



FOR SALE | 130 | NORTH QUEEN ST
TORONTO, ON



Partnership. Performance.

FOR SALE

130 | NORTH QUEEN ST

Highly visible 99,000 sf freestanding building

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.



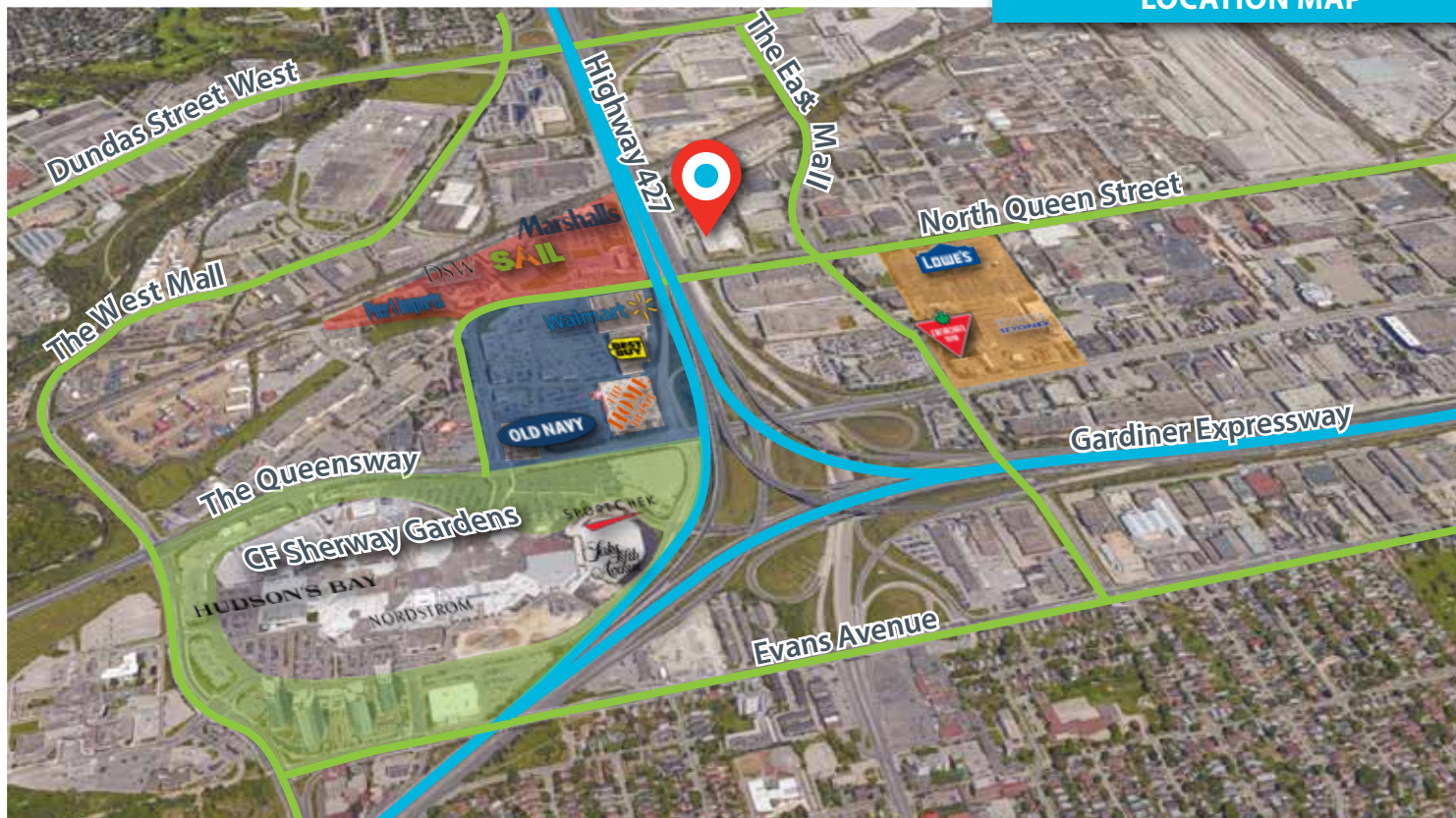
THE LOCATION AND OPPORTUNITY

The Property is situated in Central Etobicoke within the affluent west end of the City of Toronto. Over the past 10 years this location has changed considerably especially to the west of Hwy 427. Employment designated "brownfield" lands have been redeveloped to retail centres now accommodating trendy stores such as Sail, Petsmart, Marshalls, Bouclair, Michaels, Pier 1 Imports, Dollarama, DSW, a variety of fast food restaurants, and much more.

