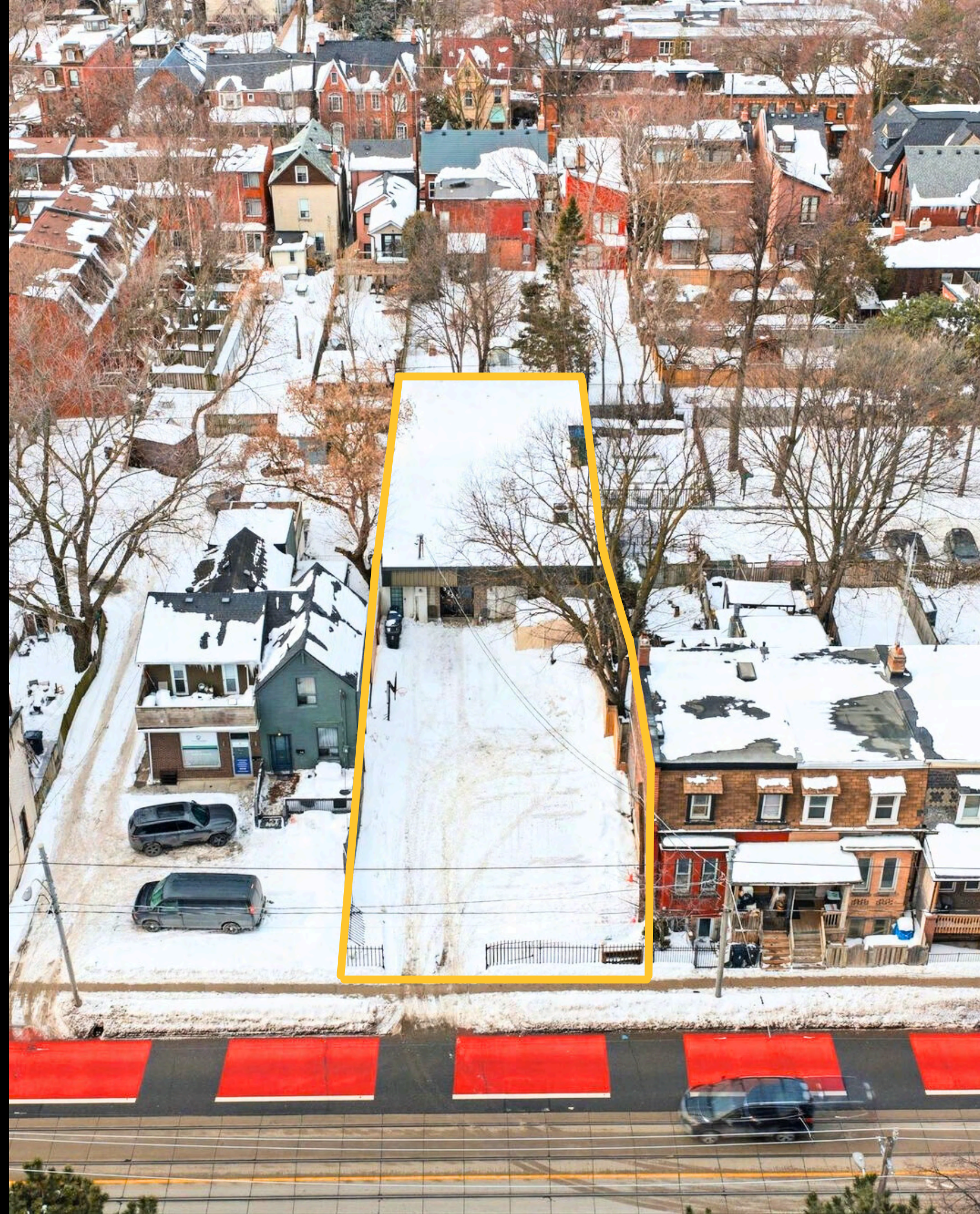




GITALIS
REAL
ESTATE

