

PROPERTY OFFERING

For Sale: 522 Mount Pleasant Road | Toronto, Ontario



investment highlights

End-User Opportunity

Short Term Leases
Abundance of On-Site Parking
Numerous Local Amenities

Value-Add Opportunity

Below Market Rents
Strong Demographics
Limited Supply of Office Buildings

Major Transit Area

Steps to Mount Pleasant LRT
Proximity to Davisville Subway
Line 74 Bus Route



the opportunity

OPPORTUNITY

On behalf of 1883794 Ontario Limited & Seldon Investments Limited (the “Vendor”), Cushman & Wakefield ULC (“C&W” or the “Advisor”) is pleased to present the opportunity to acquire a 3-storey office building totalling 8,242 square feet of gross leasable area. The Property is located at 522 Mount Pleasant Road, Toronto, Ontario (the “Property”).

The Property represents an exceptional opportunity for an owner-occupier or value-add investor to acquire a freestanding, boutique office building in the heart of midtown Toronto.

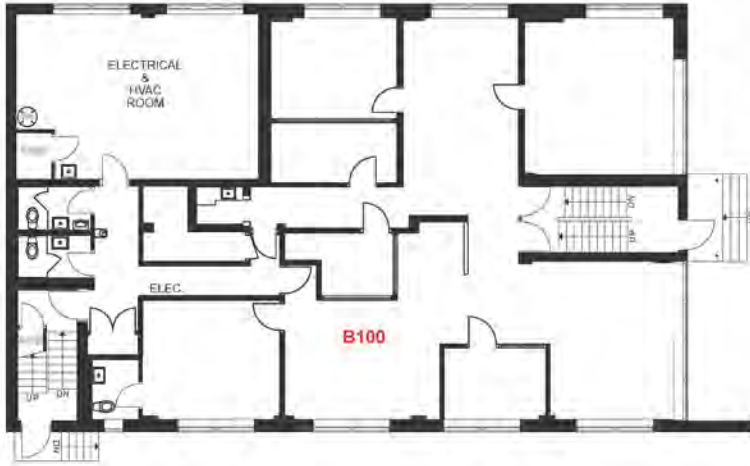
PROPERTY INFORMATION

Address	522 Mount Pleasant Road, Toronto, Ontario
Land Area	5,769.45 SF
Frontage	50.00 FT
Depth	115.00 FT
Building Area	8,242 SF
Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2417)
Official Plan	Mixed Use Areas
Parking	9 spaces

