



577

YONGE STREET

HERITAGE
REFINED





577

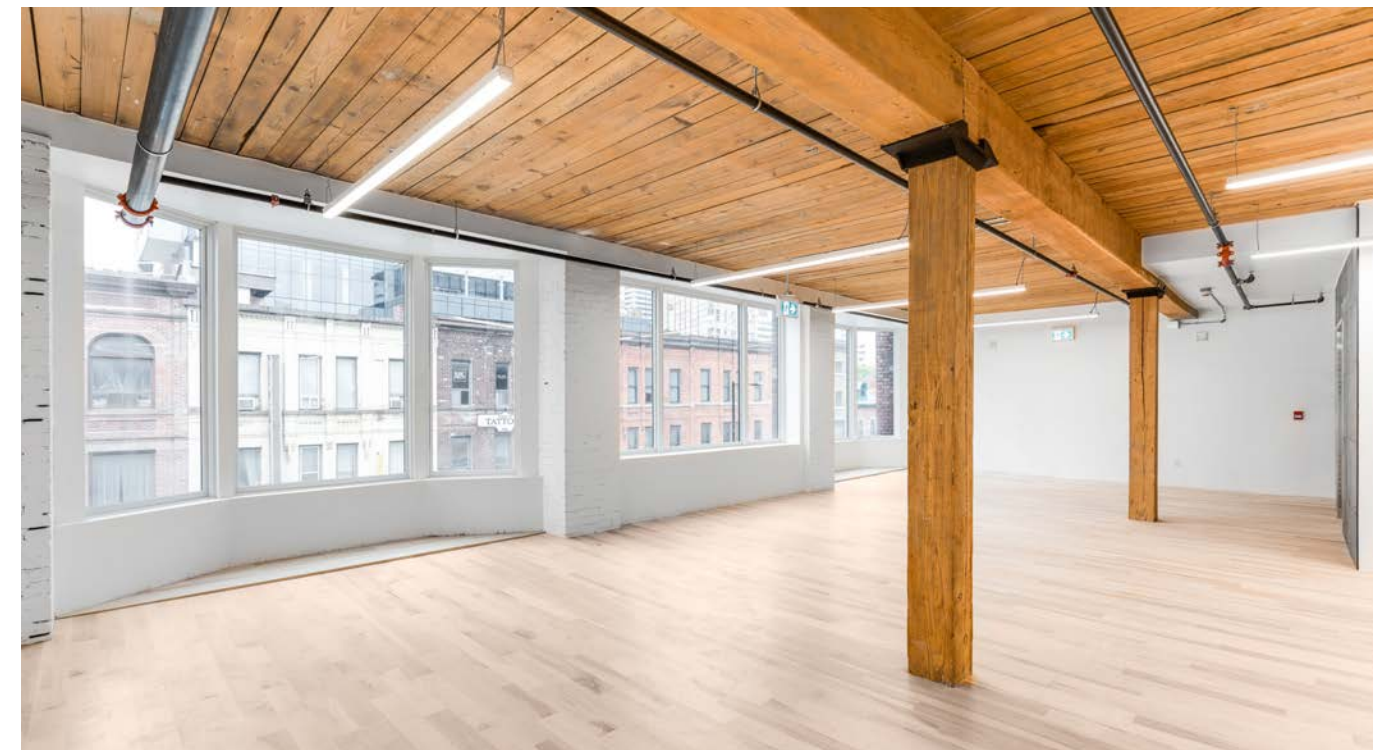
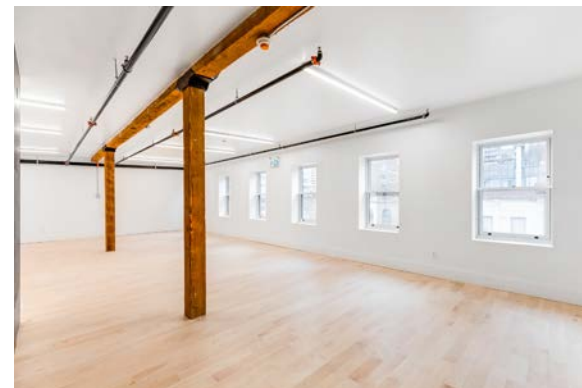
YONGE STREET

