



For Sale

1756 Dundas St. W., Toronto, ON



Urban Retail Repositioning Opportunity

An excellent opportunity for an investor or owner-user to acquire a corner property in the rapidly gentrifying neighbourhood of Brockton Village at Lansdowne and Dundas Street West. The asset provides over 100 feet of frontage on Dundas St. W. & Lansdowne Ave, and has fantastic exposure to high vehicular traffic counts.



Property Details	
Land Area	3,930 sf.
Frontage (Dundas)	77 ft.
Frontage (Lansdowne)	51 ft.
Total Retail Area	2,457 sf.
- 1756 Dundas St. W.	1,275 sf.
- 1758 Dundas St. W.	1,182 sf.
Zoning	CR 2.5 (c1.0; r2.0)
Official Plan	Mixed Use Area



For more information please contact:

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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 The Property may be withdrawn without notice.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. ©2014, Jones Lang LaSalle. All rights reserved.



Asking Price: \$2,350,000

Location

1756 Dundas Street West is located on the north west corner of Dundas Street and Lansdowne Avenue, in the neighbourhood of Brockton Village. This neighbourhood along with Parkdale, Roncesvalles Village, and Dufferin Grove, are all part of the recent rapid gentrification of Toronto's Downtown West, which has seen an influx of stylish and modern bars, clubs, cafes, and boutique shops. Accessible via streetcar from both College St. and Dundas St., the property is easily serviced by local transit, and is located minutes from the Gardiner Expressway.

Repositioning Opportunity

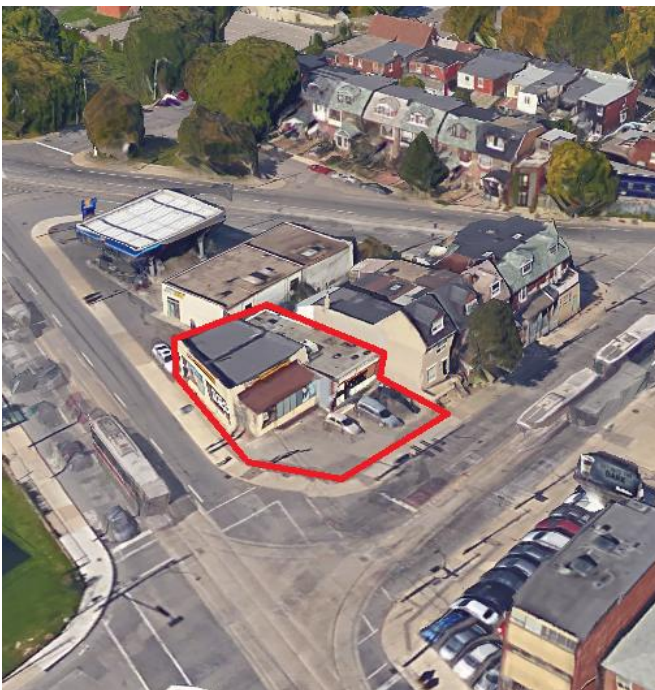
The 2,500 SF existing building, along with 5 parking spaces provides a unique opportunity for retail repositioning as retailers continue to be attracted to downtown west urban markets.

In addition the building layout and ample parking make this an ideal opportunity for a user owner looking to own their own retail or creative office space.

Key Highlights

- Prime Dundas West location, rapidly gentrifying area.
- Corner lot with excellent street exposure.
- Great access to streetcar and public transit
- Five parking spaces





Offering Guidelines

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been retained by Lee Kang Kook & Lee Byung Ran (the “Vendor”), on an exclusive basis, to sell 1756 Dundas Street West, Toronto, Ontario (the “Property”).

The Property is offered for sale at a price of \$2,350,000 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 Elliot Medoff and David Horowitz at 199 Bay Street, Suite 4610, Toronto, ON, M5L 1G3.

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