322 DUFFERIN STREET
FOR SALE or LEASE

TOUR LINK



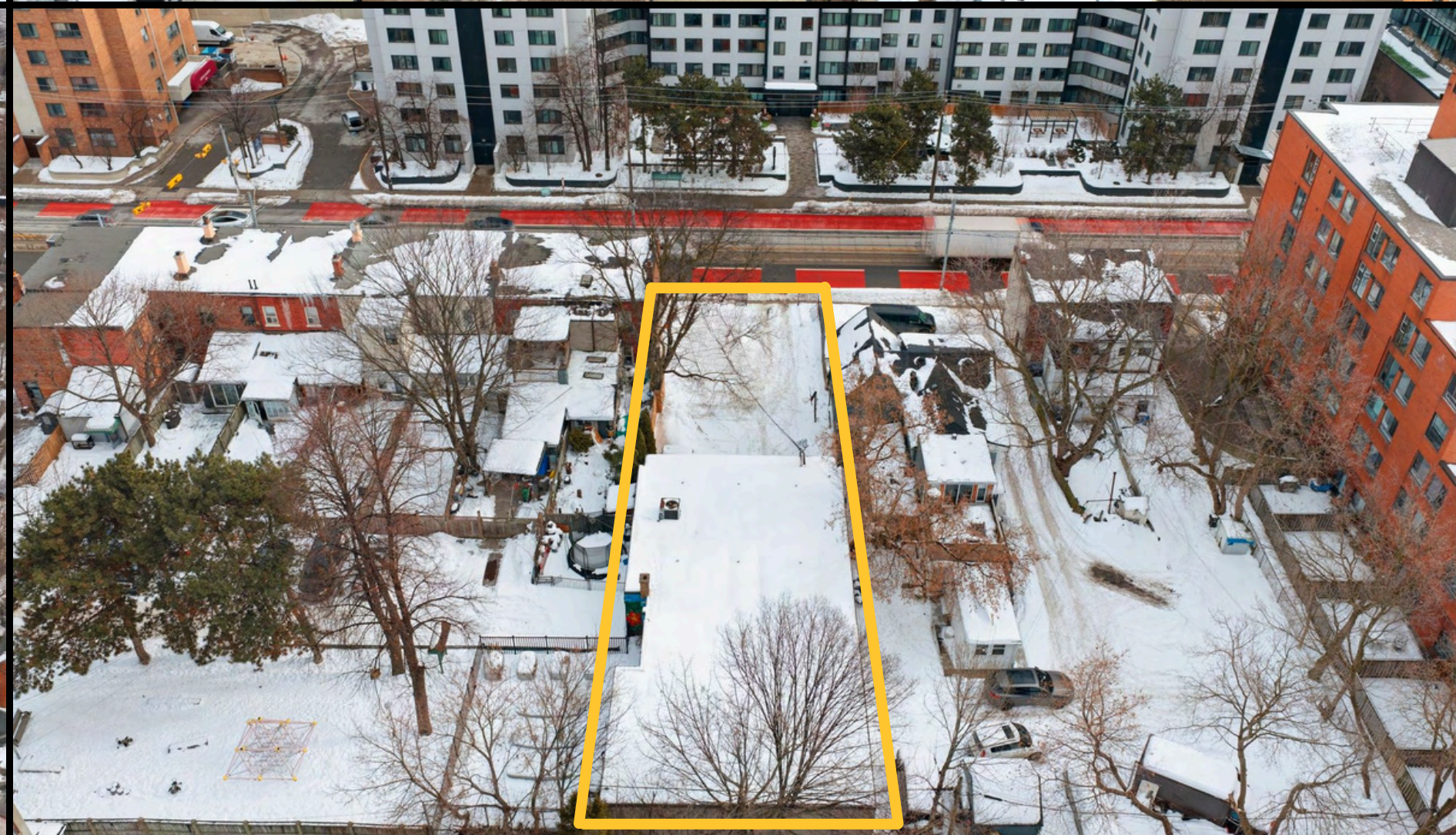
