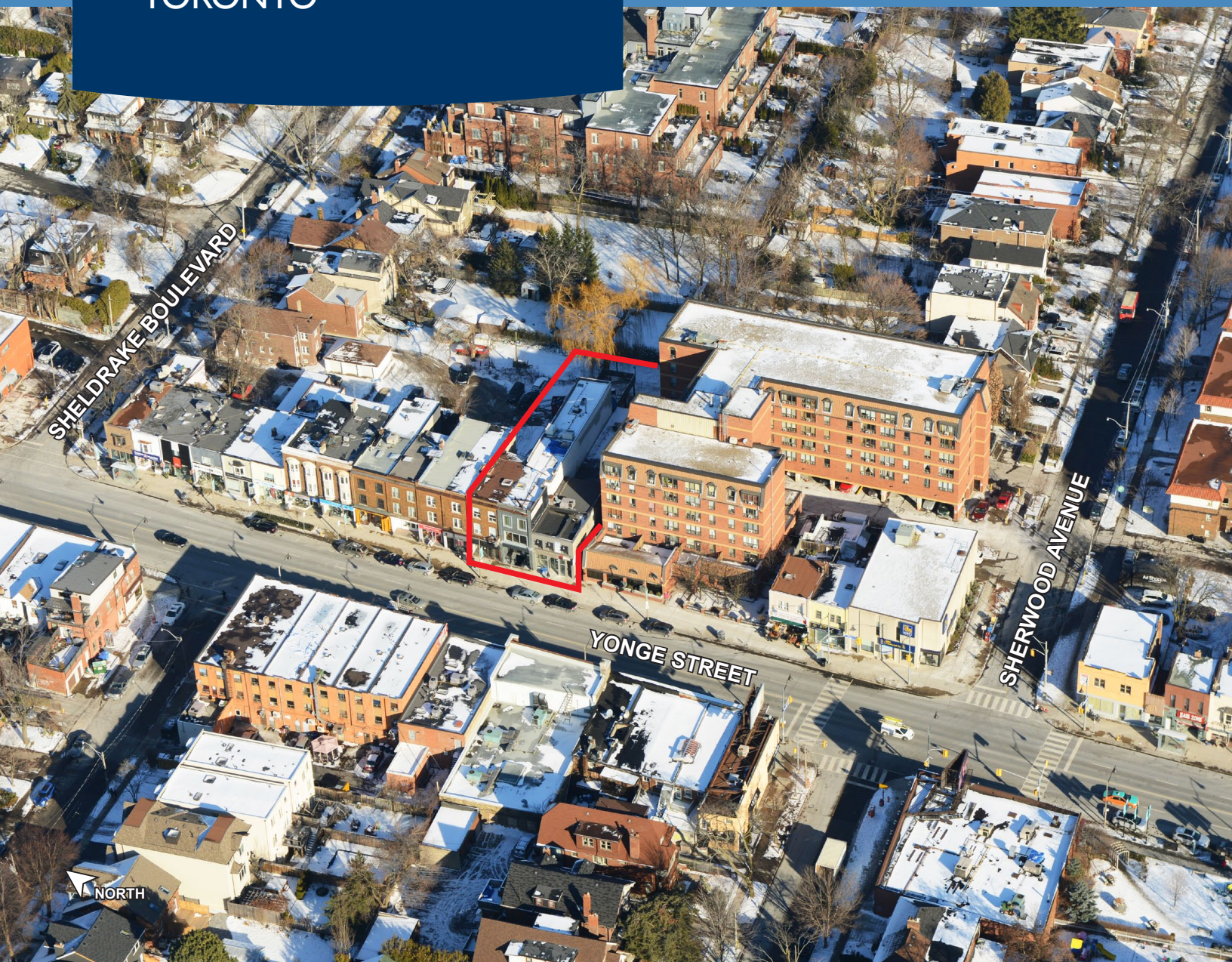


PRIME YONGE STREET RETAIL OPPORTUNITY

2577-2581 YONGE STREET,
TORONTO

FOR SALE



An exceptional opportunity to acquire three retail storefronts with a combined exposure of 56.50 feet on Yonge Street, as well as offering several options for repositioning.


PARACOM
Empowering Your Success

 **CUSHMAN & WAKEFIELD®**

PROPERTY DETAILS

	2577 YONGE	2579 YONGE	2581 YONGE
Site Area:	3,608 sf	2,843 sf	2,622 sf
Frontage:	22.02 ft	17.45 ft	17.03 ft
Depth:	172.00 ft	169.95 ft	167.95 ft
Building Area:			
Above Grade:	3,500 sf	5,400 sf	3,300 sf
Lower Level:	-	1,800 sf	1,100 sf
Storeys:	2	3	3

*All measurements are approximate

Combined Site Area: 9,953 sf
 Combined Frontage: 56.50 ft
 Zoning: MCR T3.0 C2.0 R2.5
 Official Plan: Mixed Use

