

For Sale



Urban Retail Opportunity

825 College Street

An exceptional opportunity for an investor or owner-user to acquire a mixed use retail and multi-residential asset, located on the south side of College Street, just east of Ossington Avenue, in the neighbourhoods of Dufferin Grove and Little Italy. The asset provides investors with the income stability of three multi-residential units, as well as providing upside through the re-leasing of the retail level.





Location

The Property is located on the south side of College Street, just east of Ossington Avenue, in the neighbourhoods of Dufferin Grove and Little Italy. These neighbourhoods support a wide variety of in demand restaurants, theatres, nightclubs, bars, shopping centres and market places. The vintage buildings here date back to the early 1900s and much of that character still remains more than a century later. The residential neighbourhoods are populated by many young professionals due to the proximity to the downtown core, and vibrant nightlife for which College West has become known.



Asking Price: \$1,700,000

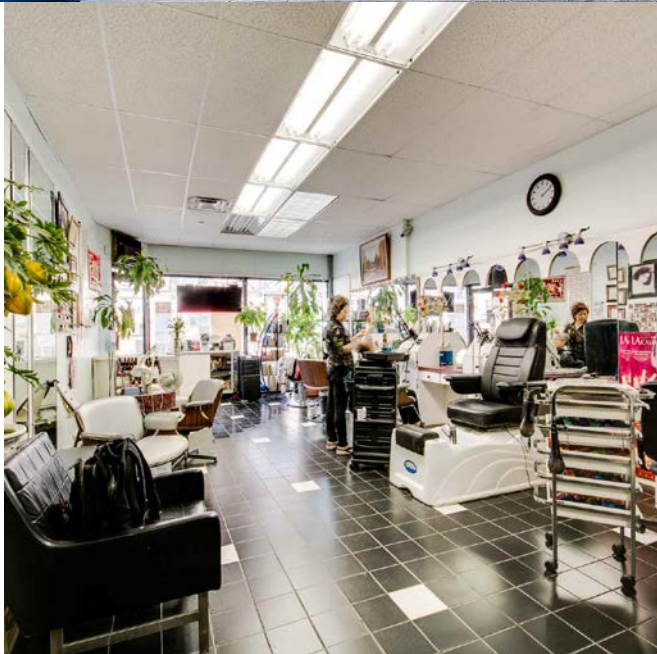
Income & Tenancy

This three-storey building is a mixed use commercial and residential property. The ground floor contains 1,150 SF of currently vacant commercial space, while the 2nd and 3rd floors have been refurbished and are fully leased out to residential tenants each paying \$2,500 per annum. The lower level space is a vacant one bedroom apartment.. The projected net operating income is \$90,000 per annum.

Key Highlights

- Prime College Street location.
- Excellent access to public transit.
- 2-3 Parking spaces
- Recently renovated roof and interior.
- Fully leased residential tenants on 2nd and 3rd floors.
- Upside potential through re-leasing of retail and lower level residential unit.





Property Details

Lot Area:	2,172 sf.
Frontage:	19.62 ft.
Depth:	110 ft.
Total Building Area:	4,304 sf
Ground Floor Retail Area:	1,150 sf.
Apartment Units:	3
Official Plan:	Mixed Use Area
Projected Net Operating Income:	\$90,000

For more information please contact:

Elliot Medoff*
 Vice President
 JLL Capital Markets Group
 +1 416 238 9768
Elliot.Medoff@am.jll.com

David Horowitz*
 Urban Investment Sales & Leasing
 JLL Capital Markets Group
 +1 416 525 2005
DavidC.Horowitz@am.jll.com



Offering Guidelines

Jones Lang LaSalle Real Estate Services, Inc. (the "Advisor") has been retained by 2134057 Ontario Ltd. (the "Vendor"), on an exclusive basis, to sell 825 College Street, Toronto, Ontario (the "Property").

The Property is offered for sale at a price of \$1,700,000 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.



For more information please contact:

Elliot Medoff*
 Vice President
 JLL Capital Markets Group
 +1 416 238 9768
Elliot.Medoff@am.jll.com

David Horowitz*
 Urban Investment Sales & Leasing
 JLL Capital Markets Group
 +1 416 525 2005
DavidC.Horowitz@am.jll.com