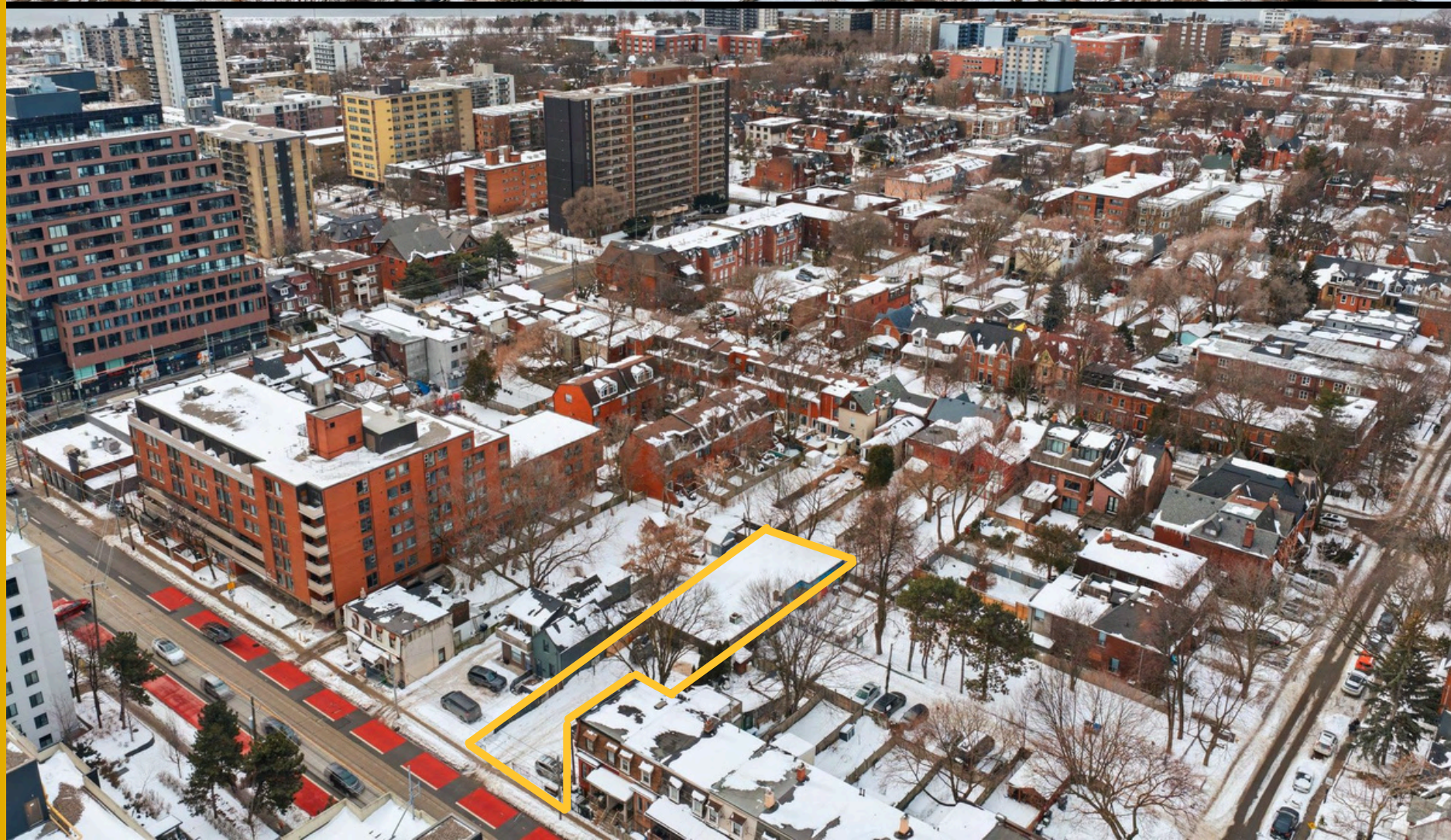
THE OPPORTUNITY:

