

FOR SALE

8-10 Clinton Street

User/Investment Opportunity



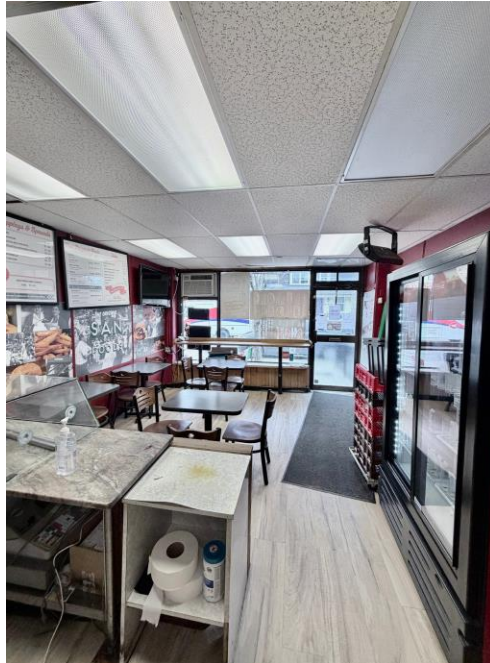
PROPERTY DETAILS

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
	<u>Total:</u>	<u>3,000 SF</u> *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

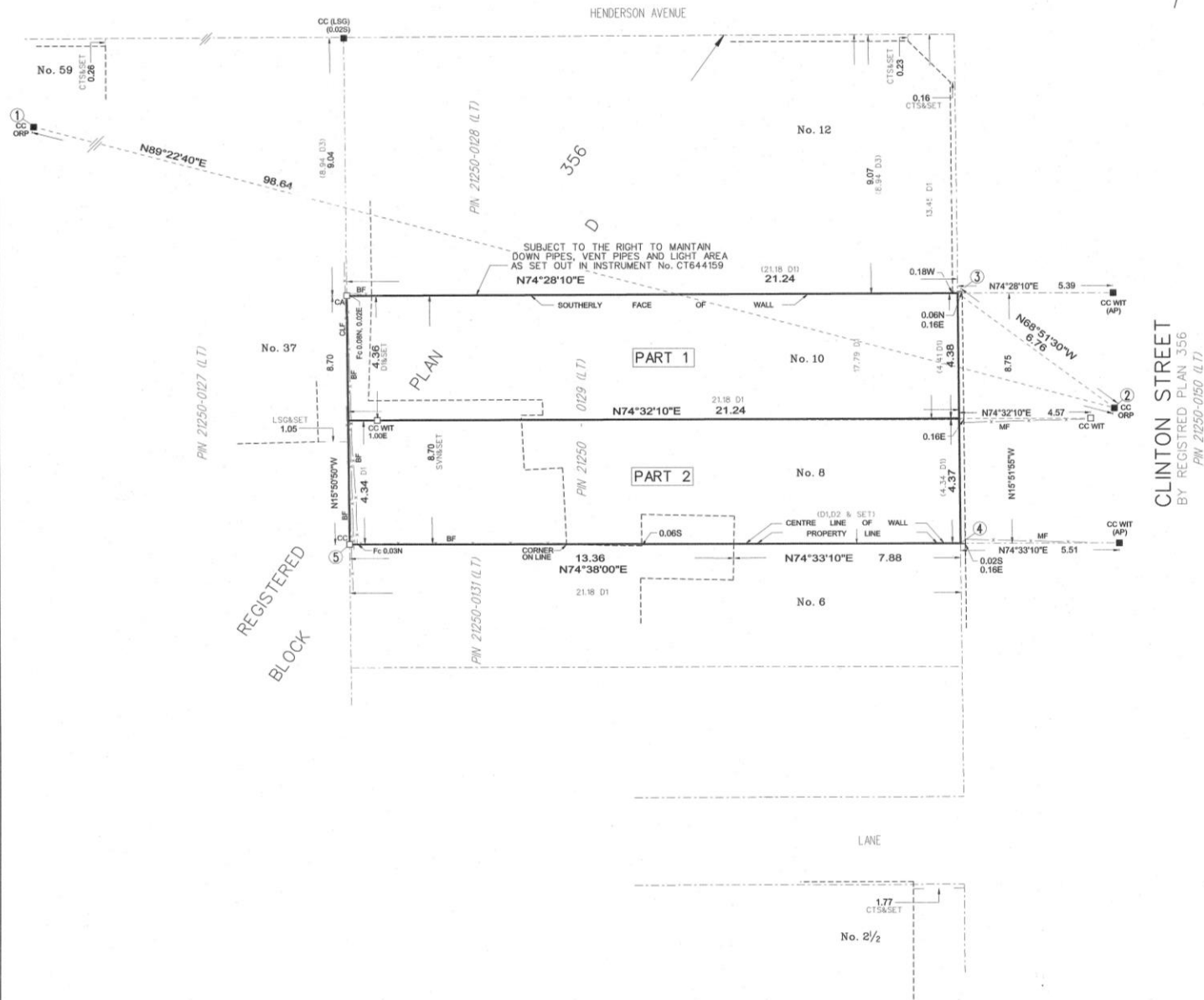
PLAN OF SURVEY OF
 PLAN OF PART OF BLOCK D
 REGISTERED PLAN 356
 CITY OF TORONTO

