



FOR SALE | The Textile Manufacturing Co. Building
1384 DUFFERIN STREET





PROPERTY OVERVIEW

Metropolitan Commercial Realty is pleased to offer for sale the 100% freehold interest in 1384 Dufferin Street the Textile Manufacturing Co. Building. Offered for the first time for sale in over 60 years this extraordinary opportunity has all the ingredients for long term appreciation in a rapidly changing community.

The subject property is located along the west side of Dufferin Street at Geary Ave, just north of Dupont Street. This neighbourhood is one of Toronto's most focused on areas for mixed-use development. The property is a 2 minute walk to the corner of Dufferin and Dupont where the Iconic Galleria Mall Redevelopment is taking place and has broken ground. A mixture of small local businesses and larger retail chains populate the area - everything from artisanal craft shops and clothing retailers to top restaurants and bars. The area is a draw for entrepreneurial spirit and this property affords the long term investor the ability to engage and connect with a diverse and growing community.

The subject site is comprised of a 22,500 SF two storey, double brick masonry building with an abundance of natural light and windows on both levels and 11 ft clear ceiling heights. The property is improved with a double height glass entrance off Dufferin street, washrooms on both levels and in use freight elevator and single dock loading with dock leveller. The second floor has a mix of dedicated and open concept office space with lunch and coffee room. Roof was redone in 2010 and the buried cylinder for the freight elevator was replaced in 2013 to maintain current regulations. Fully sprinklered with original second level hardwood floors, on-site parking for 4 vehicles and a rear laneway separating the property from its neighbour to the west.

The property will be provided as vacant possession for spring 2021.

1384 Dufferin is a fabulous example of vintage Toronto industrial and a must for any real estate portfolio.



PROPERTY DETAILS

Location	West Side of Dufferin at Geary Ave
Zoning	E 2.0
Total Site Area	13,800 Square Feet
Lot Dimensions	115 Feet x 120 Feet
Building Area	22,500 SF Main Floor: 11,250 SF Second Floor: 11,250 SF
Under Joist Clear Height Ground and Second Floor	11 Feet
Power	600 Volt 3 Phase Two Step Down Transformers for 110V
Property Tax	\$41,209.89 (2020)
Side Angle Parking	4 Spaces
Sprinkler System	Ground and Second Floor
Floors	Main - Concrete Second - Original Wood

FEATURES

- Roof Re-Done Summer 2010
- Double Brick Masonry
- Single Dock Loading with Leveller
- Double Height Front Glass Entry
- In Use Freight Elevator
- Abundance of Natural Light and Large Windows on all Sides
- Washroom on Main and Second Floor



Excellent Transit

Transit is convenient for most trips.



Walker's Paradise

Daily errands do not require a car.



PROPERTY DETAILS
1384 DUFFERIN STREET



OFFERING PROCESS

Metropolitan Commercial Realty has been retained by the Vendors as their representative for the disposition of 1384 Dufferin Street, Toronto, Ontario. The Vendor's objective is to maximize value of the Property with the fewest amount of conditions and due diligence times. The property will be offered on a Tender Bid-Basis with offers being accepted November 26th, 2020.

PROPERTY INSPECTIONS

Given the Vendors' requirement to minimize disturbance to the ongoing business currently operating on the premises, property tours must be arranged with a minimum 24 -hour advance notice and must occur Monday - Friday 9 am to 4 pm. A designated representative of Metropolitan Commercial Realty will be present at all times. At no time are prospective Purchasers permitted to go directly to the Property and/or speak to any of the staff.

CONFIDENTIALITY

All inquiries regarding the Subject Property or request for further information must be directed to:

Nicholas Rockwell

647.980.4810

nicholas.rockwell@metcomrealty.com

Please contact Nicholas for full Offering Memorandum.

ASKING PRICE

Tender Bid- Basis



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