- **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 m²
- **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

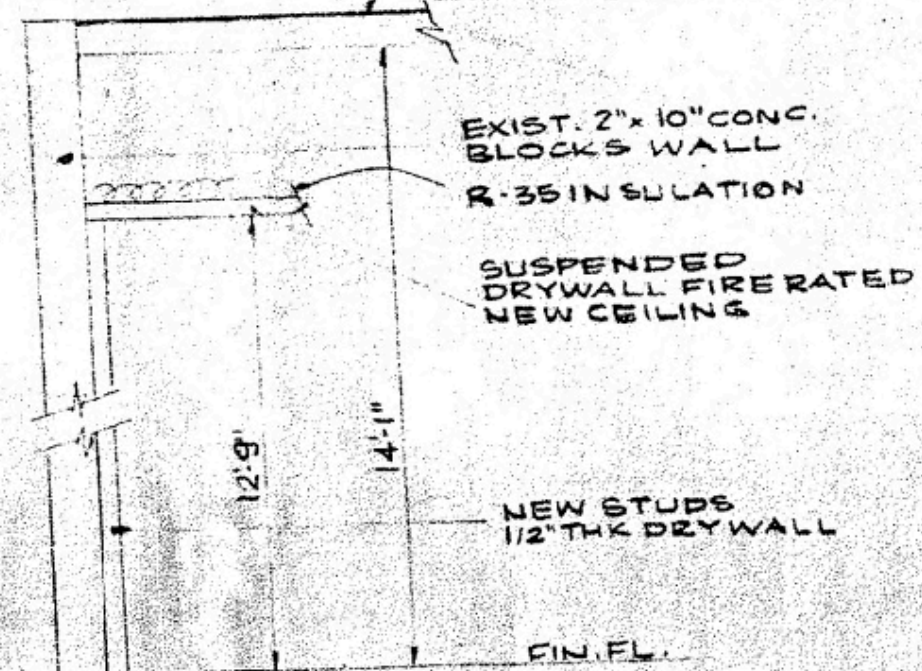
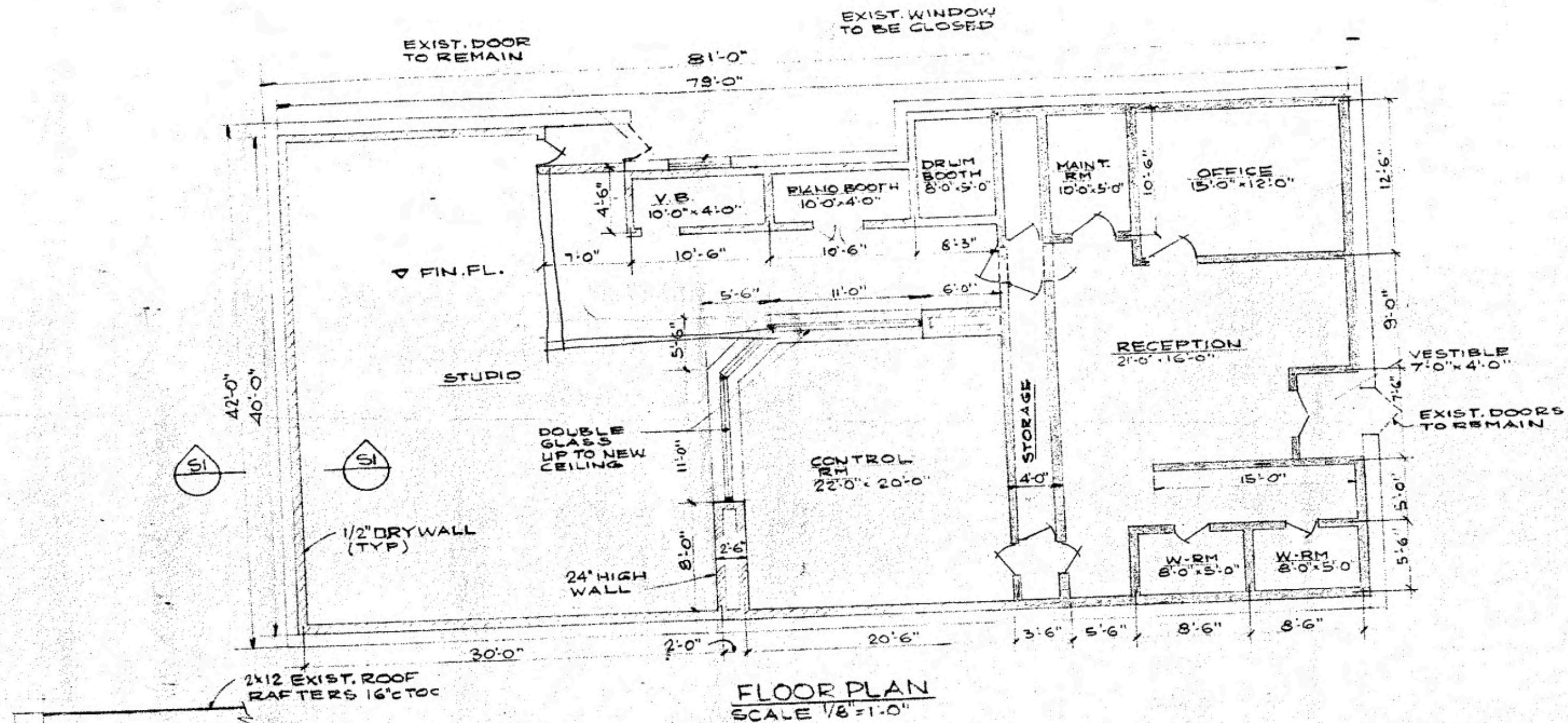
SALE PRICE: \$3,850,000

