

Urban Retail Yonge Street Opportunity

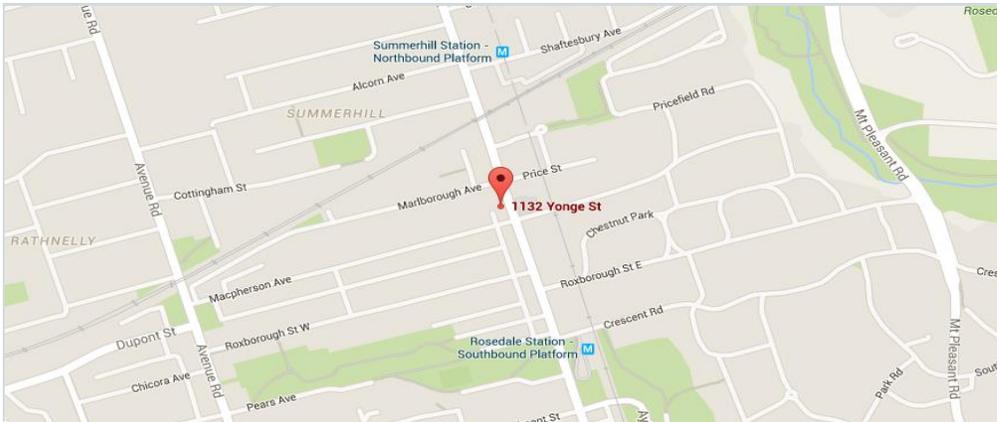


For Sale, 1132 Yonge Street, Toronto



The Investment Opportunity

An exceptional opportunity to acquire an urban street front mixed use asset in the prestigious neighbourhood of Rosedale on Yonge Street. The asset is fully leased with an established retail tenant at grade, and a two bedroom apartment. The asset benefits from all the amenities of its Yonge Street location including convenient access to Rosedale subway station, and is surrounded by boutique retail, high end residences, prestigious office, and upscale restaurants.



Property Details

- **Lot Area:** 1,540 square feet
- **Frontage:** 15.40 x 100 feet
- **Building Area:** 2,871 square feet
- **1st Floor:** 1,200 square feet
- **2nd Floor:** 1,101 square feet
- **3rd Floor:** 570 square feet
- **Parking:** One car garage (retail)
- **Zoning:** CR 2.5 (C2.0; R2.0)
- **Official Plan:** Mixed Use Area
- **NOI:** \$55,000 (approx.)

Asking Price: \$1,950,000

Offering Guidelines

Jones Lang LaSalle Real Estate Services, Inc. (the "Advisor") has been retained by May Siu Mee Woo (the "Vendor"), on an exclusive basis, to sell 1132 Yonge Street, Toronto, Ontario (the "Property").

The Property is offered for sale at a price of \$1,950,000 and will be sold on an as-is, where is basis, free and clear of debt. The Vendor's objective is to maximize sale proceeds while preference will be given to offers with limited conditionality and timely closing.

Offers will be considered by the vendor on an as received basis and should be submitted to the attention of David Horowitz and Elliot Medoff at 199 Bay Street, Suite 4610, Toronto, ON, M5L 1G3.

For more information please contact:

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