CUSHMAN & WAKEFIELD

# FOR SALE

## YONGE STREET - VACANT DEVELOPMENT LAND

# 1190 YONGE STREET

TORONTO, ONTARIO

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# 1190 YONGE STREET
# TORONTO, ONTARIO

## EXECUTIVE SUMMARY

Cushman & Wakefield ULC (C&W) is pleased to offer for sale 1190 Yonge Street, Toronto, Ontario (the "Property"). The Property offers the unique opportunity to acquire a mixed-use development site along vibrant Yonge Street within the desirable Summerhill/Rosedale node.

CUSHMAN & WAKEFIELD


**Cushman & Wakefield ULC, Brokerage**
161 Bay Street, Suite 1500
P.O. Box 602 | Toronto, ON M5J 2S1
416 862 0611
Fax: 416 359 2613
cushmanwakefield.com

Additional information may be obtained from the Vendor's' exclusive representatives:

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Capital Markets
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**Brandon Garrett***
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*Sales Representative **Broker

# PROPERTY DETAILS

| | |
|---|---|
| **SITE AREA & DIMENSIONS** | |
| LAND AREA | 1,571 SF |
| FRONTAGE | 25 FT |
| DEPTH | Irregular |
| ZONING | CR 2.5 (c2.0; R1.0) SS2 – Commercial & Residential |
| PROPERTY TAXES | $1,481.35 (2018) |
| **PLANNING & TITLE** | |
| OFFICIAL PLAN | Mixed Use Areas |
| PIN | 211930207 |
| LEGAL DESCRIPTION | PT BLK A PL 390 YORKVILLE PT 2 & 3, 63R4882, S/T RESERVATIONS IN CA522218; CITY OF TORONTO |