2577 YONGE STREET: \$4,250,000
2579 YONGE STREET: \$3,300,000
2581 YONGE STREET: \$3,100,000

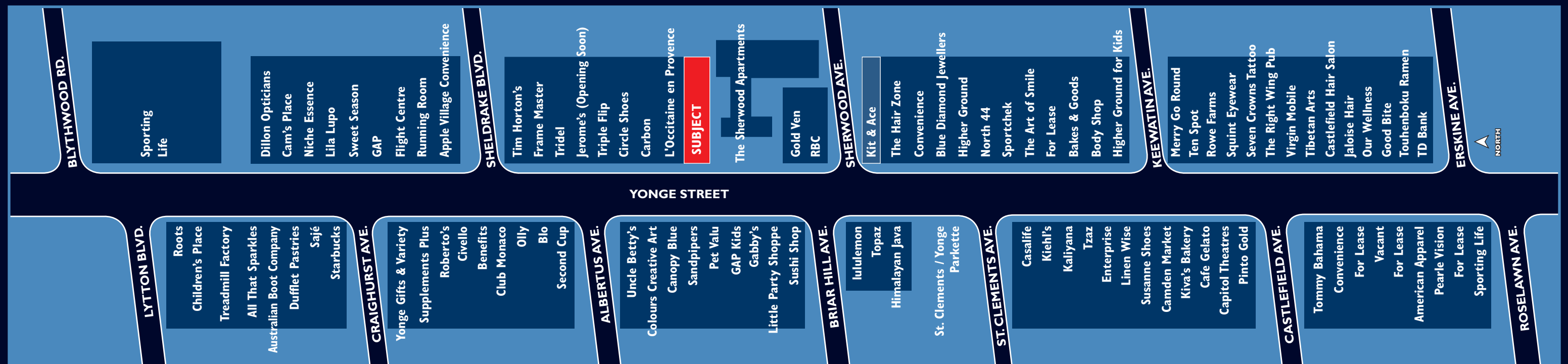
KEY HIGHLIGHTS

- Excellent location in the heart of midtown – east side of Yonge Street just north of Sherwood Avenue
- Prominent combined frontage of 56.50 feet on Yonge Street – Excellent signage and branding opportunities
- Several options available for repositioning the buildings – provides flexibility for various tenant layouts
- Rapidly growing trade area due to residential intensification
- 160,000 residents, daytime population of 156,000 and labour force of 77,000 persons within the primary trade area (3 km range)

LOCATION

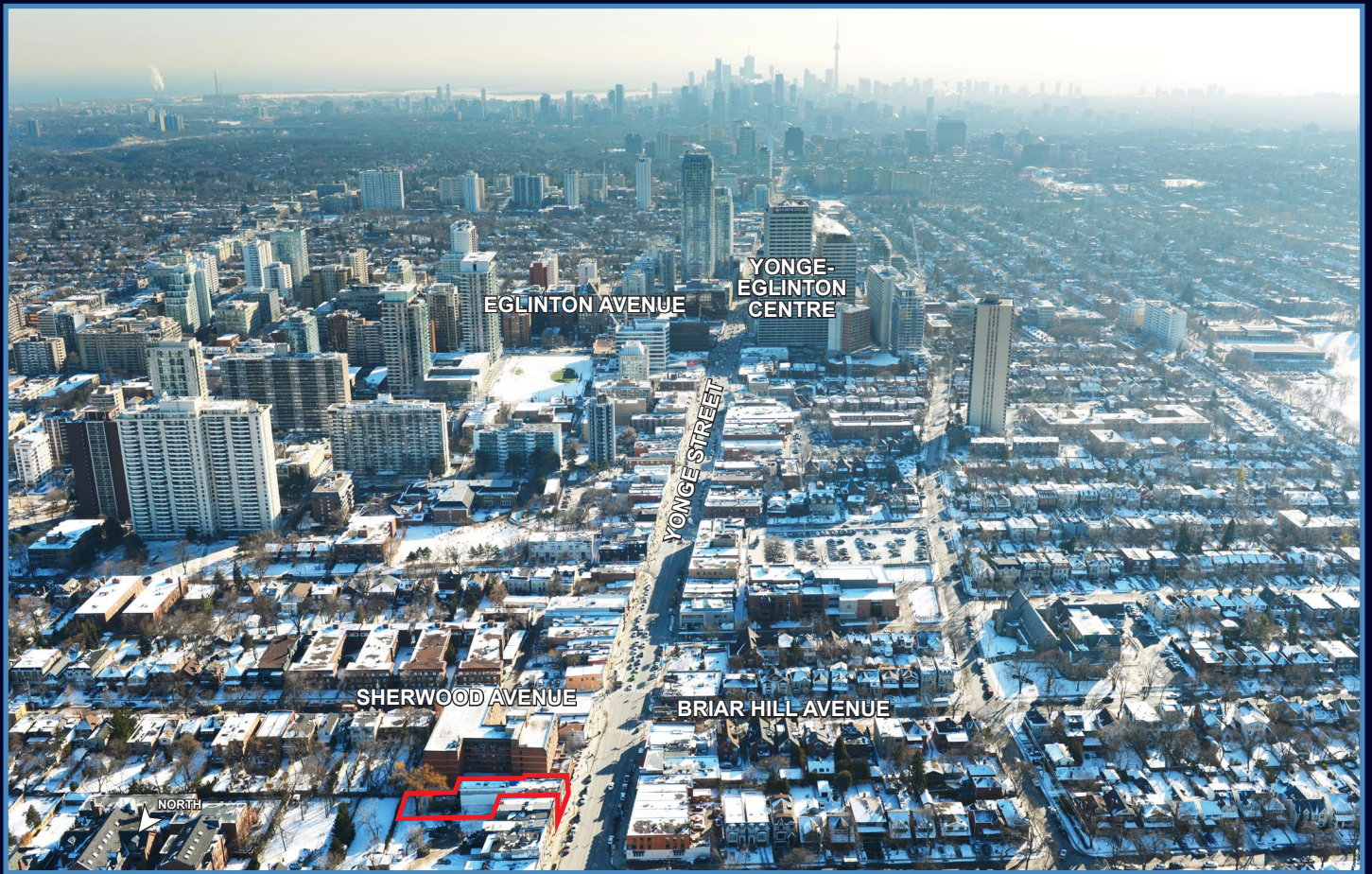
The properties are located on the east side of Yonge Street between Sherwood Avenue and Sheldrake Boulevard in the heart of midtown Toronto. The Yonge-Eglinton area is known as one of the most vibrant neighbourhoods in the city of Toronto, due to its proximity to lifestyle amenities including shopping, restaurants, nightlife and transit. Many local, national and international retailers are represented on this portion of Yonge Street including lululemon, Gap, Sporting Life, Starbucks, L'Occitane, Mendocino and many others. The Yonge-Eglinton Centre is undergoing a \$100M renovation including the addition the Cube, a new 40,000 square foot retail concept anchored by Joe Fresh. Demand for retail amenities is increasing, due to the significant high density residential development activity in the vicinity, attracting many young professionals. Major projects within a few blocks of the property include E Condos, 101 Erskine, Neon, 30 Roe and The Madison.