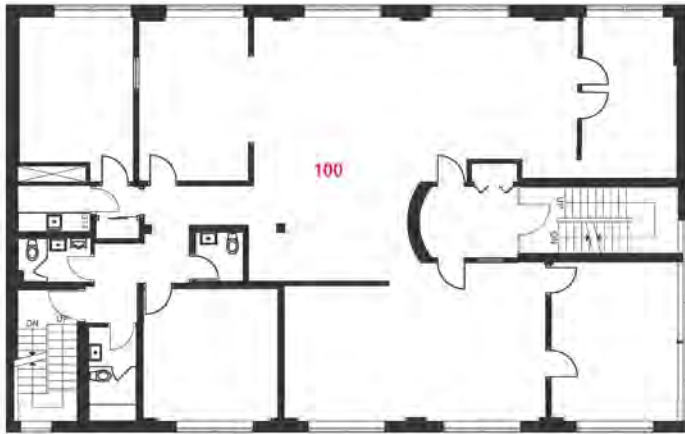


floor plans

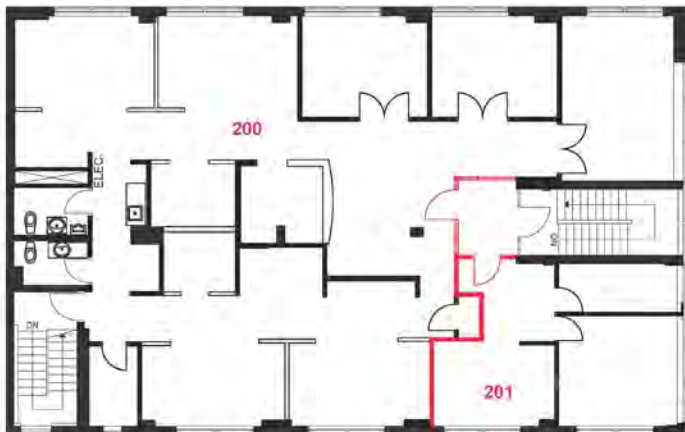
LOWER LEVEL - 2,399 SF



FIRST FLOOR - 2,905 SF



SECOND FLOOR - 2,938 SF



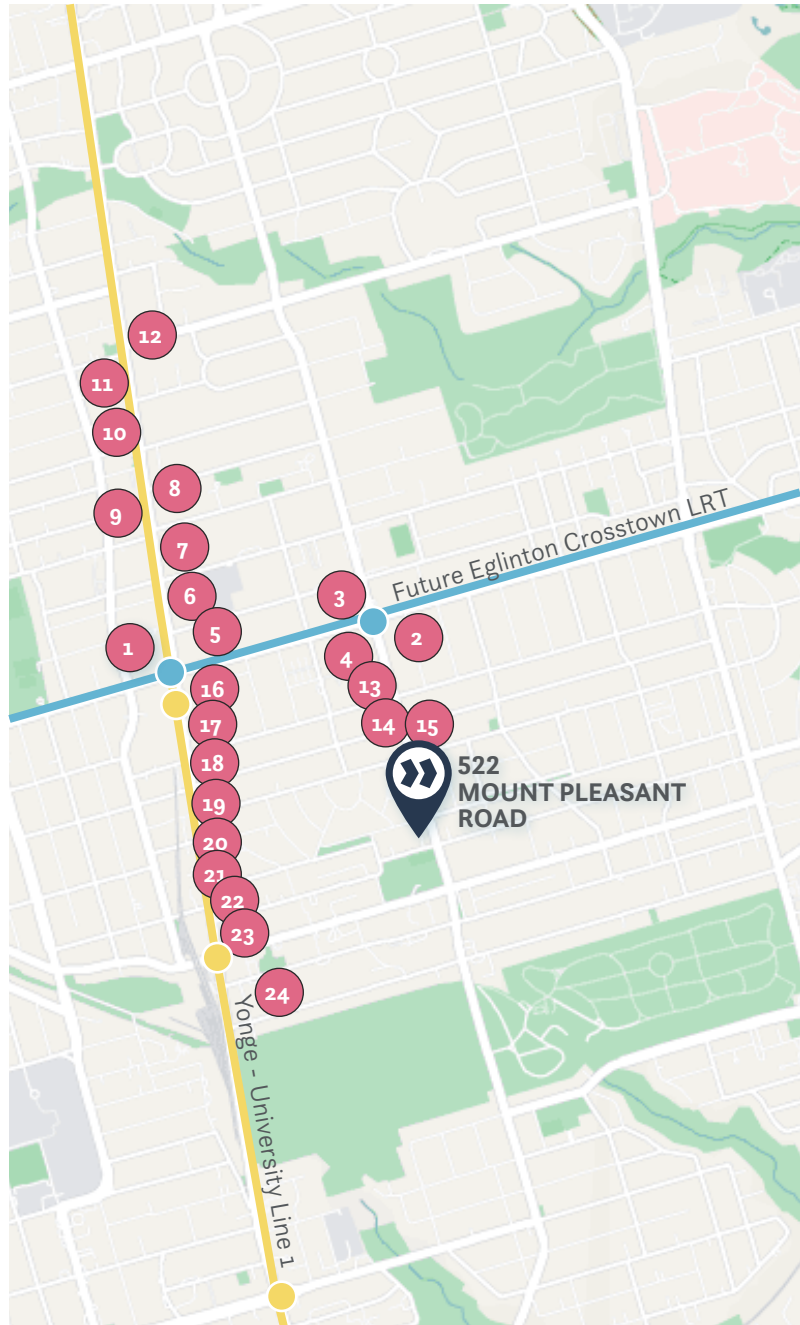
the location

LOCATION & AMENITIES

The Property is located 650 metres south of Eglinton Avenue East within the Davisville Village neighbourhood of Midtown Toronto. The area has experienced significant residential intensification over the past decade, in turn increasing the demand for new retailers, restaurants, services and other amenities. Some of the new entrants to the area include Farm Boy, LCBO, West Elm, Byblos, Paris Paris, Stock T.C and Oretta Midtown.