## KEY HIGHLIGHTS

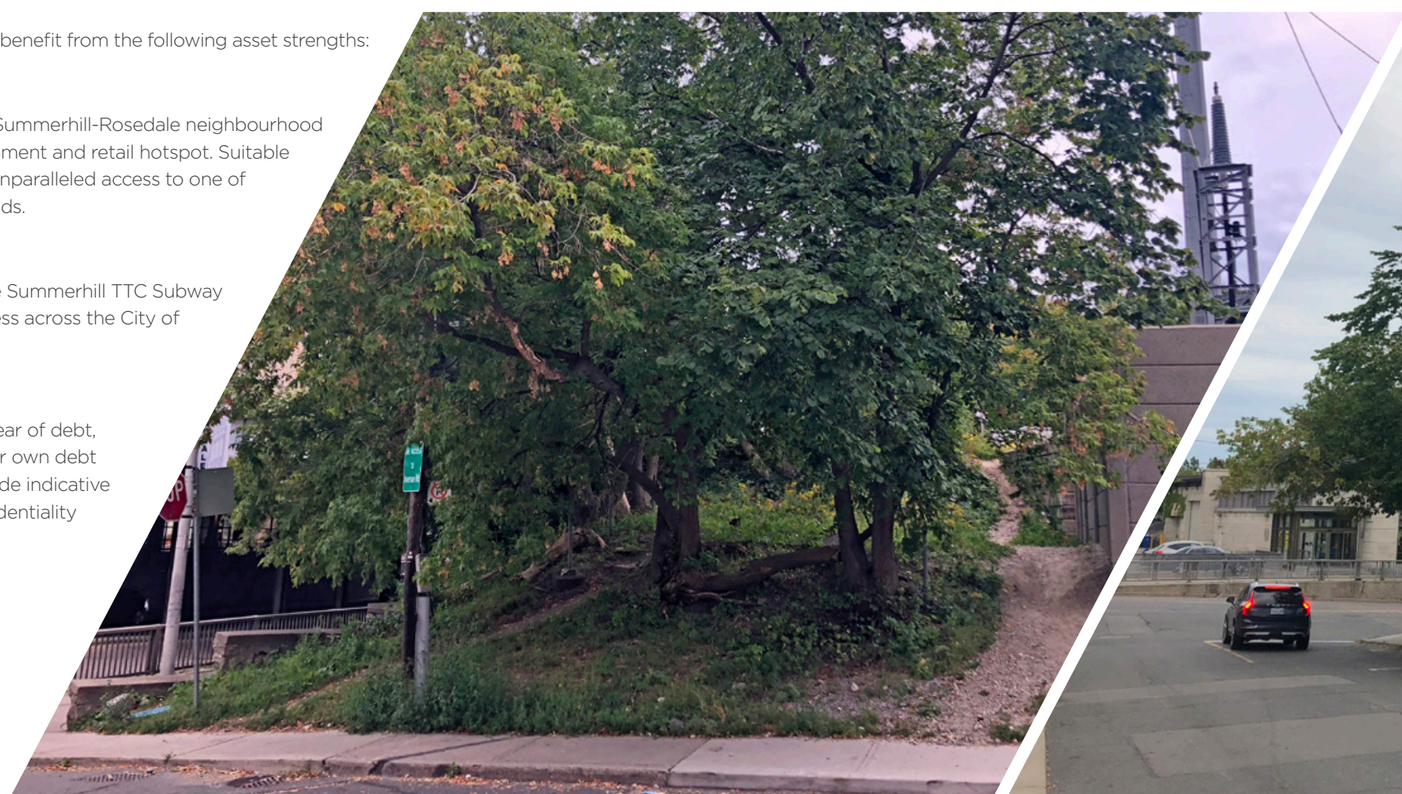
### HIDDEN GEM ON YONGE STREET

The successful purchaser of the Property will benefit from the following asset strengths:

- **Prime Location**
  The Property is located within Toronto's Summerhill-Rosedale neighbourhood which has developed into both a development and retail hotspot. Suitable for a variety of uses, this location offers unparalleled access to one of Toronto's most sought after neighborhoods.

- **Access To Transit**
  Approximately 150 metres away from the Summerhill TTC Subway station, the Property provides direct access across the City of Toronto.

- **Free & Clear of Financing**
  The Property is being offered free and clear of debt, allowing the purchaser to implement their own debt strategy. Cushman & Wakefield can provide indicative debt guidance upon execution of a confidentiality agreement.



# GROWING RESIDENTIAL NODE

The South Midtown Area continues to see gentrification and intensification with 11 active condominium projects comprising of 1,509 units and 15 proposed projects at different stages of the approvals process equaling a total of 1,767 units. Notable active projects in the area include the AYC Annex Yorkville Connection (283 units), Milan Condominium (322 units), Rise Condominiums (285 units), and The Jack (109 Units). The “Hidden Gem on Yonge” is located within the heart of this burst of residential development making it an exceptional opportunity for both builders and developers.

**Active Residential Development Projects**
Projects: 11 - Units: 1,509

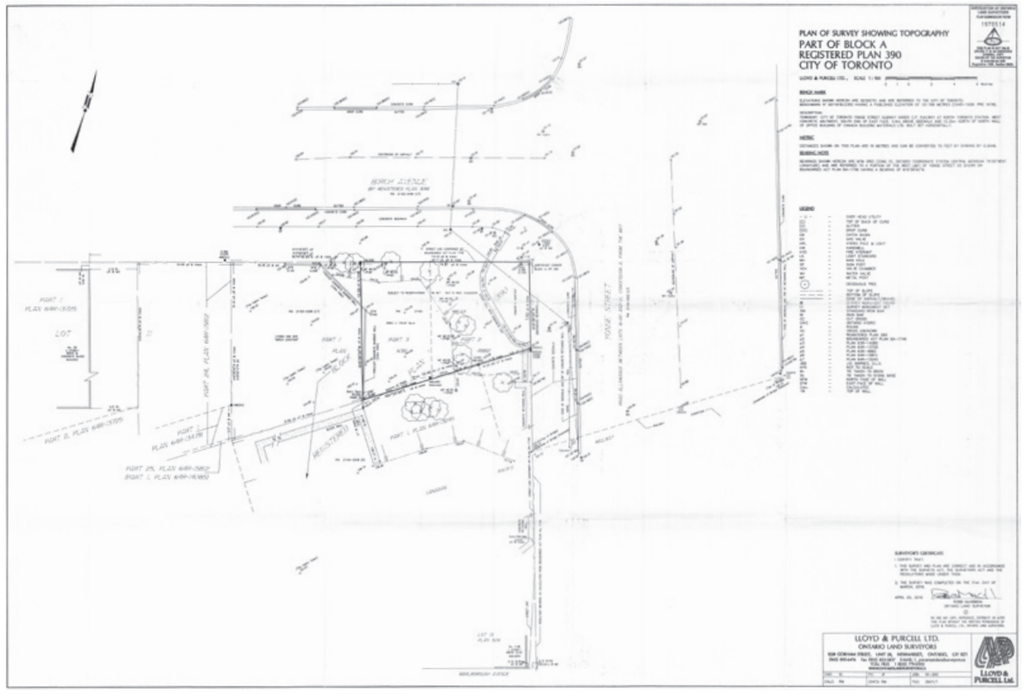
**Proposed Residential Development Projects**
Projects: 15 - Units: 1,767