On behalf of our client 577 Yonge Street Holdings Inc. (the “Vendor”), Cushman & Wakefield ULC (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 577 Yonge Street, Toronto, Ontario (the “Property”). The Property is a 21,943 square foot brick-and-beam office building that has recently undergone a comprehensive retrofit. The entire building is currently available and offers a potential purchaser the opportunity to occupy a well-located, character building in the heart of downtown Toronto. Surrounding the Property, there are countless amenities and transit options on a portion of Yonge Street that will continue to see substantial intensification for years to come.



PROPERTY DETAILS

Land Area	5,533 sf
Frontage	43.57 ft
Depth	127.00 ft
Total Building Area	21,943 sf
1st Floor	4,438 sf
2nd Floor	4,920 sf
3rd Floor	4,985 sf
4th Floor	3,359 sf
Lower Level	4,241 sf
Occupancy	Vacant Possession
Zoning	CR 3.0 (c2.0; r3.0) SS1 (x2546)
Official Plan	Mixed Use Areas
Secondary Plan	Downtown Plan - Mixed Use Areas 1 - Growth





HERITAGE REFINED

The doors to 577 Yonge Street originally opened in 1919 as the home of the Canadian Motor Car Co. Purchased in 1927 by Arnold O'Donnell, the O'Donnell-Mackie dealership operated in the building until 1932 selling iconic and luxurious car models of the time including the Model T Ford. The Property was identified as being of heritage significance for its Edwardian architectural style and was listed on the Toronto Heritage Register in 1974, and has subsequently been included in the Yonge Street Heritage Conservation District (2016 - under appeal). The building has gone through extensive renovations and retrofitting, with high-quality finishes to enhance its historic architecture and high-end roots.

