374 WELLINGTON ST W

FOR SALE

END-USER OPPORTUNITY

METROPOLITAN COMMERCIAL

374 WELLINGTON ST W

WELLINGTON PLACE, TORONTO, ON

VIRTUAL
TOUR

LOCATION	North side of Wellington St. West, West of Spadina Avenue **(map)**
LOT DIMENSIONS	20.08’ Frontage X 98.75’ Depth
SITE AREA	1,872.92 Square Feet
GROSS BUILDING AREA	2,874.15 Square Feet
PARKING	3 Surface Spaces
PROPERTY TAX	$ 36,131.06
ZONING	Reinvestment Area District (RA) - Former City of Toronto By-Law No. 438-86
OFFICIAL PLAN	Regeneration Areas

164,893
Total Population 2-km Radius

+15.12 %
10-Year Population Growth

$107,552
Average Household Income

INVESTMENT HIGHLIGHTS

impeccably maintained & consistently upgraded

Beautiful turn-of-the-century building with modern environmentally friendly upgrades.

end-user potential

The property can be provided vacant on possession, thereby presenting an excellent turnkey opportunity for a purchaser to utilize the building for their own business purposes.

highly coveted & rapidly growing area

Situated directly across from The Well residential & commercial development, within 1/2 KM radius of 19,000 new residential units & 1.4 kms from the Financial Core.

convenient access by car

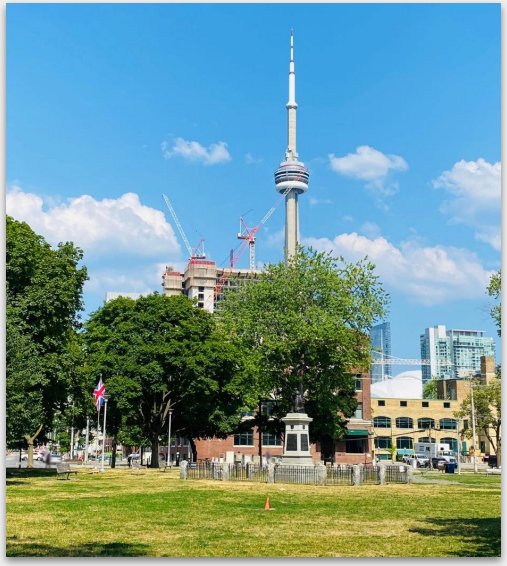
700 meters from Gardiner Expressway with dedicated on-site parking.

excellent transit connectivity

Situated 250 meters to the Spadina streetcar lines 310/510, King streetcar lines 304/504, 508, Union Station & 5-minute walk to the future Ontario Line Station, the property is very well serviced by public transit.

PROPERTY DETAILS

Available for the first time in over 40 years, 374 Wellington Street West is a beautiful turn-of-the-century office building that has been impeccably maintained and continually upgraded with state-of-the-art mechanical systems resulting in zero carbon emissions.



Located at Wellington Street West and Spadina Avenue, the property is well situated in the heart of Downtown West, a rapidly growing neighbourhood. The area's landmark development project, The Well, is situated directly in front of the property. Once complete, the project will add 350,000 square feet of retail and food services, 1,700 residential units, and 1.2 million sq ft of office space. There are currently over 19,000 new residential units being developed in various stages of completion within half of a kilometer radius of the property.

The property can be conveniently accessed by car - 700 meters from the Gardiner Expressway and dedicated on-site parking - as well as public transit - short walk to multiple streetcar stops and Union Station.

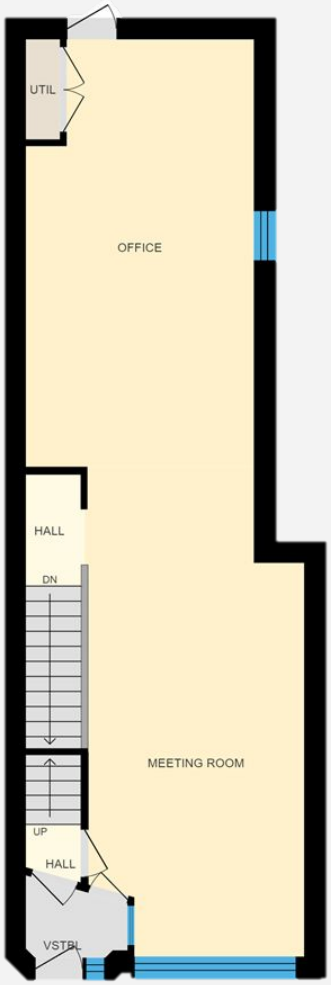
The subject property is currently improved with a 2,874 SF two-storey office building demised into three separate units which can easily be combined into one contiguous unit, thereby offering flexibility for a single user to occupy the entire property or rent out to multiple tenants. Each floor contains a washroom and kitchenette, operable double/triple glazed bay windows, tall ceilings and plenty of natural light.