# DEVELOPMENT POTENTIAL

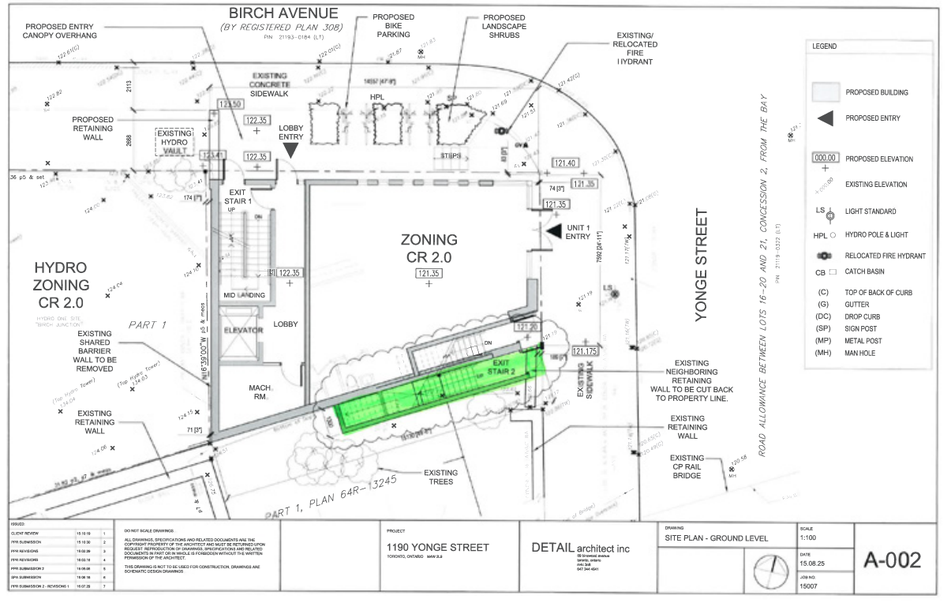
A notice of decision from the committee of adjustments was received on July 14, 1998 pertaining to the construction of a four-storey personal grooming establishment and artist or photographers studio building for 5,274 SF. The variances requested were granted, with the decision singed on July 23, 1998. Since then, architectural drawings from Detail Architect Inc. were obtained regarding the development of a five-storey commercial building on site. The drawings propose a 7,309 square foot (not inclusive of roof), building on site with a height of 17.75 meters. Although zoning on site allows for a variety of uses, this specific design illustrates one of many built form types that could be developed on site.

