



For Sale

1611-1615 Dundas Street West
Toronto, ON

Dundas West Investment Opportunity

Jones Lang LaSalle Real Estate Services Inc. (the "Advisor") has been retained to offer a 100% freehold interest in 1611-1615 Dundas Street West (the "Property").

The Property represents a rare opportunity to acquire approximately 45 feet of frontage on a hard corner at Dundas Street West and Brock Avenue. The Property consists of three retail tenants at grade and five one-bedroom apartments encompassing the second and third floors.

Salient Facts

Land Area:	3,584 sf
Building Area:	7,986 sf (approx.)
Frontage:	45 ft (approx.)
Retail Units:	Three (3)
Residential Units:	Five (5) 1-BR
Parking:	Three (3) stalls
Zoning:	CR 2.5 (C1.0; R2.5)
Asking Price:	\$4,750,000



Location Overview

The Property is located at the southeast corner of Dundas Street West & Brock Avenue. Offering central positioning in Downtown West, steps from notable local landmarks such as Trinity-Bellwoods Park, High Park, Roncesvalles Village, West Queen West and the Dundas & Bloor Regional Transit Hub. The Property is located in one of the last remaining untapped commercial nodes in the Downtown West, an area beginning to see a rapid increase in development activity. Of note is the recently announced 10-acre mixed-use 'urban village' by Choice Properties REIT located at the southeast corner of Dundas Street West and Bloor Street West, ten minutes from the subject Property.

Asset Overview

The Property is improved with two mixed-use buildings with ground floor retail space and residential apartment unit(s) above grade. 1611 Dundas Street West is occupied by 'You, Babe' Boutique, a local vintage clothing and accessories store, on the ground floor and a one-bedroom apartment above. 1613-1615 Dundas Street West is occupied by The Wanderley, a boutique clothing, apparel and lifestyle store, and Safehouse Coffee on the ground floor, with four one-bedroom apartments above. There are four surface parking stalls at the rear of the Property.

Offering Process

This Investment Summary (IS) has been prepared by the Advisor and provided to prospective purchasers to assist in the decision to acquire the Property. This IS does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. The IS provides information relating to certain physical, location, zoning and site characteristics of the Property. The information upon which this IS is based has been obtained from various sources available to the Advisor and the Vendor. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in the IS or any other written or oral communication transmitted or made available to prospective purchasers. Supplemental information will be made available to potential purchasers via the Advisor's virtual dataroom.

The Property is offered for sale at \$4,750,000 on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving information about the Offering. Interested parties are invited to provide submissions on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance. Submissions should be made on the Vendor's form of Letter of Intent or Agreement of Purchase and Sale which will be available in the Advisor's virtual data room for the Offering.

**For more information
please contact:**

Elliot Medoff* Vice President
+1 416 238 9768 Elliot.Medoff@am.jll.com

Euan Darling* Senior Associate
+1 416 238 9961 Euan.Darling@am.jll.com
*Sales Representative



Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2018. Jones Lang LaSalle. All rights reserved. *Sales Representative **Broker.