Environmentally-friendly capital improvements and upgrades to the building include a ground exchange heat pump system for energy efficient heating and cooling, heat and energy recovery ventilators, T5 fluorescent and LED lighting. Each unit is serviced by an isolated HVAC system to ensure efficient clean air and the building has new electrical (3-Phase 120/208-Volt 400-Amp) and plumbing systems.

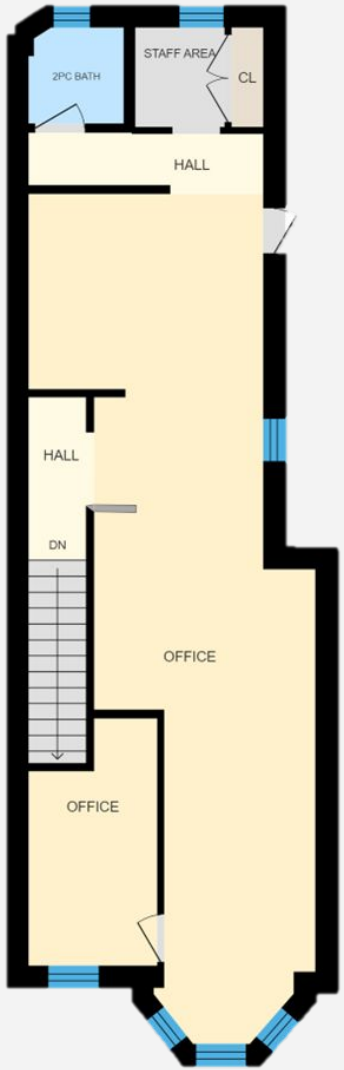
Given vacant possession can be provided on closing, the offering presents an excellent turnkey end-user opportunity for a business owner to occupy all or part of the building for their own business purposes. The property is zoned for residential and a variety of commercial uses.

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



BASEMENT

For illustrative purposes only.

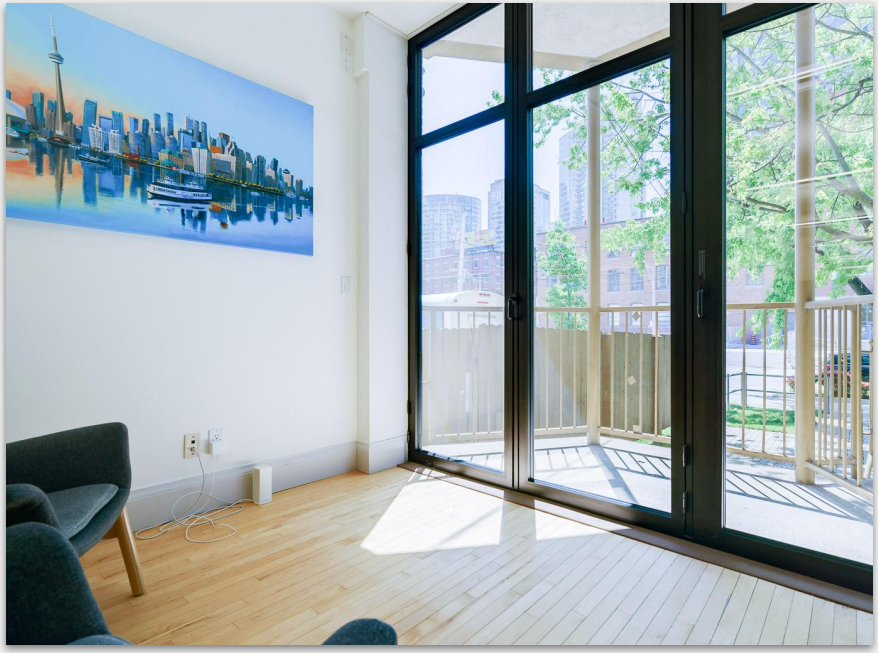
LIST OF UPGRADES & CAPITAL IMPROVEMENTS

ZERO CARBON FOOTPRINT

The Vendor has completed the following capital improvements and environmentally-friendly upgrades to **374 Wellington Street West** within the last 15 years:

1. All new electrical, plumbing, HVAC systems, ground exchange heat pump system for energy efficient heating and cooling with zero carbon emissions, heat or energy recovery ventilators, T5 fluorescent and LED lighting.
2. New basement floor with R10 insulation and vapour barrier below 4" concrete slab
3. Each office unit has an isolated HVAC system with no air passing between office units and a MERV 13 filter for virus removal in circulating air
4. New basement waterproofing
5. Basement wall insulation is R24, above grade wall insulation R36 & 2nd floor ceiling insulation R50 with attention to air and vapour barriers
6. All windows contain high quality fibreglass frames with triple or double low-e argon glass
7. All dry wall has been fire rated
8. All wall and floor structures exceed requirements for fire and sound separation
9. New roofing & eavestroughing
10. Building interior was removed to solid brick walls
11. Floor structures and interior stairs were engineered to meet or exceed current commercial use requirements

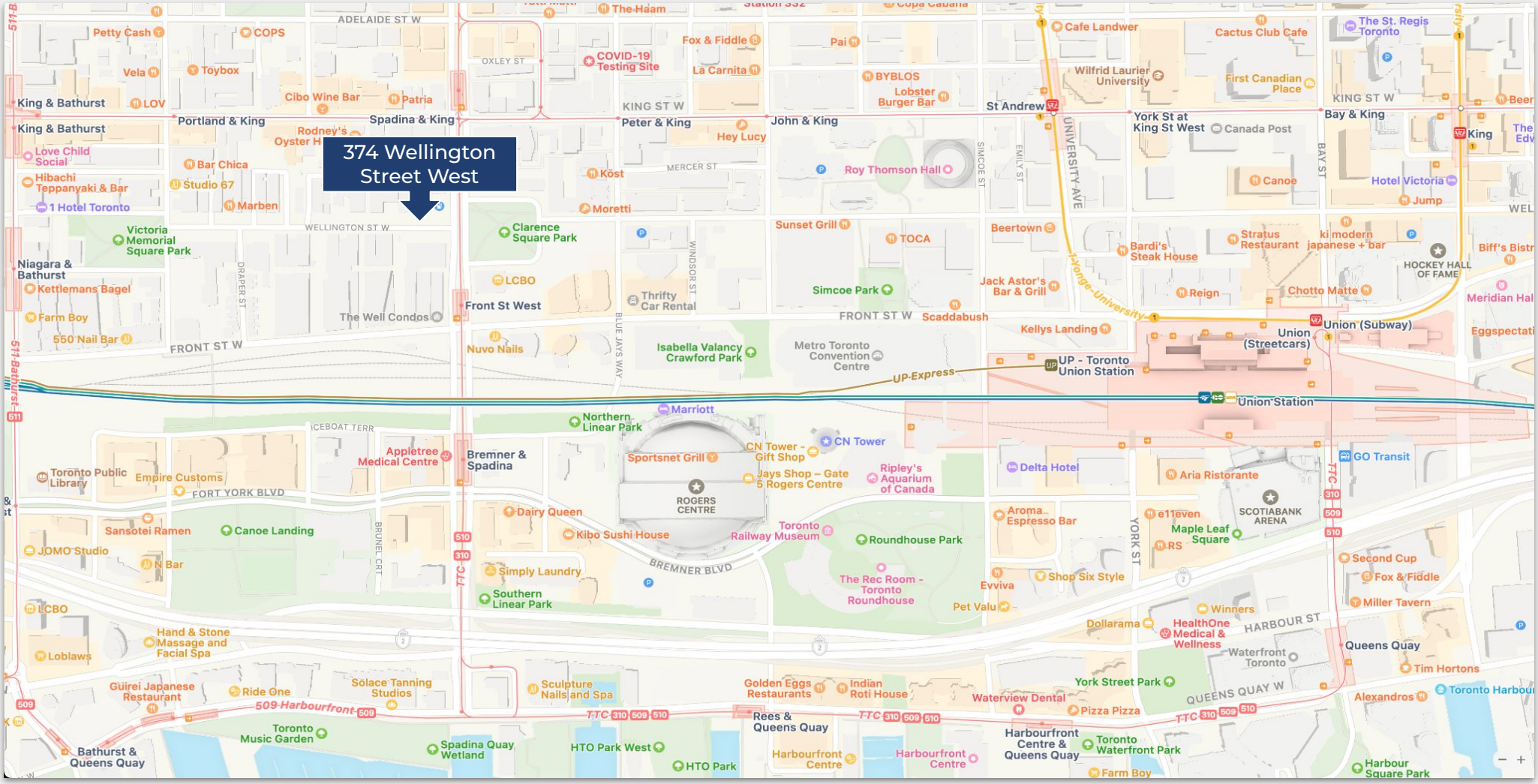
INTERIOR PHOTOS - FIRST FLOOR



INTERIOR PHOTOS - SECOND FLOOR + LL

TRANSPORTATION CONNECTIVITY

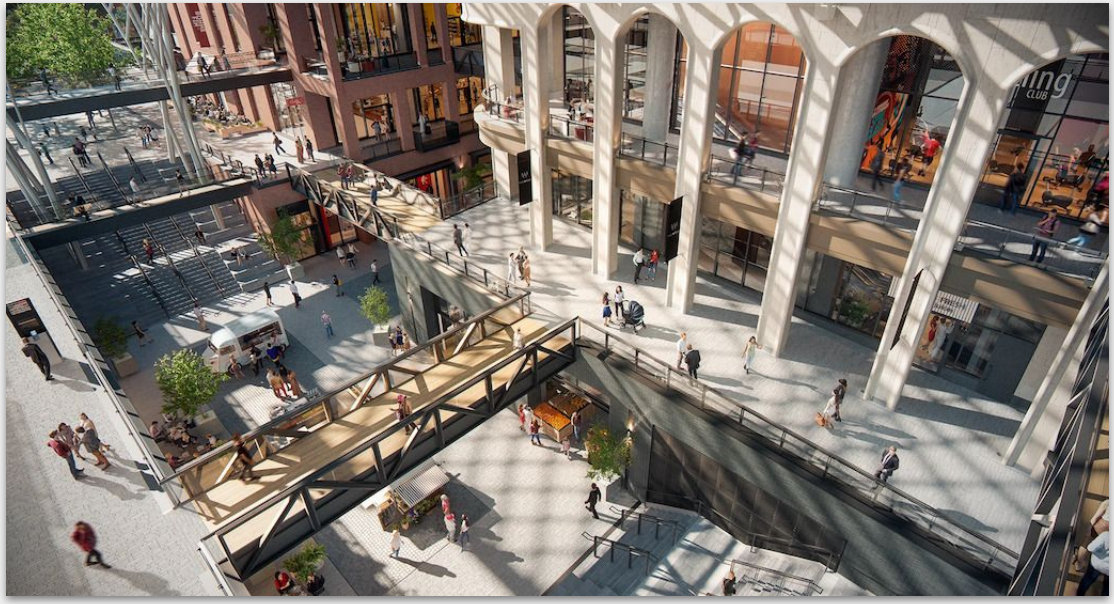
- Union Station - Subway Line 1, UP Express, GO
- Future King & Bathurst Ontario Line Station
- Multiple Streetcar Lines - 304, 310, 504, 508 & 510
- 700 meters from Gardiner Expressway
- Minutes from Financial Core



MAJOR DEVELOPMENTS

THE WELL