Project Rendering - 5 Storey Commercial Developement
*DETAIL architect Inc.*

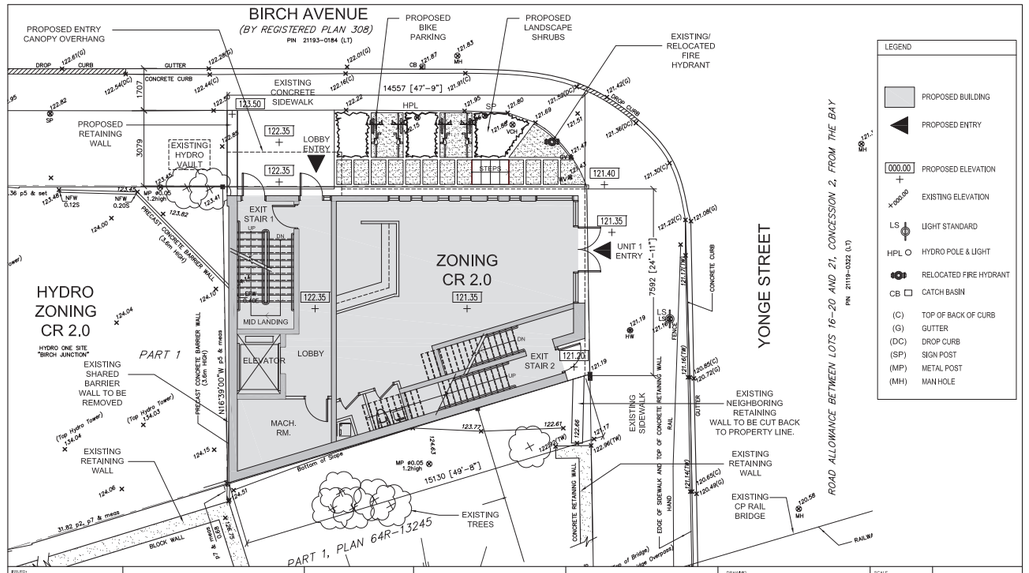
## SURVEY




## SITE PLAN



# PROPOSED FLOOR PLANS

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| CLIENT REVIEW | 19.10.10 1 |
| PPR SUBMISSION | 19.10.30 2 |
| PPR RESUBMIT | 19.12.20 3 |
| PPR RESUBMIT | 19.12.15 4 |
| PPR SUBMISSION | 19.12.16 5 |
| PPR SUBMISSION | 19.12.20 6 |

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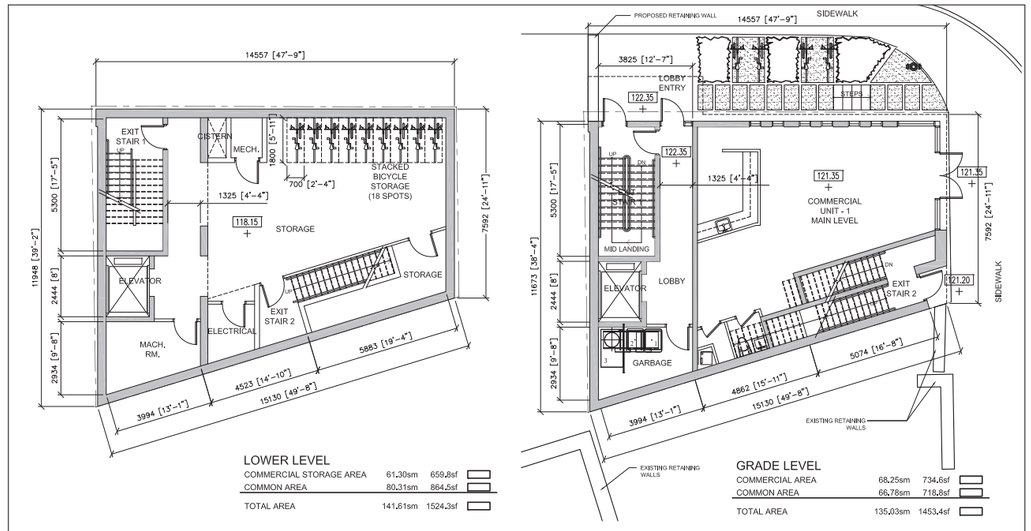
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. DRAWINGS ARE SCHEMATIC DESIGN DRAWINGS.

PROJECT: 1190 YONGE STREET, TORONTO, ONTARIO M4W 2L9

DETAIL architect inc, 151 Bloor(west)avenue, toronto, ontario, m4w 1b5, 647.245.4641

DRAWING: SITE PLAN | SCALE: 1:100 | DATE: 15.08.25 | JOB NO: 15007 | A-002




LOWER LEVEL

| | | |
|---|---|---|
| COMMERCIAL STORAGE AREA | 61,30sm | 659,8sf |
| COMMON AREA | 80,31sm | 864,5sf |
| TOTAL AREA | 141,61sm | 1524,3sf |

GRADE LEVEL

| | | |
|---|---|---|
| COMMERCIAL AREA | 68,25sm | 734,6sf |
| COMMON AREA | 66,78sm | 718,8sf |
| TOTAL AREA | 135,03sm | 1453,4sf |