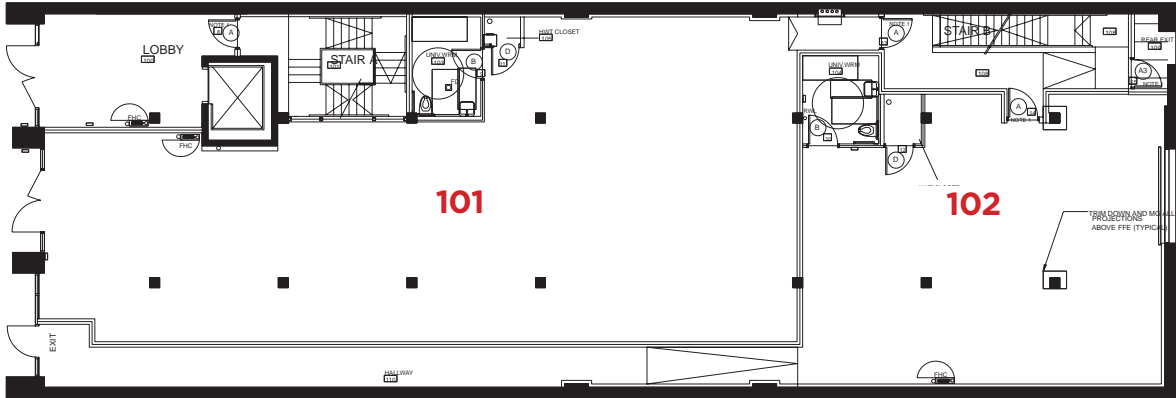


CHOOSE YOUR OWN ADVENTURE

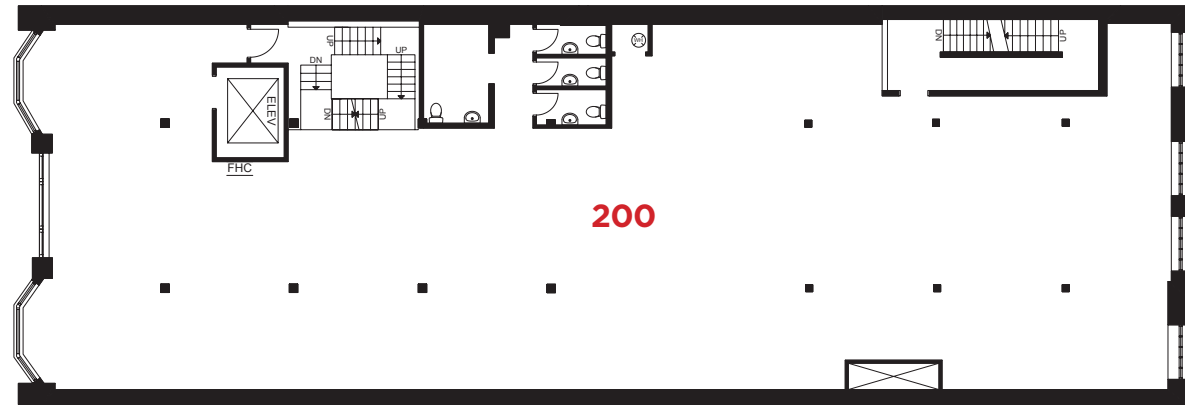
With 21,943 square feet located over four levels, including 4,438 square feet of highly coveted Yonge Street retail space, the Property offers a purchaser an incredible opportunity to design their space across multiple floors, allowing for various configurations. The fourth floor offers access to an 850 square foot roof top patio with incredible views of the Toronto skyline, which can be used for event space or as employee amenity area creating a positive work atmosphere. The side core floor plate maximizes useable area and efficiency for occupants and provides a blank canvas for a wide range of potential uses / layouts. The first-floor retail has a prominent frontage of 44 feet on Yonge Street and the lower level has full ceiling height and limitless potential to be used by an occupier or to bring in an additional amenity use to the building.