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

SCALE 1 : 100



AKSAN PILLER CORPORATION LTD.



CLINTON STREET
 BY REGISTERED PLAN 356
 PIN 21250-0150 (L.T.)

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

PLAN 66R-30000

RECEIVED AND DEPOSITED:
APR 17, 2018

DATE: JANUARY 25, 2018

DATE: _____

AKSAN PILLER
 HELMUT PILLER
 Ontario Land Surveyor

E. Boston
 REPRESENTATIVE FOR LAND REGISTRAR
 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	ALL OF 21250-0129 (L.T.)	92.8
2				92.5

- LEGEND:**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - IB DENOTES IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - CA DENOTES CUT ARROW
 - GP DENOTES CONCRETE PIN
 - WIT DENOTES WITNESS MONUMENT
 - O/U DENOTES ORIGIN UNKNOWN
 - N DENOTES NORTH
 - S DENOTES SOUTH
 - E DENOTES EAST
 - W DENOTES WEST
 - Fc DENOTES FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - BF DENOTES BOARD FENCE
 - MF DENOTES METAL FENCE
 - CB DENOTES CATCH BASIN
 - UP DENOTES UTILITY POST
 - WK DENOTES WATER KEY
 - D1 DENOTES INST. No. CT644159
 - D2 DENOTES INST. No. CT654719
 - D3 DENOTES INST. No. CABB8375
 - PLAN DENOTES REGISTERED PLAN 356
 - LSC DENOTES LAND SURVEY GROUP, O.L.S., (October 31, 2012)
 - CTS DENOTES CITY OF TORONTO SURVEYS (L.T.) 323-2)
 - SVN DENOTES SPEIGHT, VAN NOSTRAND, WARD & ANDERSON, O.L.S. (November 15, 1937)
 - ORP DENOTES OBSERVED REFERENCE POINT
 - AP DENOTES AKSAN PILLER, O.L.S.

BEARING NOTE:
 BEARINGS ARE MTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1 & 2, 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 ORP	483898.29	31682.55
2 ORP	4834899.36	311781.18
3	4834901.80	311774.88
4	4834883.39	311777.27
5	4834887.75	311756.80

COORDINATES ARE TO URBAN ACCURACY AS IN SEC. 14(2) OF O.REG. 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 SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF JANUARY, 2018.