- **ADJACENT** TO 374 WELLINGTON ST W
- **RETAIL - 350,000 SF**
  - Restaurants
  - Fashion
  - Fitness
  - Entertainment
  - Experimental Retail Concepts
- **OFFICE - 1,200,000 SF**
  - 8,000 Active Workers, Mostly in the Tech Industry
- **RESIDENTIAL - 1,500,000 SF**
  - 1,700 UNITS
  - 3,000 RESIDENTS



OFFERING PROCESS

PROPERTY TOURS	Monday to Friday from 9:00am to 5:00pm with minimum notice of 2 business days. A designated representative of Metropolitan Commercial Realty will be present at all times during property tours.
OFFER SUBMISSION	Offers will be reviewed as they are received.
ACCEPTANCE PERIOD	All offers must be open for acceptance by the Vendor for a minimum of 3 business days.
REGISTERED OWNER	I.E. FOOD PRODUCTS LIMITED
LEGAL DESCRIPTION	PT LT 13 PL 692 CITY WEST AS IN WF44194; CITY OF TORONTO
PIN	212400130
DUE DILIGENCE MATERIAL (provided upon conditional acceptance of Agreement of Purchase and Sale, if in the Vendor's possession)	Survey All leases binding the Property All bills related to the Property Architectural & mechanical plans Floor plans Phase 1 & limited scope Phase 2 environmental report from McClymont & Rak Engineering Inc. on July 4th, 2007 HVAC engineer and contractors, HVAC engineer's plans, HVAC manuals, security systems contractors and manuals.
ASKING PRICE	**$ 3,400,000**

FOR SALE
374 WELLINGTON ST W
END USER OPPORTUNITY

METROPOLITAN COMMERCIAL

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