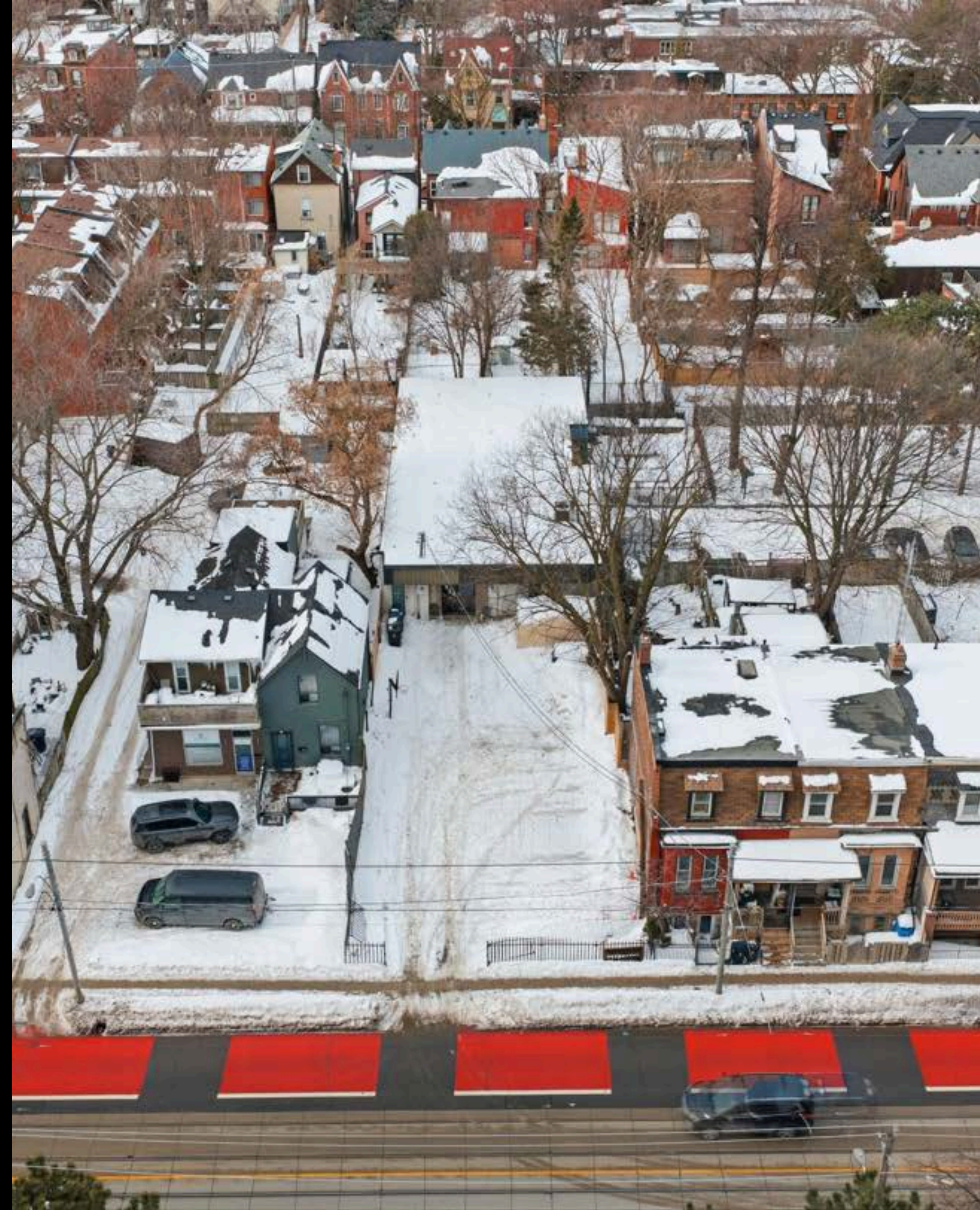




GITALIS  
REAL  
ESTATE

**322 DUFFERIN STREET  
FOR SALE or LEASE**



# THE OPPORTUNITY:

- **Location:** On Dufferin St between King and Queen W
- **Description:** LT 28 BLK D PL 418 PARKDALE; CITY OF TORONTO
- **Building size:** 3,200 SF approx
- **Lot Size:** 7,200 SF approx
- **Area:** 668 m<sup>2</sup>
- **Perimeter:** 130 m
- **Lot Size:** 42' Frontage x 171' Depth
- **Zoning:** R3 Z1 0
- 3,200 SF single-storey sound studio with foley pits
- Mason block construction
- 4,000 SF parking/empty land area
- Fronting on Dufferin Street
- Vacant possession