JANUARY 22, 2018

DATE: _____

AKSAN PILLER
 HELMUT PILLER
 Ontario Land Surveyor

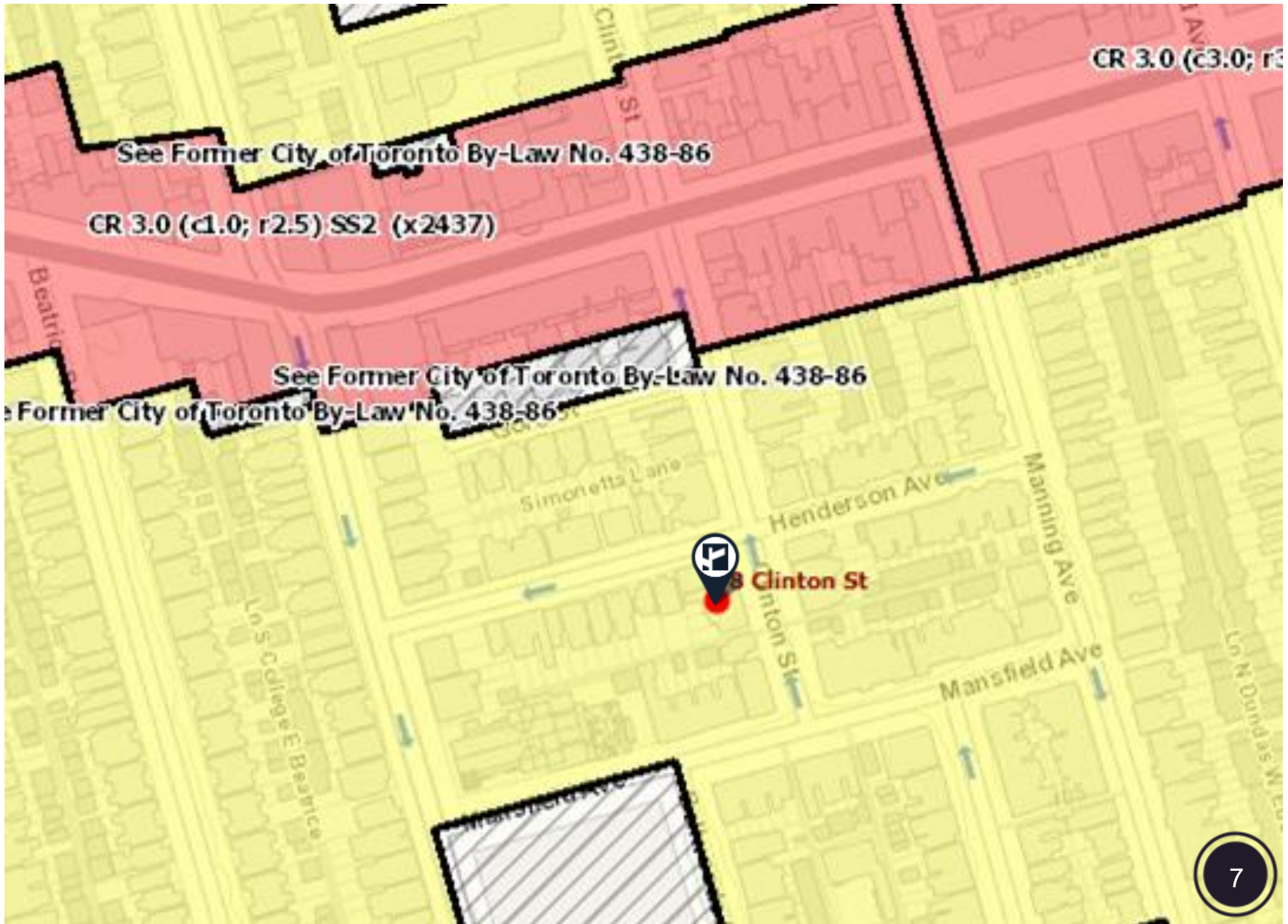
AKSAN PILLER CORPORATION
 ONTARIO LAND SURVEYOR
 1943 MT PLEASANT ROAD, TORONTO, ONTARIO
 (T) 416-488-1174 (F) 416-488-7943 (E) office@surveys.com