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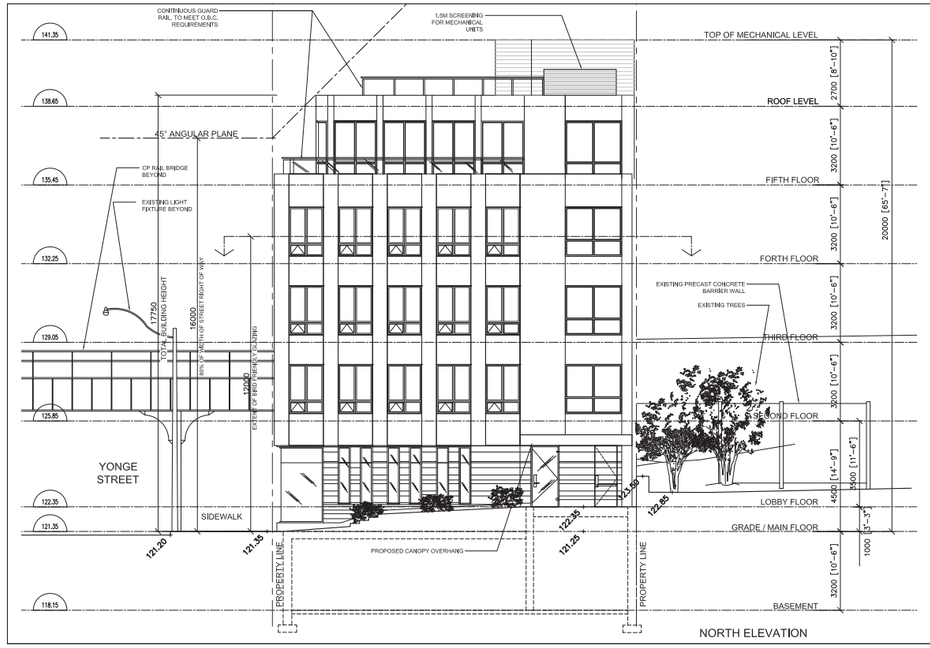
DRAWING: FLOOR PLANS | SCALE: 1:100 | DATE: 15.08.25 | JOB NO: 15007 | A-101






NORTH ELEVATION

A-300 | SCALE 1:150 | DRAWING ELEVATIONS | DATE 15.08.25 | JOB NO. 15007

DETAIL architect inc, 151 Bloor(west)avenue, toronto, ontario, m4w 1b5, 647.245.4641

PROJECT: 1190 YONGE ST., TORONTO, ONTARIO M4W 2L9

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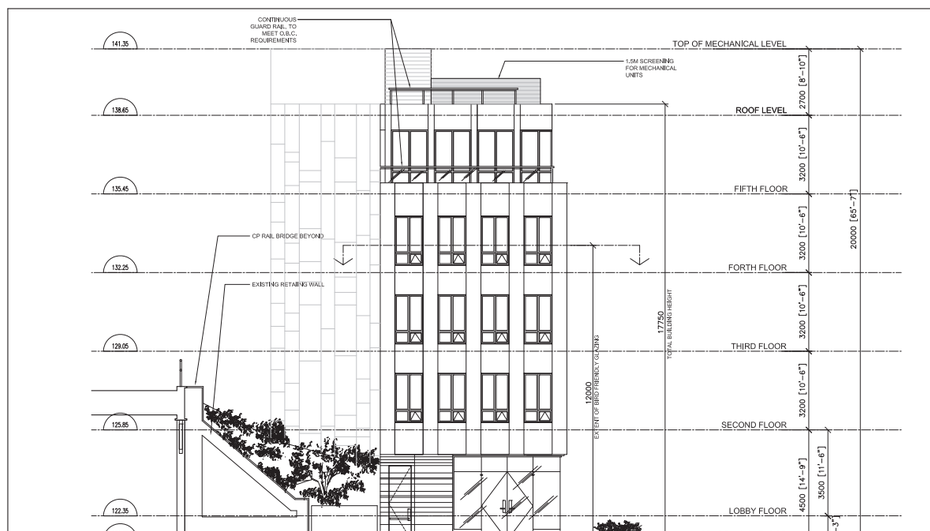


EAST ELEVATION

A-301 | SCALE 1:150 | DRAWING ELEVATIONS | DATE 15.08.25 | JOB NO. 15007

DETAIL architect inc, 151 Bloor(west)avenue, toronto, ontario, m4w 1b5, 647.245.4641

