

FOR SALE
8-10 Clinton Street
User/Investment Opportunity



PROPERTY DETAILS

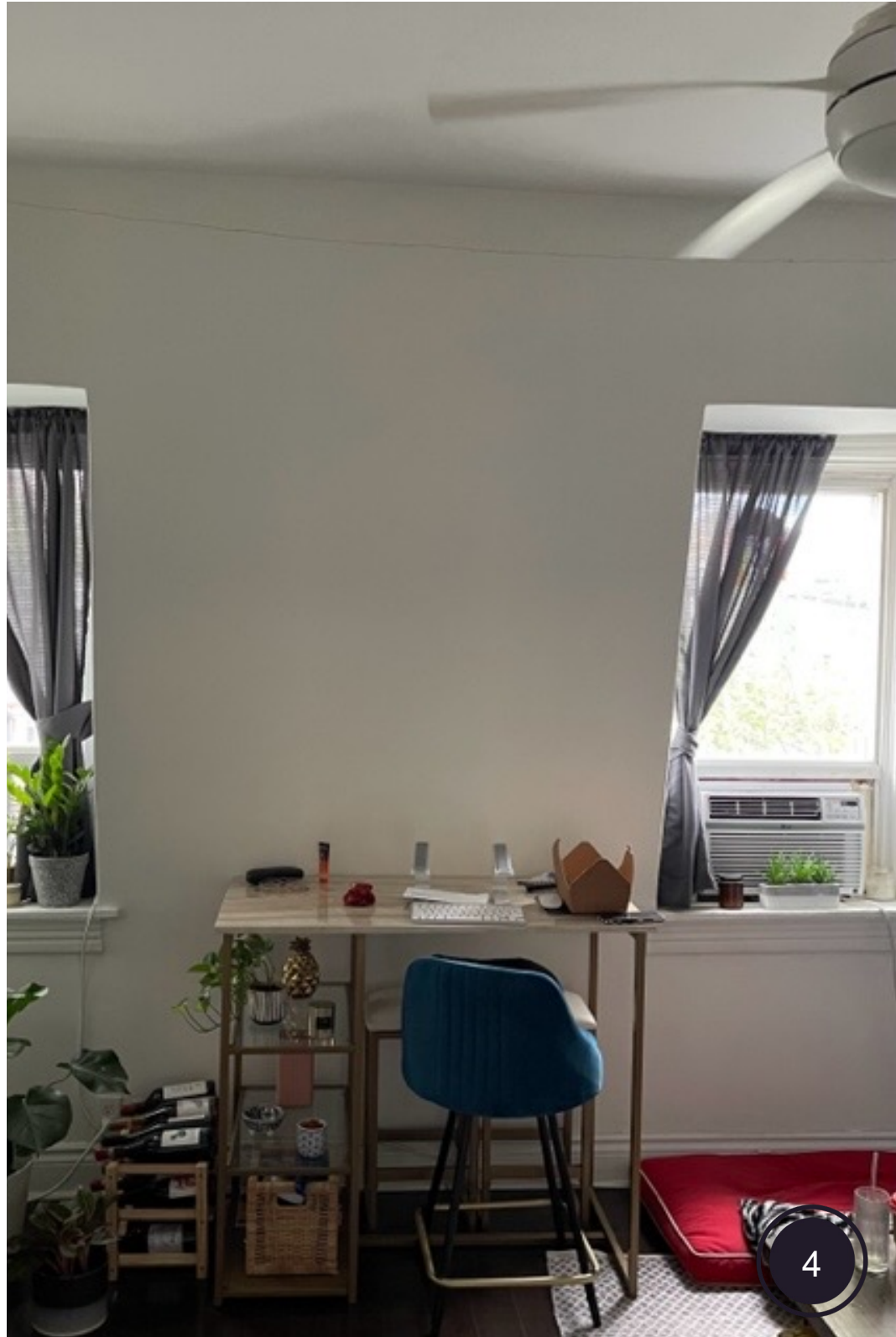
LOCATION	Located on Clinton Street, south of College Street. CLICK HERE		
BUILDING DETAILS	8 Clinton St	1,500 SF	
	10 Clinton St	1,500 SF	
	Total:	3,000 SF	*excluding basement
LEGAL DESCRIPTION	PT LT D PL 356 CITY WEST AS IN CT644159; CITY OF TORONTO		
FRONTAGE	29.18 FT		
DEPTH	71.81 FT		
SITE AREA	2,099 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