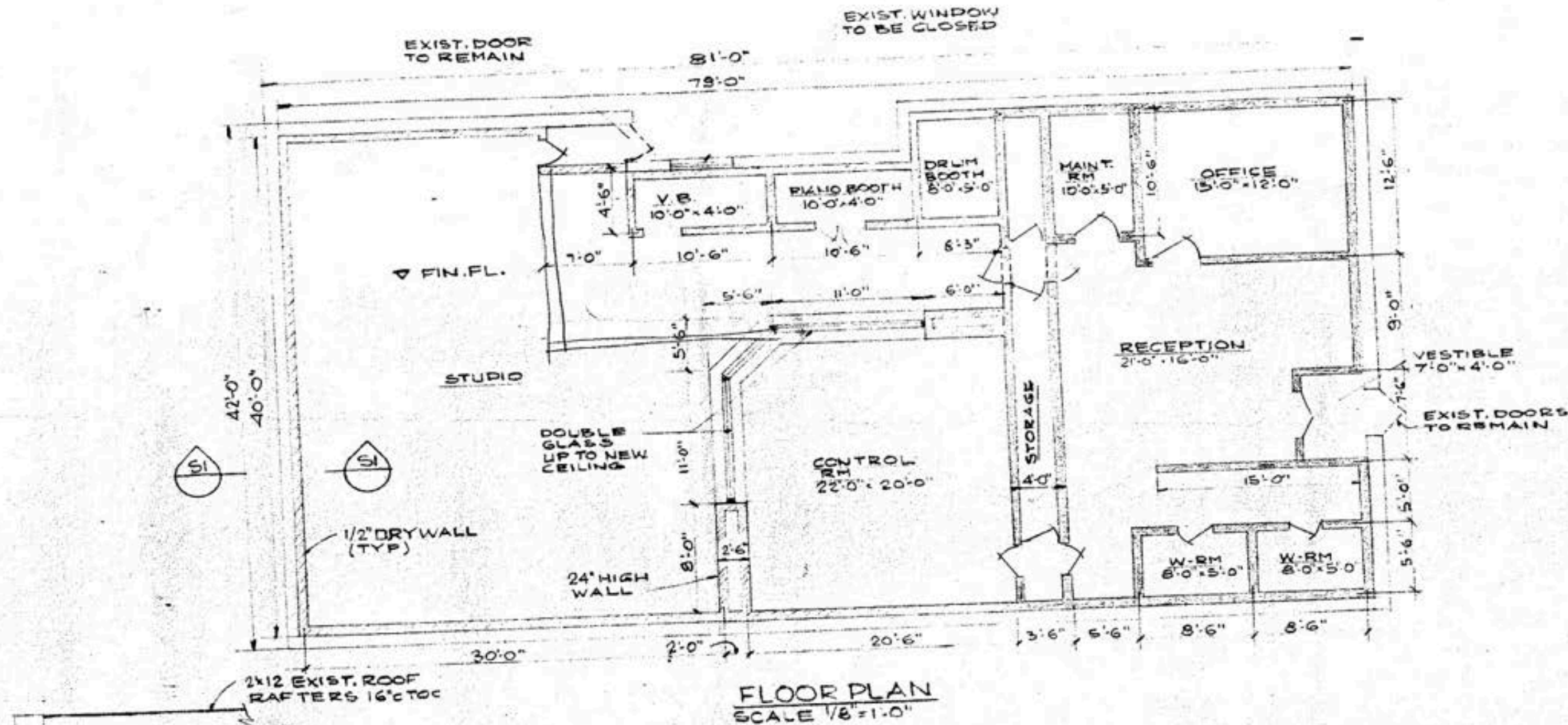
**SALE PRICE: \$3,850,000**

**LEASE PRICE: \$15,000 per month plus utilities**





# FLOOR PLAN



### LEGEND:

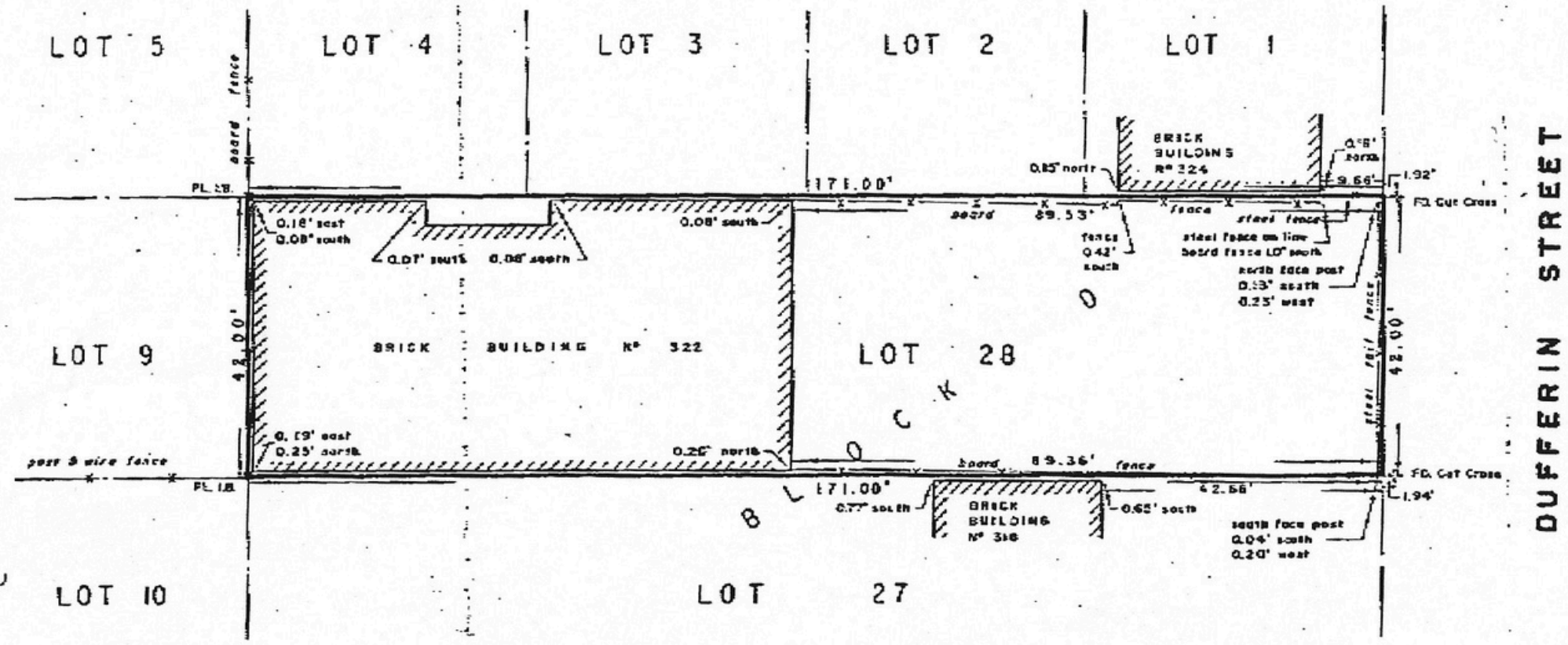
- EXIST. 2" x 10" CONG BLOCKS WALL
- NEW 2x6" STUDS WALL 16" C TO C WITH R-20 INSUL.
- NEW 2x4" STUDS WALL 16" C TO C WITH R-12 INSUL.
- EXIST. DOOR
- NEW DOOR