AREA RETAILERS



REPOSITIONING OPPORTUNITIES

- Conceptual plans have been created to demonstrate various tenant layouts that can be accomplished from a repositioning of the property. These include:
- A full repositioning of all three buildings to create one, single tenant building (two storey (approx. 16,000 sf) / three storey (approx. 24,000 sf))
 - Repositioning of 2579-2581 Yonge Street to create a single tenant building (two storey (approx. 9,000 sf) / three storey (approx. 13,500 sf)) – Leave 2577 Yonge Street as-is
 - Renovate / reconfigure 2577 Yonge Street, leave 2579-2581 Yonge Street as-is
- The potential to mass additional density exists through the assembly of adjoining properties to the north and east.



OFFERING GUIDELINES

Cushman & Wakefield Ltd., Brokerage and Paracom Realty Corporation, Brokerage have been retained by 2376052 & 2376054 Ontario Limited (the “Vendor”) as advisors (“Advisors”) to seek proposals for the disposition of 2577-2581 Yonge Street, Toronto (collectively the “Property”). The Vendor will consider the sale of the Property in its entirety, but reserves the right to sell the assets individually. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing.

Based on information contained herein, and other information that may be made available by the Advisors or Vendor, interested parties are invited to submit a letter of intent to purchase (“Offer”) that addresses the requirements outlined under the heading “Offering Guidelines”. Initial Offers, regardless of form and content, will not create any binding legal obligations upon the Vendor or the Advisors. The Vendor is under no obligation to select any of the Offers and reserves the right to amend the offering procedure at any time and without notice.

For more information, please contact the listing agents, or visit: www.cw-cm.ca/2577-2581yongestreet

ELLIOT MEDOFF*
 Vice President
 Capital Markets Group
416.359.2450
elliott.medoff@ca.cushwake.com

NOAH RECHTSMAN*
 Vice President
 Capital Markets Group
416.359.2753
noah.rechtsman@ca.cushwake.com

NICK YANOVSKI**
 Managing Director
 Capital Markets Group
416.359.2554
nick.yanovski@ca.cushwake.com



CUSHMAN & WAKEFIELD®
 Cushman & Wakefield Ltd., Brokerage
www.cushmanwakefield.com

RYAN MOREIN*
 Retail Advisory Services
416.922.2224
ryan@paracom.ca

JORDAN KARP*
 Vice President
 Retail Advisory Services
416.922.2223
jordan@paracom.ca

Paracom Realty Corporation, Brokerage
www.paracom.ca



PARACOM
 Empowering Your Success

These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation. *Sales Representative ** Broker