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





FLOOR PLAN



LEGEND:

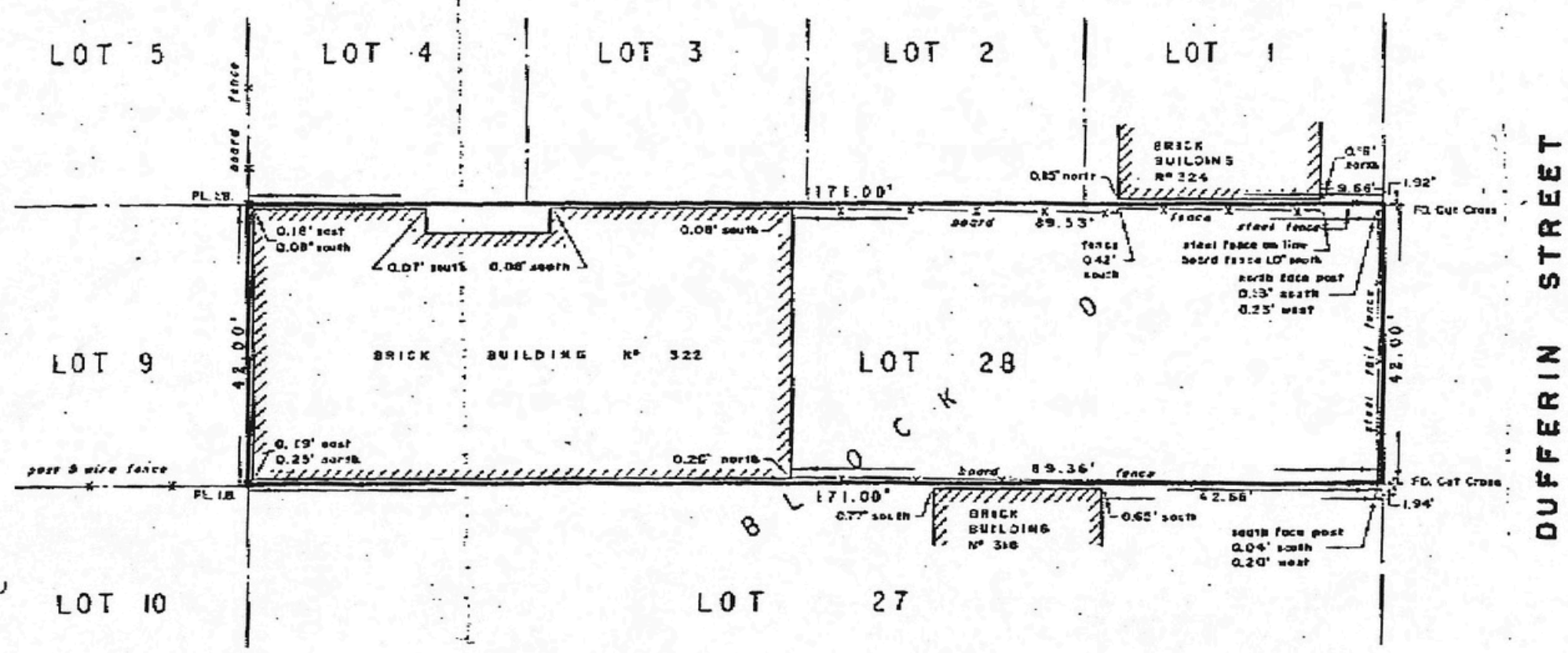
- EXIST. 2" x 10" CONG BLOCKS WALL
- NEW 2x6" STUDS WALL 16" C TO C WITH R-20 INSUL.
- NEW 2x4" STUDS WALL 16" C TO C WITH R-12 INSUL.
- EXIST DOOR
- NEW DOOR