CALC.: MU DRAWN: LF

REFERENCE No. 16-24-12.315-RPLAN



Zoning



CONNECTIVITY



BIKE SCORE OF 89

→ Biking is convenient for most trips



TRANSIT SCORE OF 90

→ World-class public transportation

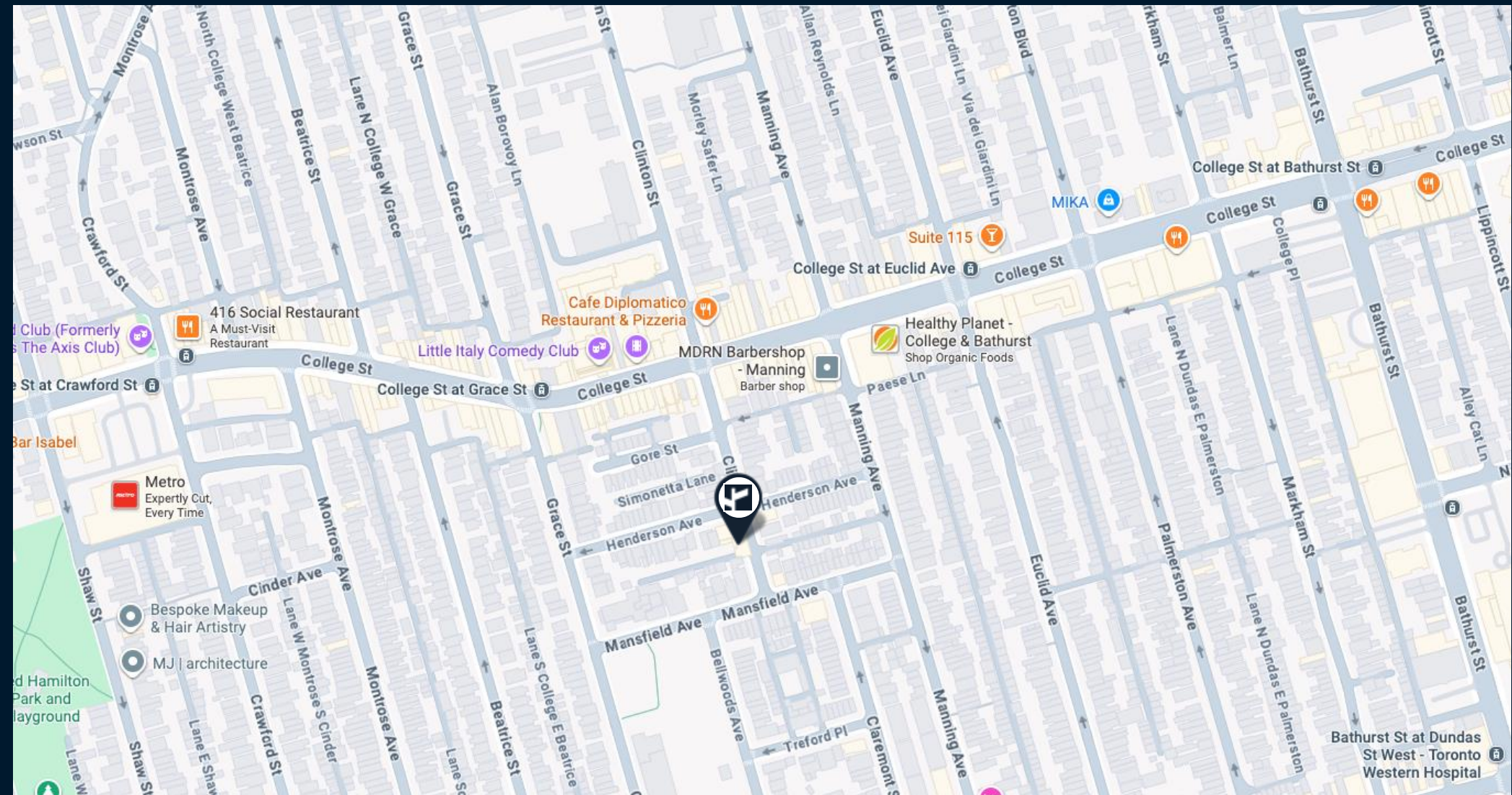


WALK SCORE OF 90

→ Most errands can be accomplished on foot

[CLICK
HERE](#)

AREA MAP



CONTACT

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