PROJECT: 1190 YONGE ST., TORONTO, ONTARIO M4W 2L9

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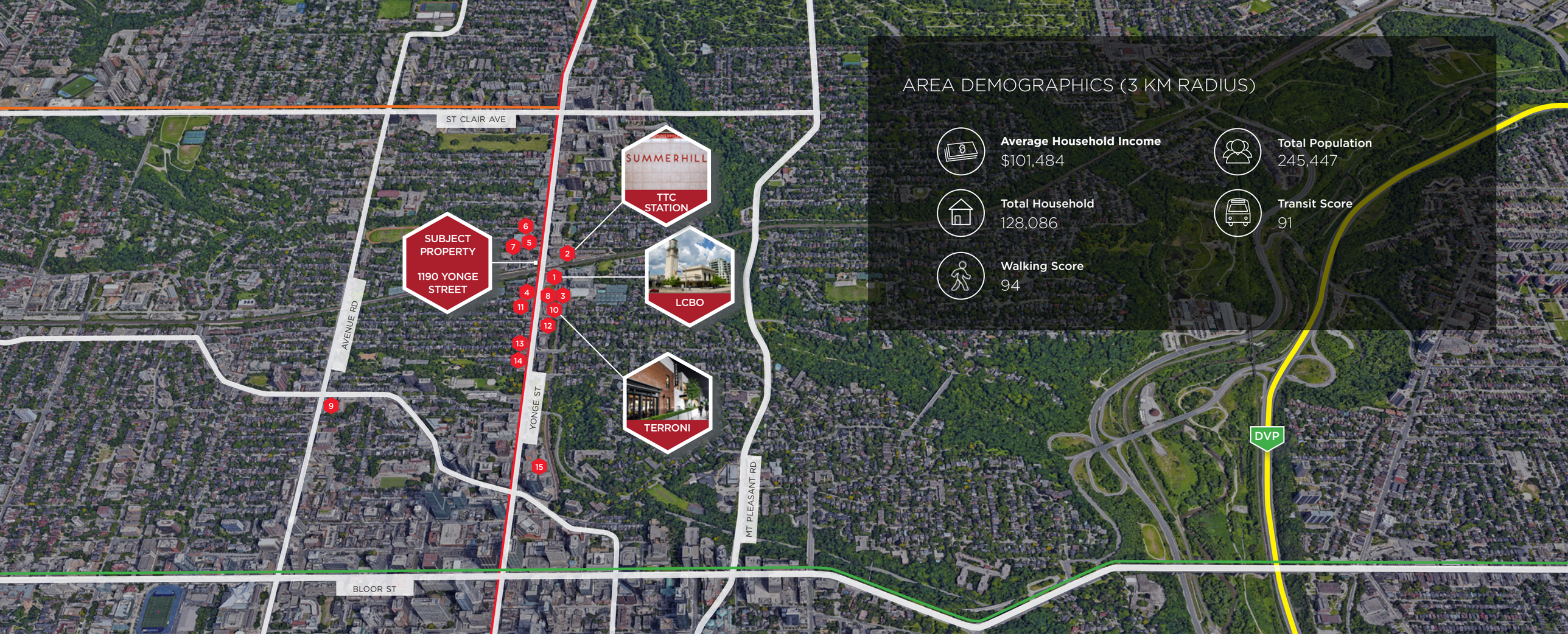


## AREA DEMOGRAPHICS (3 KM RADIUS)

**Average Household Income**
$101,484

**Total Population**
245,447

**Total Household**
128,086

**Transit Score**
91

**Walking Score**
94

# LOCATION OVERVIEW

The Property is located north of Bloor Street West and south of St. Clair Avenue West, on the corner of Yonge Street and Birch Avenue, across from the landmark North Toronto Station flagship LCBO. Access to public transit is conveniently located 150 metres north to the Summerhill Subway Station and 550 metres to the Rosedale Subway Station. There are many well-known amenities within the immediate area along with smaller local retailers making it a both unique and trendy area just north of Yorkville.