The area is also well-served by all major transit routes. The Property is located less than 1.5 kilometres away from both the Eglinton and Davisville TTC Subway Stations, making downtown Toronto accessible within a 20 minute commute. The new Mount Pleasant Station along the future Eglinton Crosstown LRT line is also located 650 metres to the north and will further enhance the accessibility of this location.

Average household incomes in the immediate area are well above the Toronto and Ontario averages, being 97% and 122% higher, respectively (CMHC).



1	Yonge-Eglinton Centre	13	Dollarama
2	Loblaws	14	Shoppers Drug Mart
3	La Carnita	15	Piano Piano
4	Fresh	16	The Keg Steakhouse
5	McDonalds	17	Pi Co
6	PAI Uptown	18	Farm Boy
7	La Vecchia	19	Oretta Midtown
8	Byblos Uptown	20	Little Sisters
9	Starbucks	21	COBs Bread
10	Cibo Wine Bar	22	LCBO
11	Lululemon	23	GoodGood Coffee
12	Sporting Life	24	Sobeys



87

Transit Score



84

Walk Score



9 Mins.

Walk to Upcoming LRT



\$216,750

Average Household Income
(3km radius)

LOCATION HIGHLIGHTS

the building

TENANT OVERVIEW

Located in in midtown’s desirable Mount Pleasant Village neighbourhood, the general area is characterized by entrepreneurial and small to mid-sized businesses. Through the pandemic the concept of owning your own workplace has become more appealing due to a higher level of “control” over the space than an occupier would typically have when leasing. The Property is ideally suited for an owner-occupier, either taking the whole building or subsidizing the cost of occupancy through third-party tenant revenues. The building is currently leased to three tenants on a short-term basis, with 5,843 square feet (ground and second floors) that could be provided vacant on closing for an occupier. The lower level is leased through April 30, 2025.



INCOME STATEMENT

INCOME	
Total Gross Rent	\$150,000
EXPENSES	
Security & Life Safety	\$608
Gas	\$8,705
Property Taxes	\$57,465.15
Repairs & Maintenance	\$6,559
Insurance*	\$12,300
Hydro	\$16,704
Water	\$930
Total	\$103,271.15
NET INCOME	
	\$46,728.85

RENT ROLL

UNIT	TENANT	GLA (SF)	GROSS RENT		LEASE EXPIRY	
			PSF	MONTHLY		ANNUAL
101	Associated Producers Ltd.	2,399	\$17.26	\$3,450	\$41,400	4/30/2025
201	Falcon Lumber	2,905	\$22.72	\$5,500	\$66,000	NA
301	Point Architects	2,938	\$14.50	\$3,550	\$42,600	MTM
Total		8,242	\$18.20	\$12,500	\$150,000	

*Estimated

AREA DEVELOPMENTS NORTH MIDTOWN	20 Active Projects	4,532 Number of Active Units	53 Proposed Projects	21,644 Number of Proposed Units
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submission

SUBMISSION PROCESS

Kindly forward all offers to the agents named below. Offers will be reviewed as received. Prospective purchasers are encouraged to include as part of their submission information on their company and indication of financial capability to complete the transaction.

PROPERTY INSPECTIONS

In order to minimize disturbance to the existing tenants, property tours will be conducted Tuesday to Thursday from 10AM to 3PM with a minimum of 48 hours advance notice. A designated representative of Cushman & Wakefield will be present at all times.

ACCEPTANCE PERIOD

All offers must be open for acceptance by the Vendors (1883794 ONTARIO LIMITED & SELDON INVESTMENTS LIMITED) for a minimum of 3 business days.

ASKING PRICE

\$6,250,000

LISTING TEAM



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