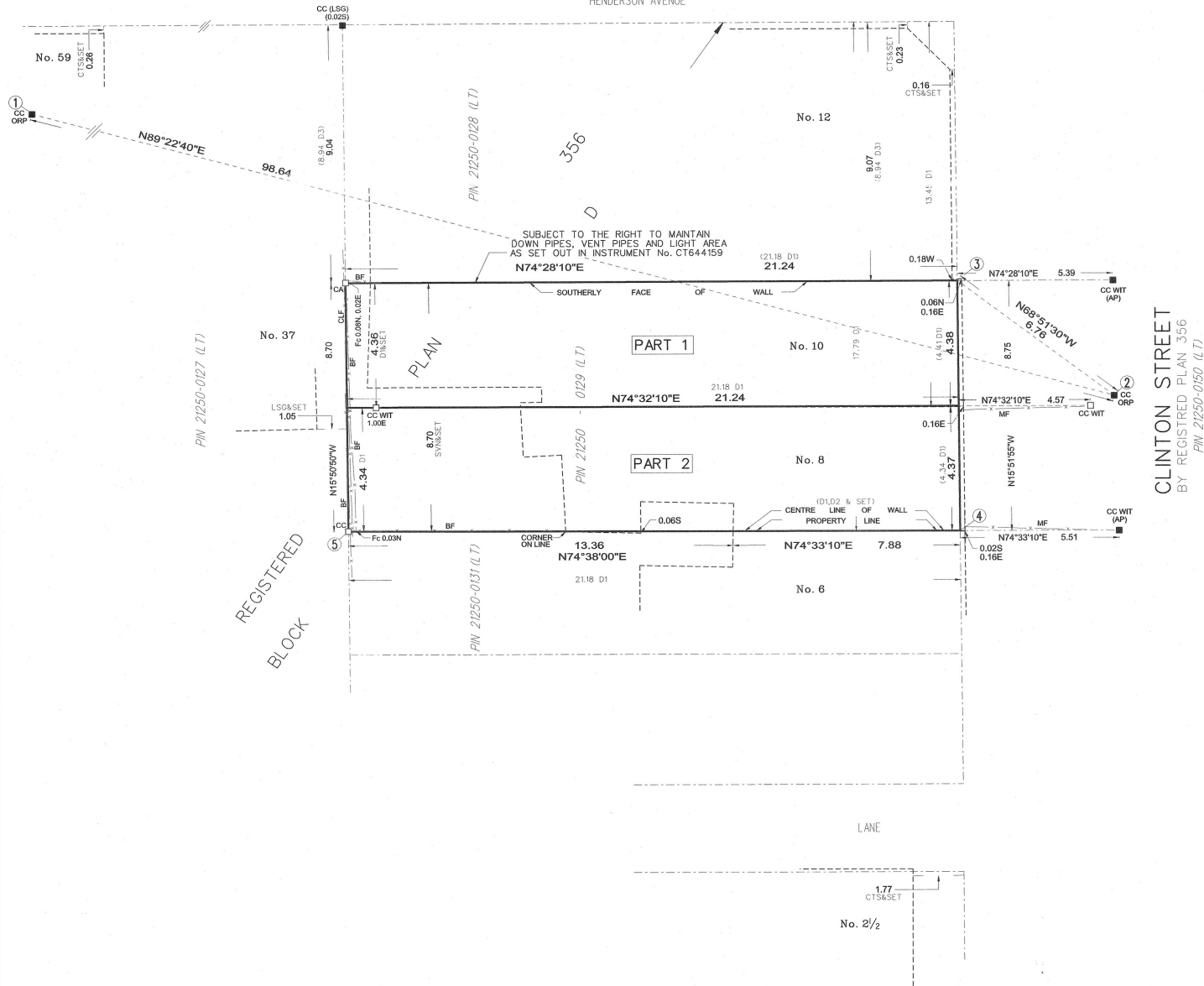
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1 : 100



AKSAN PILLER CORPORATION LTD.

HENDERSON AVENUE



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

DATE: JANUARY 25, 2018

HELMUT PILLER
Ontario Land Surveyor

PLAN 66R-30000

RECEIVED AND DEPOSITED:
APR 17, 2018

DATE: _____

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 (LT)	92.8
2				92.5

LEGEND:

■	DENOTES	SURVEY MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SSIB	DENOTES	STANDARD IRON BAR
SSIB	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. CA688375
PLAN	DENOTES	REGISTERED PLAN 356
LSG	DENOTES	LAND SURVEY GROUP, O.L.S., (October 31, 2012)
CTS	DENOTES	CITY OF TORONTO SURVEYS (L/L 323-2)
SVN	DENOTES	SPEIGT, 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	316825.55
2 ORP	4834899.36	311781.18
4	4834901.80	311774.88
5	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:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYOR'S ACT, THE SURVEYOR'S ACT AND THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JANUARY, 2018.

