

216 HEATH STREET WEST TORONTO Commercial Property

FOR SALE



- Freestanding commercial building in the heart of Forest Hill on the northwest corner of Heath & Spadina
- Fully upgraded and updated
- Private back yard and roof terrace
- Parking: 3 spaces plus single garage
- Steps to TTC, short walk to Village
- Each of the 4 units has its own FAG heating unit. There are 5 CAC units.
- All units are separately metered
- Ground floor consists of two separate units:
Samsara Spa (approx. 1.5 years left on lease) paying \$3,500/month plus utilities

- **Asking Price:** \$3,300,000
- **Realty Taxes:** \$27,595.96 (2011)
- **Lot Size:** 95 ft. x 28 ft.
- **Ground Floor Space:** Approx. 2,000 sq. ft.
- **Second & Third Floor Space:** Approx. 2,861 sq. ft.

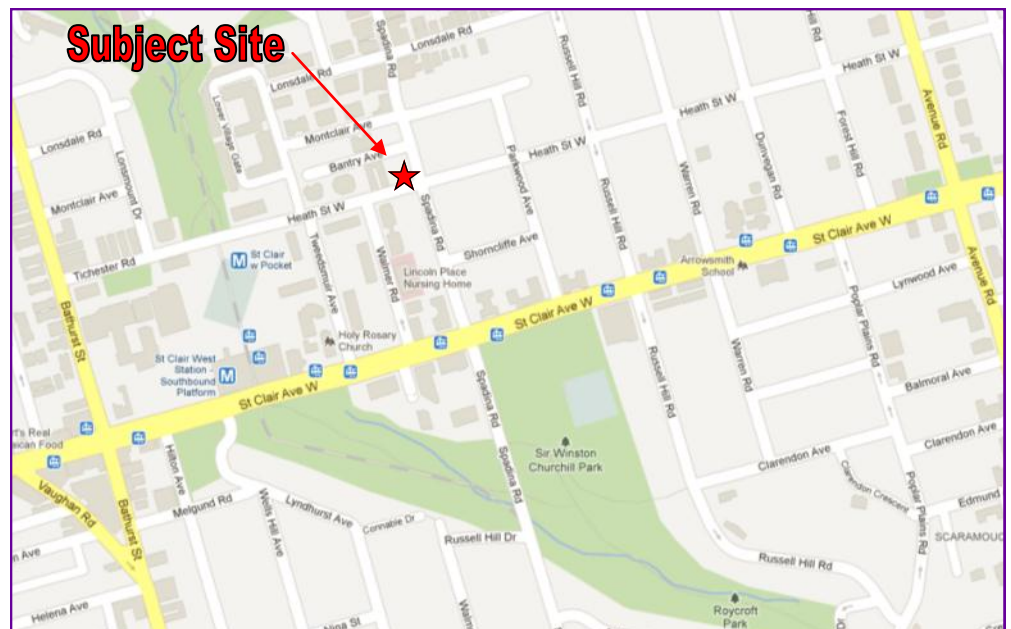
Disegno Hair Salon (approx. 2 years left on lease) paying \$2,000/month plus utilities

- Second floor consists of 2 apartments:
One 1-bedroom apt. (month-to-month lease) paying \$1,475/month plus utilities
One 3-bedroom apt. (approx. 2.5 years left on lease) paying \$2,450/month plus utilities



For more information, please contact:

Michael J. Saperia
Broker / Director, Sales & Leasing
416.636.8898 ext. 229
416.636.8890 fax
msaperia@thebehargroup.com



The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

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