-481-2843
 CALC.: MU DRAWN: LT

5

REFERENCE No. B6-24-23315-RPL-AN

Zoning



CONNECTIVITY



BIKE SCORE OF 89

→ Biking is convenient for most trips



TRANSIT SCORE OF 90

→ World-class public transportation

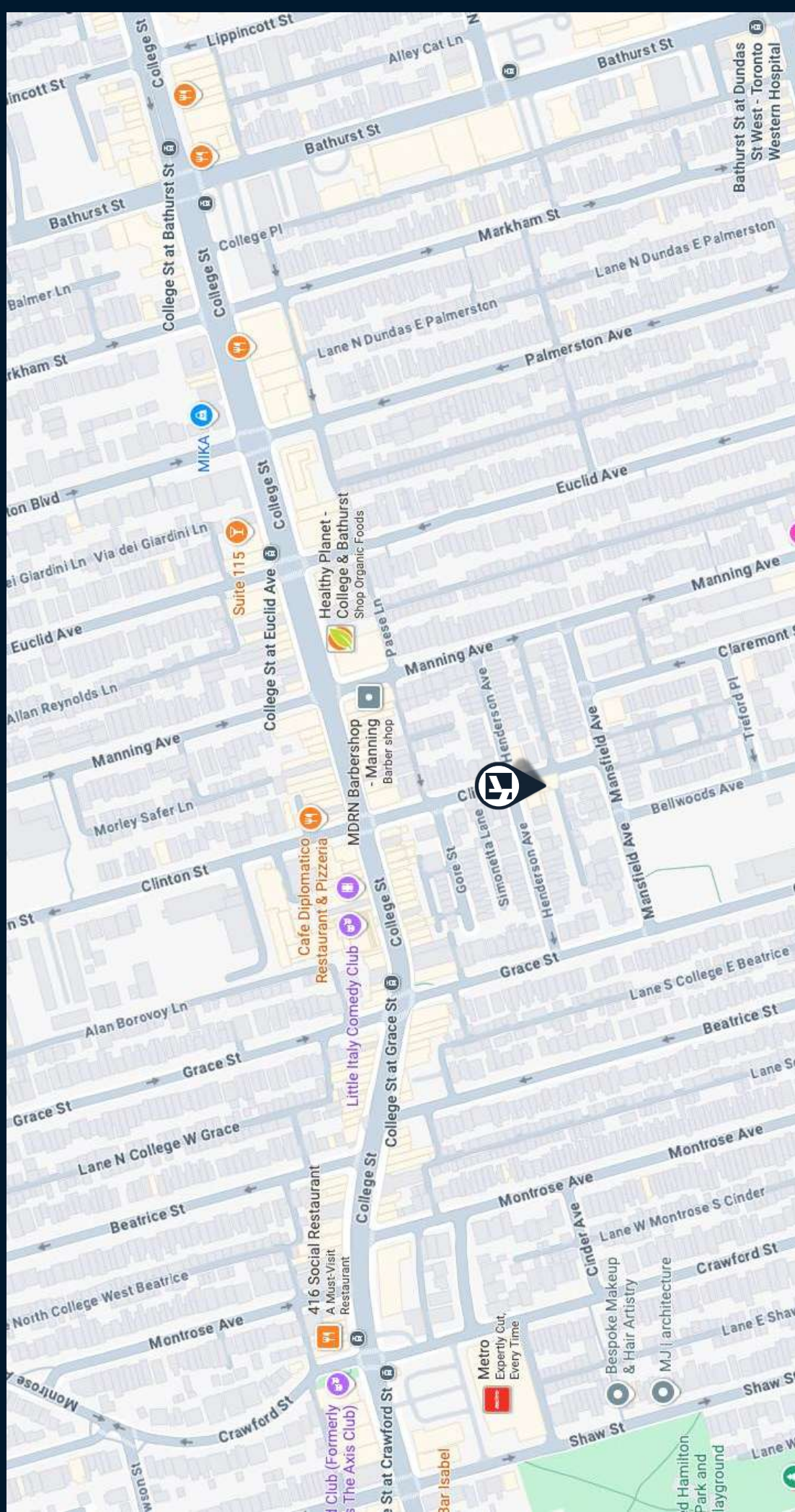


WALK SCORE OF 90

→ Most errands can be accomplished on foot



AREA MAP



CONTACT

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Senior Vice President
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Tim.novak@cbmetcom.com



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