North Queen Street stretches from Kipling Avenue and runs west past the new retail at the Hwy 427 underpass and then turns south intersecting The Queensway at Sherway Gardens Shopping Centre. It has acted as a bypass route and congestion valve. However, it also now experiences major traffic flow given the significant consumer draw resulting from the new retail developments in the neighbourhood. Given this, the property now represents an excellent repositioning opportunity - to transition into a more gentrified, higher-level income producer.



LOCATION MAP



THE PROPERTY

CPM Realty Corporation and Avison Young have been retained on an exclusive basis to arrange for the marketing and sale of 100% freehold interest in 130 North Queen Street, Etobicoke (Toronto), Ontario (the "Property").

The Property is being offered for sale by the owner-occupant, "Annan & Sons Printing and Bindery," who have operated in the 99,000 square foot building since purchasing the property in 2000.

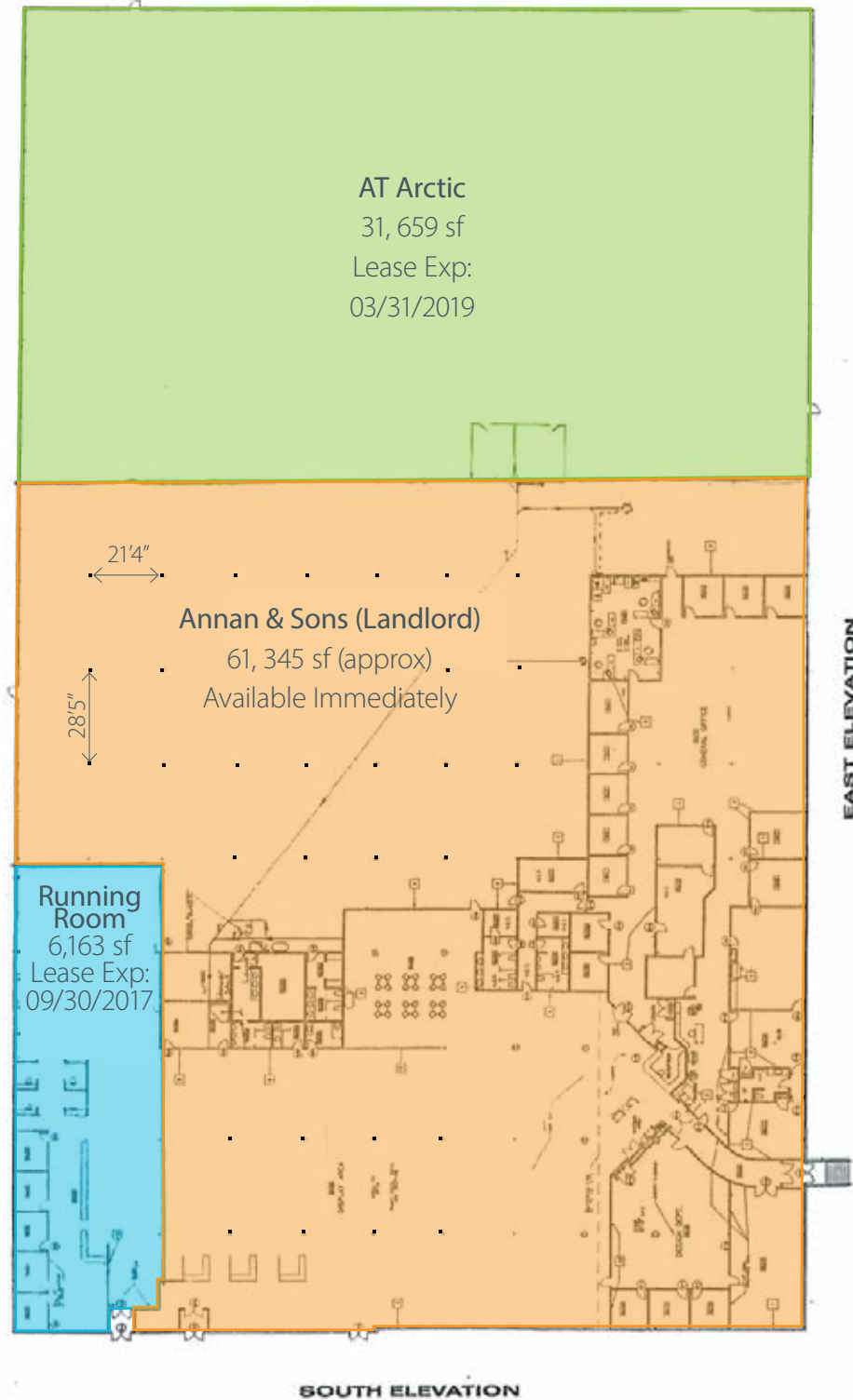
The 4.7-ac property can be acquired mostly vacant or subject to partial short-term leases thus creating flexibility in ongoing utilization and the timing to reposition the property.