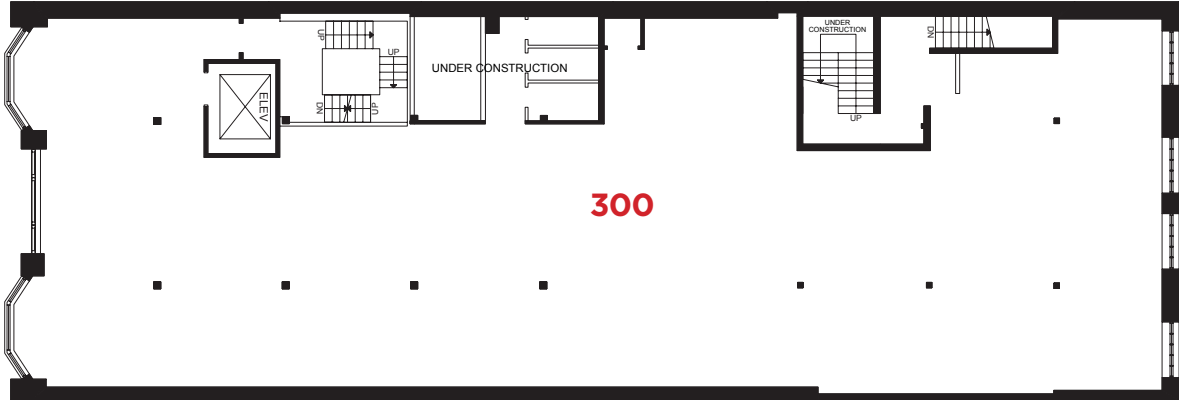
FLOOR PLANS



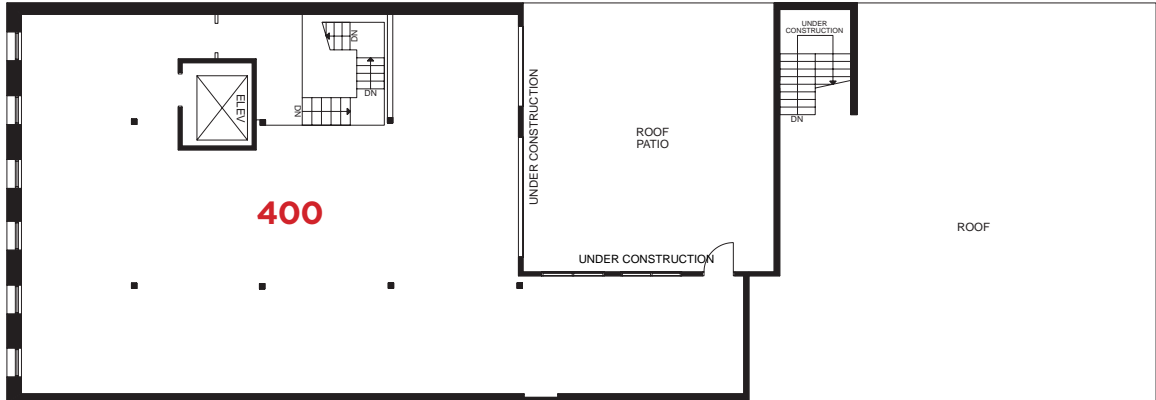
1st Floor | 4,438 sf



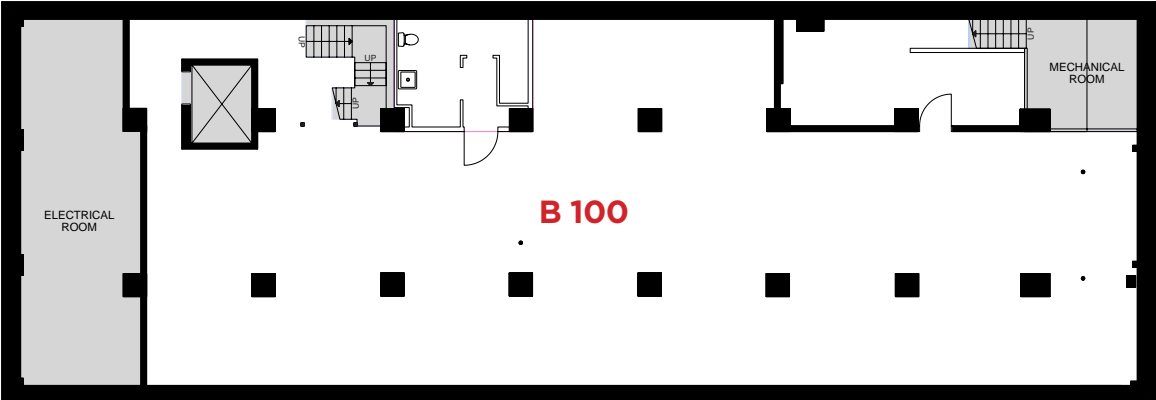
2nd Floor | 4,920 sf



3rd Floor | 4,985 sf



4th Floor | 3,359 sf



Lower Level | 4,241 sf



URBAN RENAISSANCE

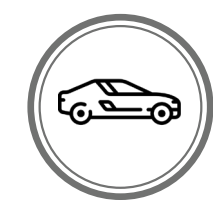
577 Yonge Street enjoys a commanding presence on one of the most important streets in Canada and is at the epicenter of Toronto's urban densification. There are currently 12,173 residential units proposed and under construction along the Yonge Street corridor south of Bloor Street and North of Lake Ontario, dramatically changing the streetscape and dynamic of the neighborhood. Yonge street has already seen substantial change in recent years, including Ikea opening its first Canadian urban retail store just a couple of blocks south of the Property and Toronto Metropolitan University (formerly Ryerson) implementing their campus expansion plans. The office and retail market in the area of the building has performed well with a \$42.74 average net rental rate for office space and retail along Yonge Street leasing in the \$75 - \$100 per square foot range. With the evolving neighborhood and rapidly growing residential base, the area is well-positioned for long-term growth and will continue to attract amenities and young professionals.