JANUARY 22, 2018
DATE

HELMUT PILLER
Ontario Land Surveyor

AKSAN PILLER CORPORATION

ONTARIO LAND SURVEYOR

9433 MT PLEASANT ROAD, TORONTO, ONTARIO M3J 1K1

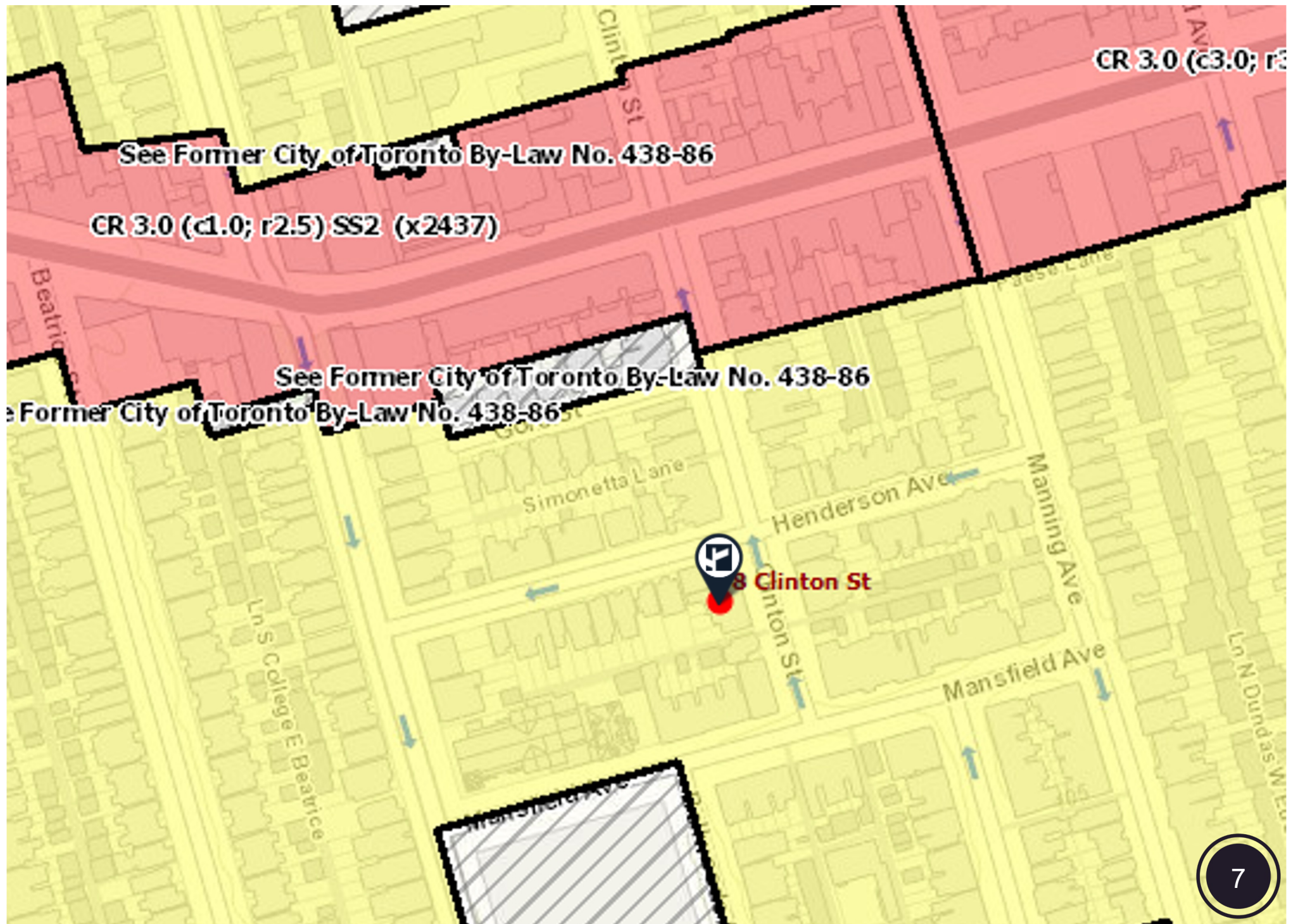
(T) 416-488-1174 (F) 416-488-7843 (E) ap@aksanpiller.com

