

**CASE REALTY**  
BROKERAGE**POWER OF SALE  
INVESTMENT OPPORTUNITY****ADDRESS:** 298 ST. GEORGE (north of Bloor)**LEGAL DESCRIPTION:** Plan M6, Pt. Lot 198**LOT SIZE:** 25' x 115'**TAXES:** \$6,500/2008**COMMENTS:** Power of Sale: 4 unit semi-detached brick dwelling,  
located minutes from University of Toronto  
Unit #1 (Bsmnt) - 2 bdrms - \$650/month  
Unit #2 (Main Floor) - 3 bdrms - \$1,500/month  
Unit #3 (2<sup>nd</sup> Floor) - 2 bdrms (previous owner)  
Unit #4 (3<sup>rd</sup> Floor) - 3 bdrms - \$1,500/mnth

All Units are leased until September 1, except for Unit #3 (previous owner) and buyer must assume existing tenants. Owner pays all utilities and expenses. NOTE: Given this is a power of sale, seller/agent cannot make any representations or warranties to the accuracy of the above information and buyer/agent must verify same.

**PRICE:** \$730,000

FOR MORE INFORMATION

Contact

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