SURVEY

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

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

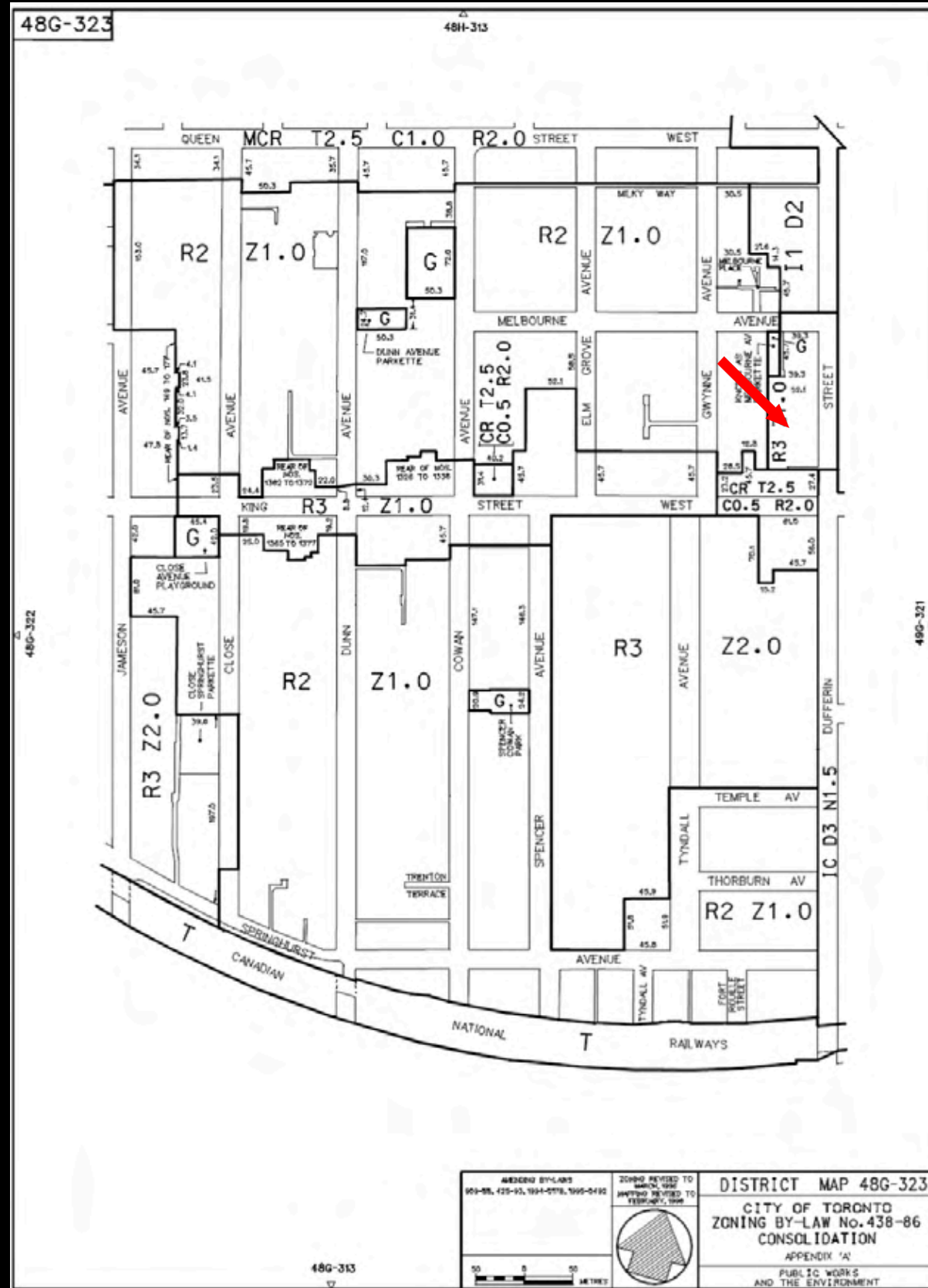
