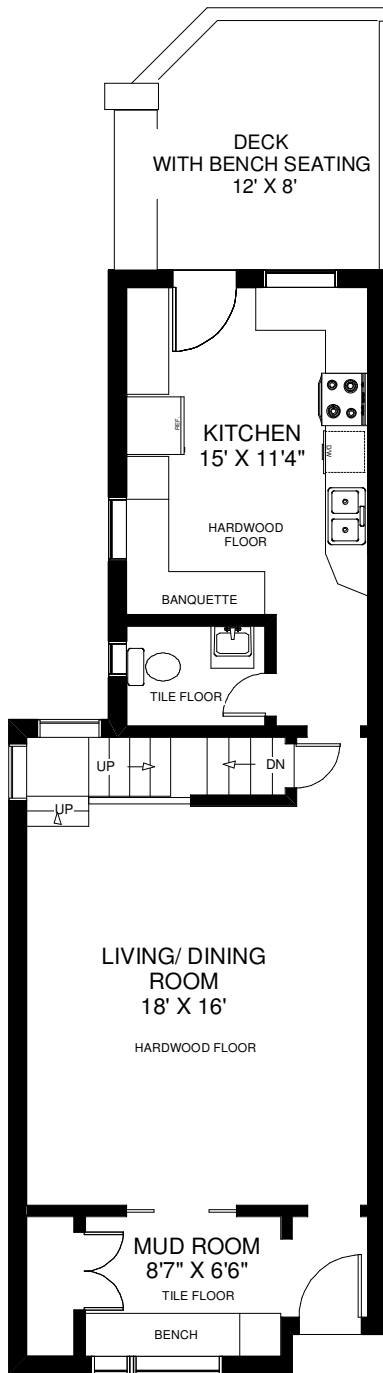
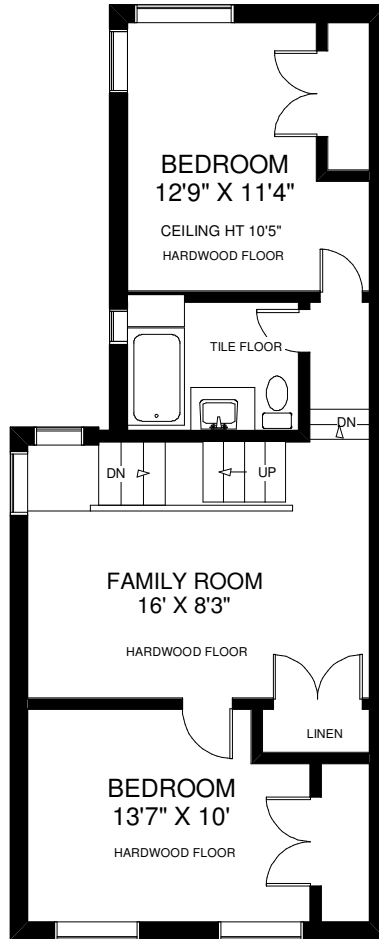


# 45 GARDEN AVENUE

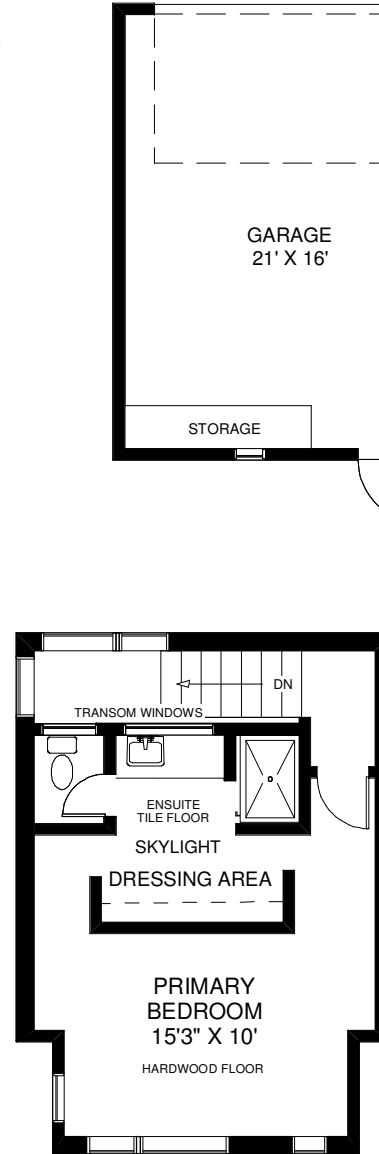
**THE JULIE KINNEAR TEAM**  
**Sales Representatives**  
**Keller Williams Co-Evaluation Realty**  
**(416) 236-1392**



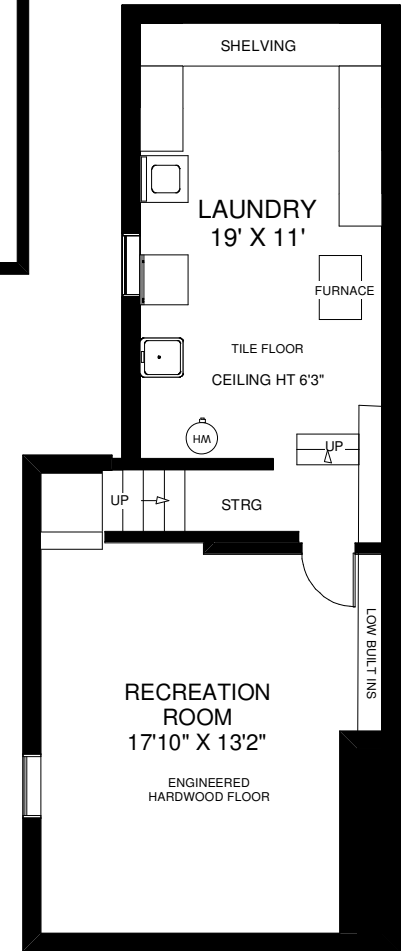
CEILING HT 9'5"  
**MAIN FLOOR**  
 APPROXIMATELY 800 SQ FT



CEILING HT 8'3"  
**SECOND FLOOR**  
 APPROXIMATELY 680 SQ FT



CEILING HT 7'6"  
**THIRD FLOOR**  
 APPROXIMATELY 400 SQ FT



CEILING HT 7'  
**LOWER FLOOR**  
 APPROXIMATELY 680 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.