The dynamics of the location have changed considerably over the past few years with the opening of new high-profile retailers drawing considerably more traffic along North Queen.



Site Area	4.74 Acres
Frontages	North Queen St: 380.8 ft Eastside Dr: 496.8 feet
Site Configuration	Mostly rectangular with the exception of the rail spur tip at the NE corner of the site; the rail has been removed
Zoning	E1.0 permits a wide range of industrial and commercial uses - see previous page
Building Leasable Area	+/- 99,000 sf
Occupancy	66% (61,178 sf) owner-occupied; Contact agent to discuss the status of two 3rd-party tenancies
Year Built	1954
Ceiling Height	13' 9" clear
Roof	Fully replaced since 2007 with insulated membrane (vs tar and gravel)
Bay Size:	21'4" x 28'5" (606.13 sf)
Shipping & Receiving	13 truck-level loading docks with levellers - most doors are standard 9' x 12'
Electrical	1600 amp service
HVAC	The majority of the space is air-conditioned by roof-mounted, gas-fired units
Parking	111 stalls located at the front and along the east side

CURRENT OCCUPANCY



ZONING: E1.0

E1.0: This "Employment" designation permits a wide range of industrial and commercial uses as follows:

- » Ambulance Depot
- » Animal Shelter
- » Artist Studio
- » Automated Banking Machine
- » Bindery
- » Building Supply Yards
- » Carpenter's Shop
- » Cold Storage
- » Contractor's Establishment
- » Custom Workshop
- » Dry Cleaning or Laundry Plant
- » Financial Institution
- » Fire Hall
- » Industrial Sales and Service Use
- » Kennel
- » Laboratory
- » Manufacturing Use*
- » Office
- » Park
- » Performing Arts Studio
- » Pet Services
- » Police Station
- » Printing Establishment
- » Production Studio
- » Public Works Yard
- » Service Shop
- » Software Development and Processing
- » Warehouse
- » Wholesaling Use