Jan. 24 '90 10:57



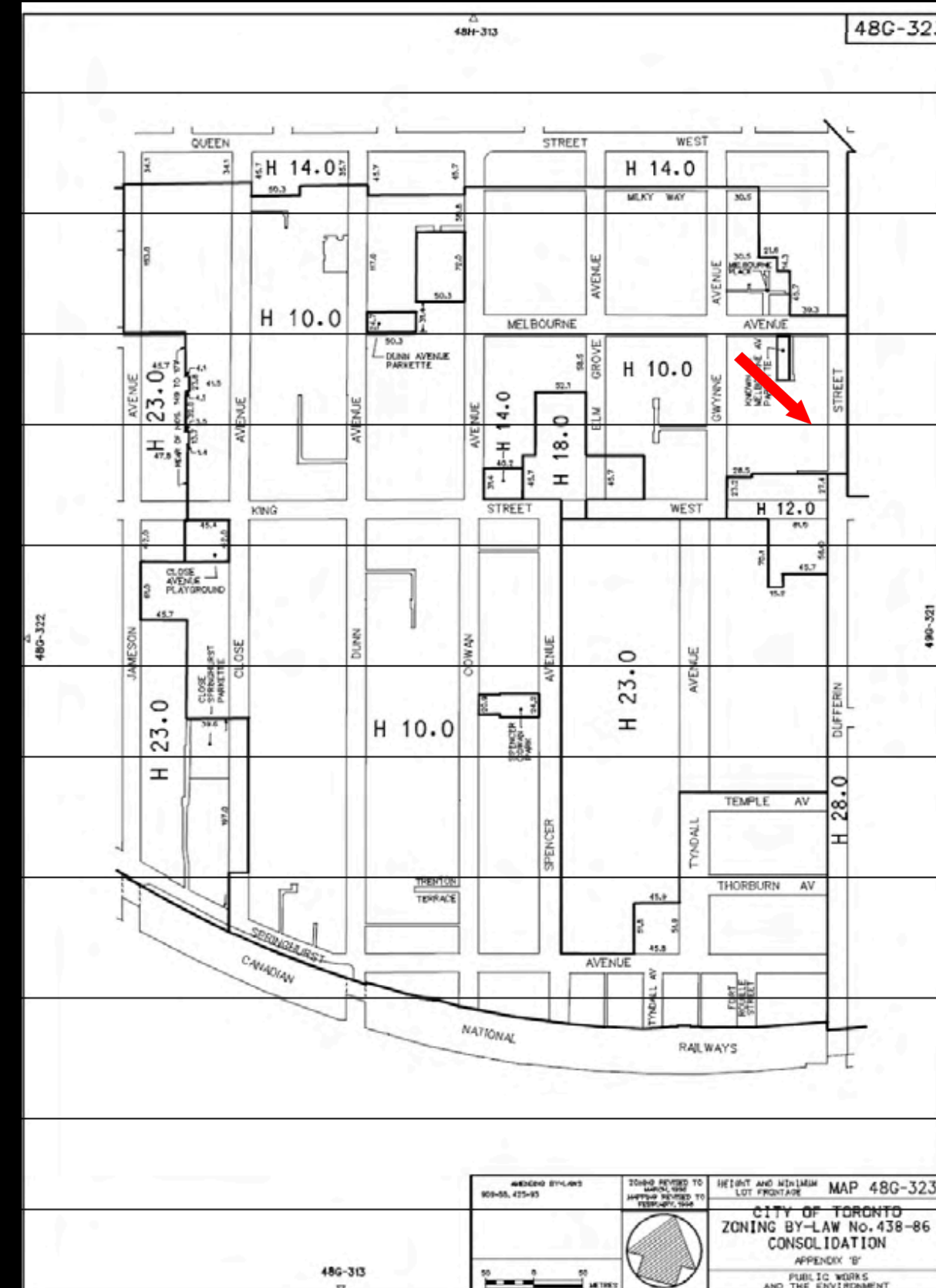
DATED: October 27, 1978 Per: *[Signature]*
ONTARIO LAND SURVEYOR

