

	<b>9688 Leslie St 12</b> <b>Richmond Hill Ontario L4B3C4</b> Richmond Hill Bayview Hill York 349-26-S <b>SPIS: N</b> <b>Taxes: \$12.00 / 2022 / T.M.I.</b> <b>Legal:</b>	<b>List: \$26.00</b> <b>Sq Ft Net</b>  <b>For: Lease</b> <b>Last Status: New</b>  <b>DOM: 0</b>
	Commercial/Retail Retail Retail Store Related <b>Com Cndo Fee:</b> <b>Dir/Cross St: Leslie &amp; 16th Ave.</b>	<b>Occup: Vacant</b> <b>Freestanding: N SPIS: N</b> <b>Lse Term Mnths: 60/ 120</b> <b>Holdover: 90</b> <b>Franchise:</b>

**MLS#:** N5718589      **Sellers:** Ramal Plaza Inc      **Contact After Exp:** N  
**Possession Date:** 8/15/2022      **Possession Remarks:** immediate  
**PIN#:**      **ARN#:**

<b>Total Area:</b> 655 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> 655 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commercial <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> Part <b>Heat:</b> Gas Forced Air Clsd <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm Avail <b>A/C:</b> Y <b>Utilities:</b> A <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> N <b>Crane:</b> <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b> Major Highway <b>Public Transit:</b>
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<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>For Year:</b> <b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>	<b>Financial Stmt:</b> <b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>
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**Client Remks:** Affluent Richmond Hill Neighbourhood Plaza. Ample Parking For Customers & Employees. Great Exposure On West Side of Leslie St. Between 16th and Major Mackenzie. Quick Access to 404 & 407. YRT Bus Stop. High Income Household Area. Ideal For Medical, Retail, Pet Grooming, Education, Insurance, Mortgage, Accounting, Retail Services.

**Extras:** Available Immediately. Tenant To Verify Measurements & Zoning. Approx \$2,074.17 Gross Per Month + HST

**Brkage Remks:** Easy To Show. Deposit Cheque Must Be Certified. Please contact Clement Koo (416) 803-1168. ckproduction@yahoo.com to submit offer.

CITY PLUS REALTY INC., BROKERAGE Ph: 905-300-3000 Fax: 905-300-3300  
 10 Cox Blvd Unit 28 Markham L3R4G2  
 CLEMENT CHUN YIN KOO, Broker 416-803-1168  
 ANITA WOO, Broker of Record 905-300-3000  
**Contract Date:** 8/03/2022      **Condition:**      **Ad:** Y  
**Expiry Date:** 2/28/2023      **Cond Expiry:**      **Escape:**  
**Last Update:** 8/03/2022      **CB Comm:** 4% 1st YR NET & 2% of TERM NET + HST      **Original:** \$26.00