## AMENITIES

1. LCBO - 100 M
2. SUMMERHILL TTC STATION - 150 M
3. BEER STORE - 230 M
4. THE ROSEDALE DINER - 110 M
5. SPINCO - 75 M
6. IMPACT KITCHEN - 100 M
7. BOXCAR SOCIAL - 48 M
8. RBC ROYAL BANK - 140 M
9. TD CANADA TRUST - 1.2 KM
10. TERRONI - 150 M
11. STAPLES - 190 M
12. SHELL - 230 M
13. STARBUCKS - 400 M
14. THE REBEL HOUSE - 400 M
15. CANADIAN TIRE - 1 KM

Yonge Subway Line
Bloor-Danforth Subway Line
St. Clair West Streetcar Line
Don Valley Parkway

# OFFERING GUIDELINES

## TERMS OF SALE

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") for the disposition of 1190 Yonge Street, Toronto, Ontario. The Property is offered for sale on an unpriced basis. Offers will be considered upon receipt, and will not be reviewed until that time. The Vendor's objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Interested Principals will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the information on the Offering.

Based on information contained in this CIM, the Data Room, and other information that may be made available by the Advisor, interested parties are invited to submit an APS that addresses the requirements outlined in this CIM.

Offers should be submitted to:

**Cushman & Wakefield ULC**
c/o Jeff Lever & Brandon Garrett
161 Bay Street, Suite 1500
Toronto, Ontario, M5J 2S1

It is the ultimate intent of the Vendor to enter into a binding Agreement of Purchase and Sale on the Vendor's form of agreement ("APS") for the Property with the appropriate bidding entity or entities. None of the initial Offers, regardless of their form and content, will create any binding legal obligations upon the Vendor and Advisor. Offers will be evaluated, among other criteria, on the consideration offered for the Properties, the prospective purchaser's ability to complete the transaction.

Following a review of the Offers, the Vendor, in its sole discretion, intends to select one or more of the Offers that it judges to be most attractive for further negotiations. Following the final selection of an Offer that meets the Vendor's objectives, an APS will be entered into by the Purchaser and the Vendor. Prospective purchasers should note that the Vendor is under no obligation to select any Offer.  The Vendor also reserves the right to modify the offering process at its sole discretion and without notice.

## VIRTUAL DATA ROOM

A virtual Data Room has been created for this transaction. Prospective purchasers are strongly encouraged to access the Data Room in order to make their Offers as unconditional as possible. Secure access to the site is restricted to those who have executed a Confidentiality Agreement ("CA"), and will be issued a separate email granting access once the CA is received.



## OFFERING GUIDELINES

The Listing Team at Cushman & Wakefield will advise on timing for when the Vendor will start to consider offers.

Notwithstanding the foregoing, Offers should outline the terms for the purchase of the Property and should include, at a minimum, the following information:

- Name and identity of the prospective purchaser or purchasers;
- Purchase price and initial deposit;
- Description of the purchaser's proposed financing structure;
- Purchaser's proposed due diligence investigations and timeline for satisfaction of same (if any);
- Anticipated date of closing;
- The address, email and fax number of the prospective purchaser;
- Evidence of the prospective purchaser's financial ability to complete the transaction;
- A brief summary of the level of review and approvals, whether corporate (for example, investment committee, board of directors, shareholders, etc.) or regulatory, required in connection with the transaction and whether such approvals have been obtained or, if not, the steps and time necessary to obtain them; and
- An outline of any other contingencies or conditions anticipated to be required by the prospective purchaser in connection with the transaction (if any).

## REQUIRED AGENCY DISCLOSURE

It is understood that Cushman & Wakefield acts as agent for the Vendor, owes to the Vendor a fiduciary duty, and will be compensated by the Vendor. It is understood that Cushman & Wakefield may also directly introduce a purchaser to the Vendor and in such event, the purchaser shall receive customer service; that is, while Cushman & Wakefield acts as agent for the Vendor only, it shall act in a fair, ethical and professional manner in providing customer service to a prospective purchaser.

In order to comply with the Real Estate Council of Ontario's Code of Ethics, Agency, as it relates to real estate transactions within the Province of Ontario, is described on the following page.

# EXCLUSIVE ADVISORS

All inquiries regarding the Property or any information contained in this package should be directed to the Advisor as exclusive agents for the Vendor.


**Cushman & Wakefield ULC, Brokerage**
161 Bay Street, Suite 1500
Toronto, Ontario, M5J 2S1
Tel: 416 862 0611  Fax: 416 359 2613

**LEAD ADVISORS**

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