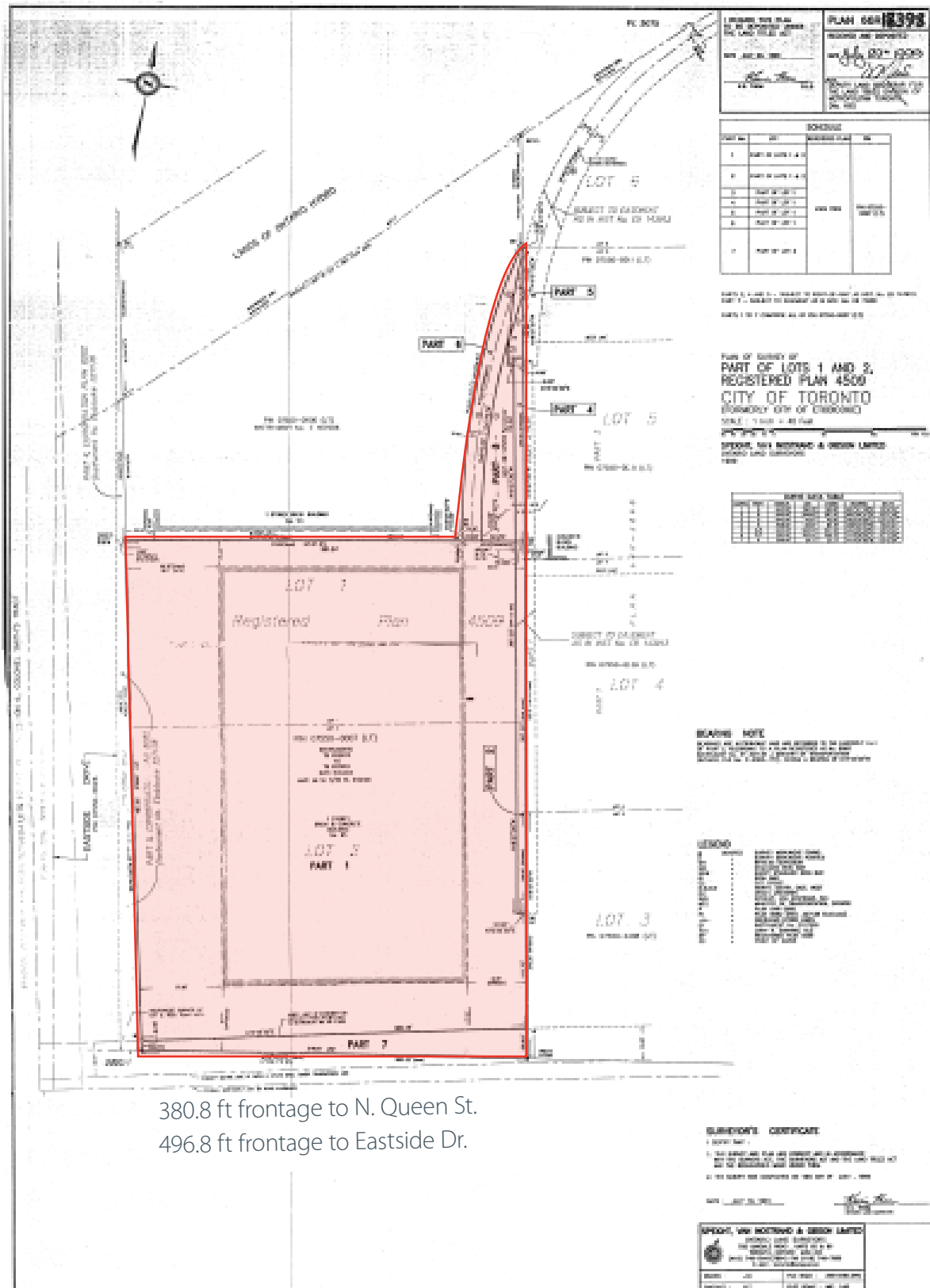
East Elevation



Frontage on N. Queen



West Elevation



2016 REALTY TAXES
\$121,569.11 (\$1.23 psf)

PIN
075500007

LEGAL DESCRIPTION
PT LTS 1&2, PL 4509, AS IN TB823012;
LT 1, PL 4509, S/E TB148529 AND
TB823012, EXPRO PL 8082; T/W TB823012;
S/T EB143913, EB71600, ETOBICOKE,
DESCRIPTION MAY NOT BE ACCEPTABLE IN
FUTURE, DESCRIPTION AMENDED JUNE 29,
1999., CITY OF TORONTO

VENDOR
GREEN ISLAND HOLDING COMPANY LTD

ASKING SALE PRICE
\$12,500,000 (\$126.26 psf)

Offers/LOI's will be considered after May 8th, 2017.

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