CALC.: MU DRAWN: LF

REFERENCE No. 16-24-12315-RPLAN

6

Zoning



CONNECTIVITY



BIKE SCORE OF 89

→ Biking is convenient for most trips



TRANSIT SCORE OF 90

→ World-class public transportation

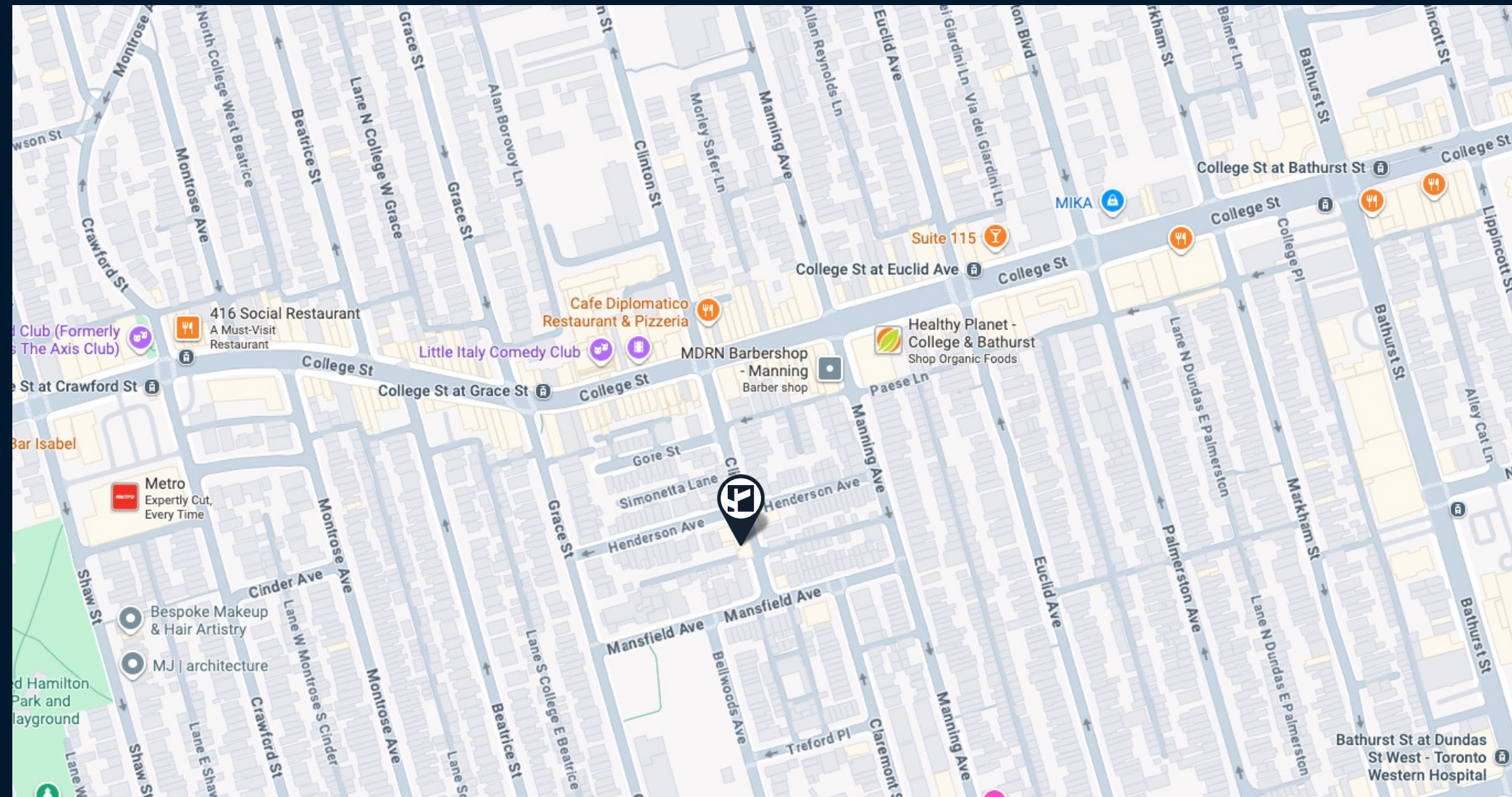


WALK SCORE OF 90

→ Most errands can be accomplished on foot

[CLICK
HERE](#)

AREA MAP



CONTACT

TIM NOVAK*
Senior Vice President
416.703.6621 Ext. 246
Tim.novak@cbmetcom.com



370 KING STREET WEST, UNIT
802 TORONTO, ON | M5V 1J9

416.703.6621
WWW.CBMETCOM.COM