

193 Sorauren Ave.

Lot Size	25 x 128ft	Electrical	60 amps/fuses
Possession	30-90 days/tba	Heating	gas/hot water boiler
Taxes	\$5,124.57	Plumbing	copper supply within house
Parking	private drive & garage	Roof	built up & modified bitumen (on flat)
Bedrooms	3	Bathrooms	1 x 4, 1 x 2

Welcome to 193 Sorauren Ave.

Roncesvalles Retail Opportunity! Rare neighbourhood store. Detached, almost 2,000' on 2 floors plus full basement, high ceilings, 2 kitchens, 2 baths and private drive. R2Z0.6 zoning allows residential uses. The current use of a retail store for the sale of tobacco and foodstuffs is licensed until December 21, 2010. It can continue as a legal non-conforming use with the annual renewal of the license. Near area schools & Queen West.

The main floor retail space features a storefront off Sorauren Ave; a living room and an eat-in sunny kitchen which has a ceiling height of 9'11" and a walk-out to a covered porch & generous backyard.

The second level with an almost 9' ceiling height has hardwood flooring with trim throughout and features three spacious bedrooms; a fireplace (coal burning) in the master; an eat-in kitchen and a 4pc bath.

A great street just walking distance to High Park; Sorauren Park; Sunnyside boardwalk and Lake Shore trails; butchers, bakers, fruit, vegetable & organic markets on Roncesvalles; The Revue Cinema and trendy Queen West. Schools in the area: Fern Avenue P.S., St. Vincent de Paul Catholic School, West Toronto CI, Bishop Marrocco Secondary School & Western Tech.

Inclusions – 2 fridges, 2 stoves, light fixtures & window coverings