

	68 Broadview Ave 224		List: \$3,000 For: Lease
	Toronto Ontario M4M 2E6		
	Toronto E01 South Riverdale Toronto		
	SPIS: N	Last Status: NEW	DOM: 0
Condo Apt	Locker#: 169	Rms: 4	
Apartment	Locker Lev Unit: A	Bedrooms: 1	
Unit#: 224	Locker Unit#: 169	Washrooms: 1	
Corp#: TSCC / 1831	Level: 2	1x4xMain	
Portion for Lease: Main			
Portion Lease Comments:			
Dir/Cross St: Broadview and Eastern			
Directions: Broadview and Eastern			
Prop Mgmt: Nadlan Harris Management			

MLS#: E12474719 **PIN#:** 128310093
Possession Remarks: Flexible

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: Owned	Exterior: Brick
Basement: None	Maintenance:	Gar/Gar Spcs: Underground / 1
Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd
Heat: Fan Coil / Gas	Central Vac: N	Drive: Underground
Apx Age: 16-30	UFFI: No	Park Type: Owned
Year Built: 2006	Elev/Lift: Y Retirement: N	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Yr Built Source: MPAC	All Incl:	Pk Spot1: 69
Apx Sqft: 800-899	Included In Lease: Common	Park \$/Mo:
Sqft Source: 801 sq ft/ MPAC	Elements,Heat,Water,Parking,Central Air	Prk Lvl/Unit: 1/69
Exposure: W	Conditioning	Bldg Amen:
Phys Hdp-Eqp:	Water Incl: Y	Bike Storage, Concierge, Party/Meeting Room,
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Rooftop Deck/Garden, Visitor Parking
Survey Type: None	Cable TV Incl: CAC Incl: Y	Prop Feat:
Lndry Acc: Ensuite	Bldg Ins Incl: Prkg Incl: Y	Ensuite Laundry, Library, Park, Pets Allowed
Lndry Lev: Main	ComElem Incl: Y Energy Cert: N	with Restrictions, Private Entrance, Public
	Cert Level: GreenPIS: N	Transit, Rec Centre, School
	Pvt Ent: Y Furnished: N	Interior Feat: Other
		Security Feat: Concierge/Security

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	8.99	x 12.99	Open Concept	Concrete Floor	B/I Appliances
2	Living	Main	14.99	x 16.99	Open Concept	Concrete Floor	Window
3	Dining	Main	14.99	x 16.99	Open Concept	Concrete Floor	Combined W/Living
4	Br	Main	10.66	x 12.73	Concrete Floor	Window	Closet

Client Remks: Experience true loft living at the iconic Broadview Lofts! This stunning hard loft conversion blends authentic character with modern comfort. Featuring an open-concept and highly functional layout, the space is flooded with natural light from expansive west-facing windows. Soaring over 10-ft ceilings, polished concrete floors, exposed brick walls, and original industrial beams create an inspiring and stylish living environment perfect for both relaxing and entertaining. The spacious living and dining area offers flexible design options to suit your lifestyle, while the large bedroom is a serene retreat, complete with a custom organized closet and built-in wall shelving for added convenience and storage. Ideally located just steps from trendy Queen Street East, enjoy easy access to top restaurants, cafes, shops, transit, and the Don Valley trail system. This suite includes one underground parking space and a storage locker. A unique opportunity to lease in one of Toronto's most sought-after and authentic loft buildings - welcome to the Broadview Lofts.

Inclusions: Fridge, Stove, Microwave exhaust, stackable washer/dryer, curtains

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100