BROWNE, CAVELL AND JACKSON LTD
SURVEYORS

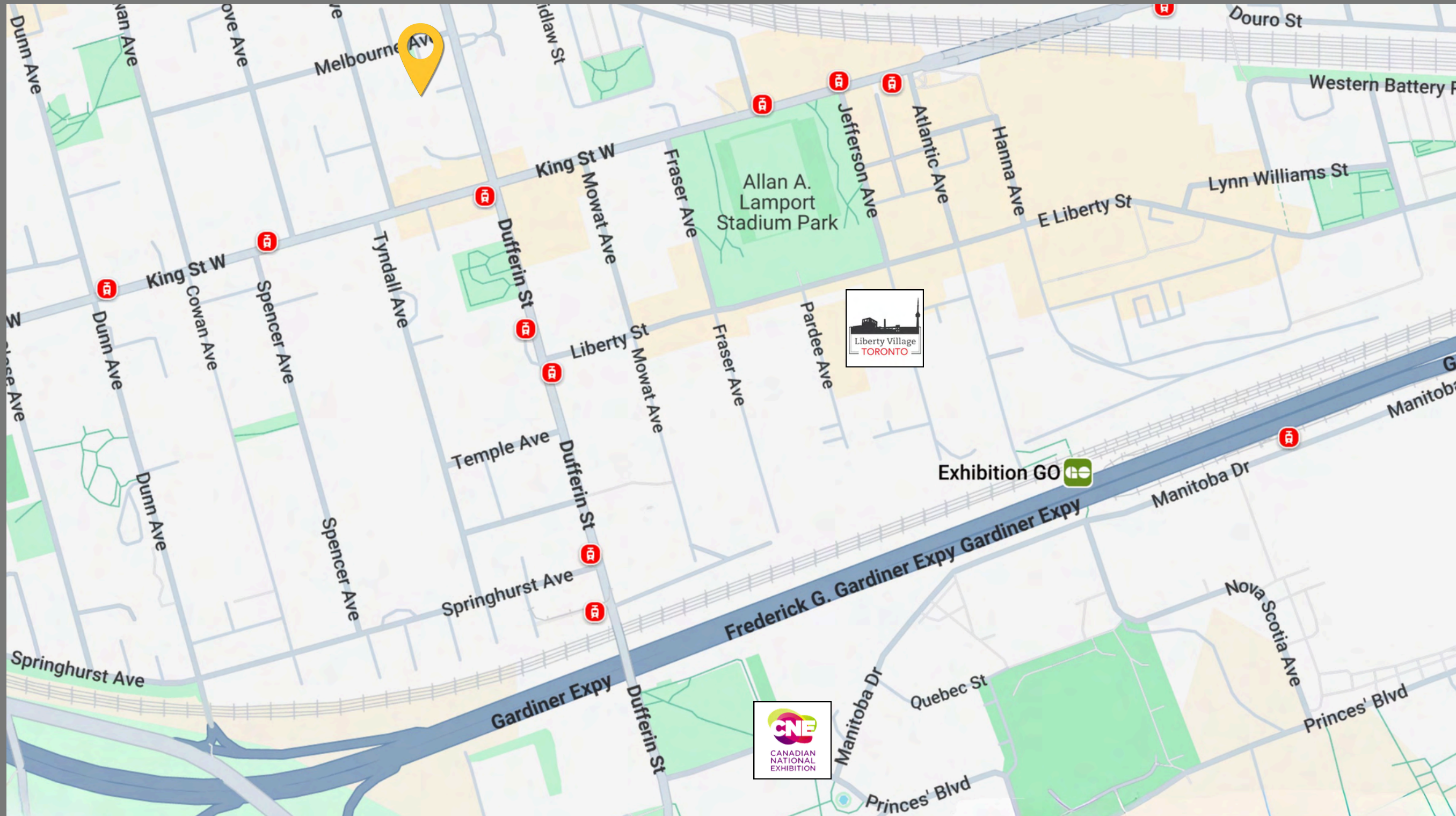
ZONING MAP



HEIGHT RESTRICTION



LOCATION



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

Liberty Village



Canadian National Exhibition Foundation





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**Thank you for your
business.**

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