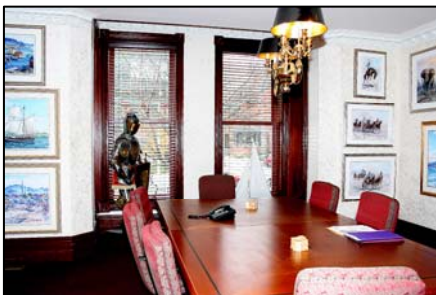


FOR SALE

SIGNATURE OFFICE BUILDING

441 JARVIS STREET
Toronto, Ontario



Asking Price \$2,500,000



ISO 9001 Certified

John Gordon, Sales Representative
Tel: 416-366-9800
Email: jgordon@smithcompany.ca

Pierre Gagné, Broker of Record
Tel: 416-955-1885 ext. 228
Email: pierre@gagnerealestate.ca

P.G. GAGNÉ
COMMERCIAL REAL ESTATE CORP.

FOR SALE

441 Jarvis Street, Toronto, Ontario

Property Description

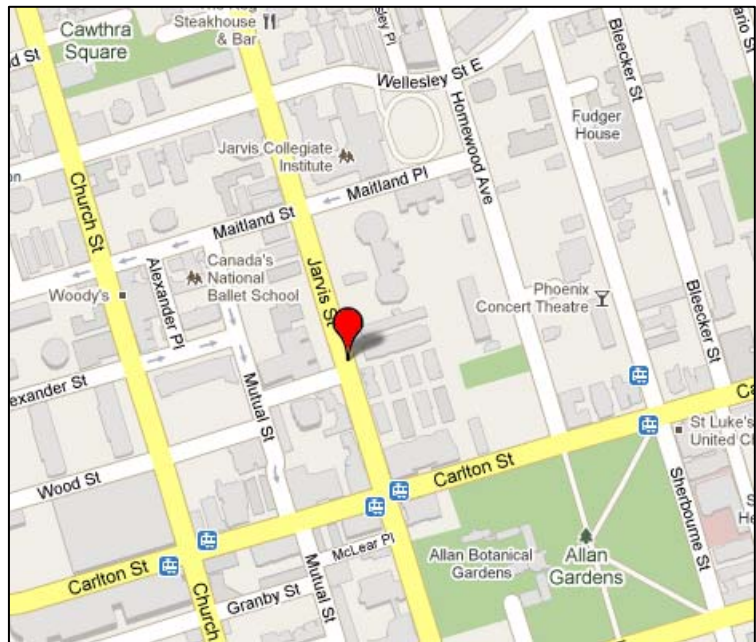
This landmark building is located at on the east side of Jarvis Street in Toronto, Ontario north of Carlton Street, south of Maitland Street. The site has approximately 42.03 feet of frontage on Jarvis Street. The building is a 6,068 square foot, three storey plus basement, 1800's Victorian style mansion that has been converted into an office building. The basement is fully renovated and provides several offices. 441 Jarvis Street is a designated heritage property. The building is in excellent condition and has rights to 10 parking spaces in the adjacent condominium property. This building is ideal for private professional firms in industry groups such as legal, media and advertising and non profit organizations.

The Ontario Mental Health Foundation is currently leasing the second floor for \$2,500 per month. The lease expires in June 2012. The tenant has a 5 year renewal option at market however there is an early termination provision with 6 months notice in the event of a sale. The Vendor is prepared to lease back the third floor for \$2,000 per month.

Financing - Treat as clear.

Offering Process

The property is being sold by standard negotiated bid process at an **asking price of \$2,500,000**. Offers must be submitted to the offices of P.G. Gagné Commercial Real Estate Corp, or Smith Company Commercial Real Estate Services Inc., 401 Bay Street, Suite 2704, Toronto, Ontario M5H 2Y4. Pre Offer Documentation is available subject to the execution of a Purchaser Acknowledgment and Waiver Agreement which is available by calling either of the Listers.



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1. Limitations and Disclaimer - The sale of the Property will be on a "purchaser's due diligence" basis. Prospective purchasers are responsible for satisfying themselves, through whatever verification or due diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the Property. Neither the Vendor nor SMITH COMPANY COMMERCIAL REAL ESTATE SERVICES INC., Brokerage (SC) and P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP., Brokerage (PGG) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Vendor and SC/PGG expressly disclaim any and all liability for any errors or omissions in all information, material, reports or any other written or oral communication obtained by, given to or made available to any prospective purchaser. The Vendor reserves the right to remove the Property from the market at its discretion. **2. Brokerage Disclosure** - It is understood that SC/PGG acts as the Listing Brokerage for the Vendor and owes to the Vendor a fiduciary duty and will be compensated by the Vendor. Vendor has agreed to the possibility that SC/PGG, while representing the best interest of the Vendor, may introduce the Property to and provide services to one or more purchasers in accordance with the offering process. **3. Co-Operating Brokerage** - Unless advised otherwise in writing, it shall be conclusively deemed that any co-operating brokerage involved on behalf of a prospective purchaser will act as representative of the purchaser. Co-operating brokerages will be required to register their client.