# SURVEY

P. 1  
LOT 28  
CITY OF TORONTO  
SCALE 1" = 20'

R.L. Di Giulio LAW OFFICE FAX 416-638-6427

Jan. 24 '90 10:57



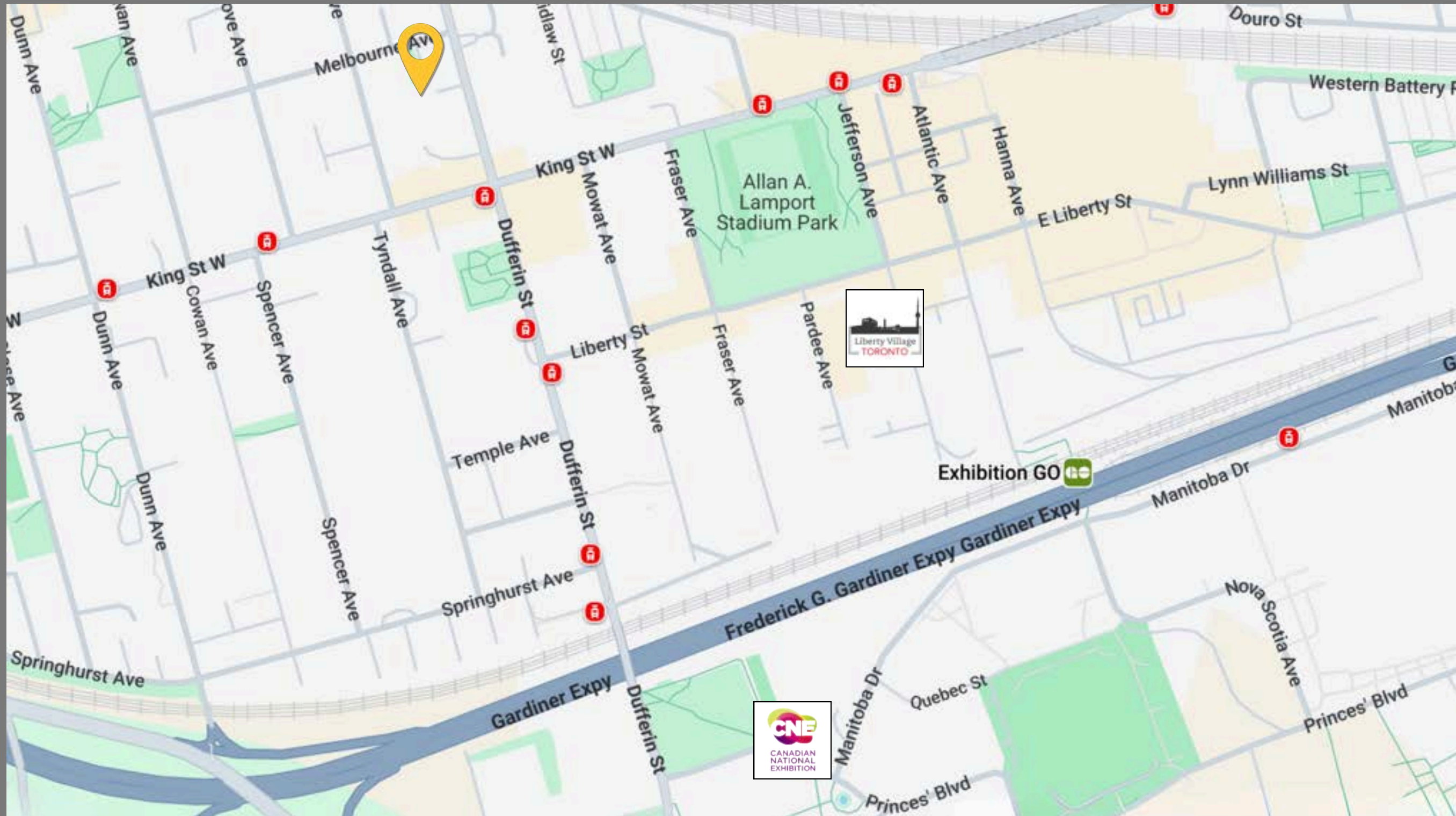
DATED: October 27, 1978 Per:

*[Signature]*  
ONTARIO LAND SURVEYOR

BROWNE, CAVELL AND JACKSON LTD  
SURVEYORS



# LOCATION



The TTC streetcar serving 322 Dufferin Street, Toronto is the 504 King streetcar line.

Liberty Village



Canadian National Exhibition Foundation





**GITALIS  
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ESTATE**

**Thank you for your  
business.**

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