99
WALK
SCORE



100
TRANSIT
SCORE



25K
VEHICLES
PER DAY
TRAFFIC COUNT




35K
PEDESTRIAN
COUNT DAY

THE FUTURE OF DOWNTOWN YONGE

NOTABLE AREA PROJECTS

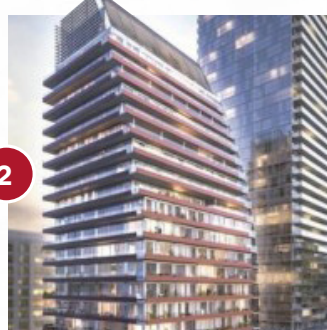
ACTIVE

1



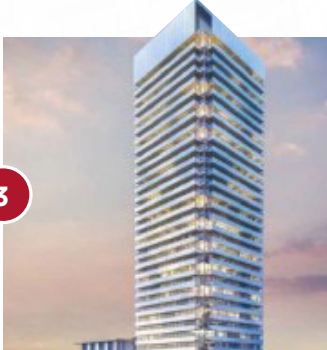
PROJECT 8 WELLESLEY
ADDRESS 8 WELLESLEY ST. W
DEVELOPER BAZIS
UNITS 599

2



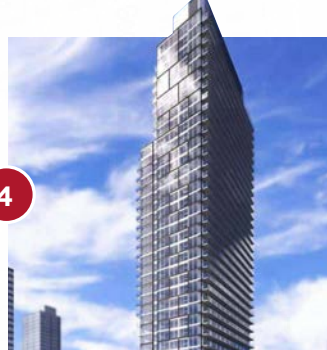
PROJECT TEA HOUSE - N TOWER
ADDRESS 501 YONGE ST.
DEVELOPER LANTERRA
UNITS 243

3



PROJECT TEA HOUSE - S TOWER
ADDRESS 501 YONGE ST.
DEVELOPER LANTERRA
UNITS 589

4



PROJECT THE GLOUCESTER ON YONGE
ADDRESS 599 YONGE ST.
DEVELOPER CONCORD ADEX
UNITS 528

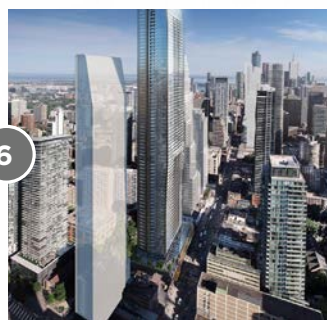
PROPOSED

5



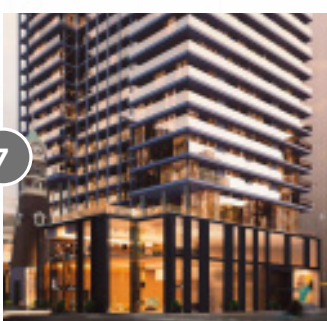
ADDRESS 10 ST. MARY ST
DEVELOPER MATTAMY HOMES
UNITS 465

6



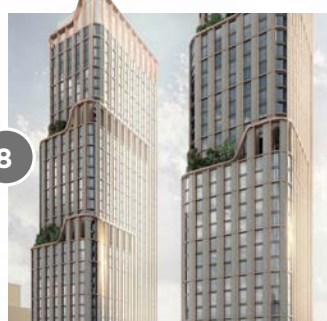
ADDRESS 645 YONGE ST
DEVELOPER KINGSETT CAPITAL
UNITS 678

7



ADDRESS 480 YONGE ST.
DEVELOPER QUADREAL
UNITS 425

8



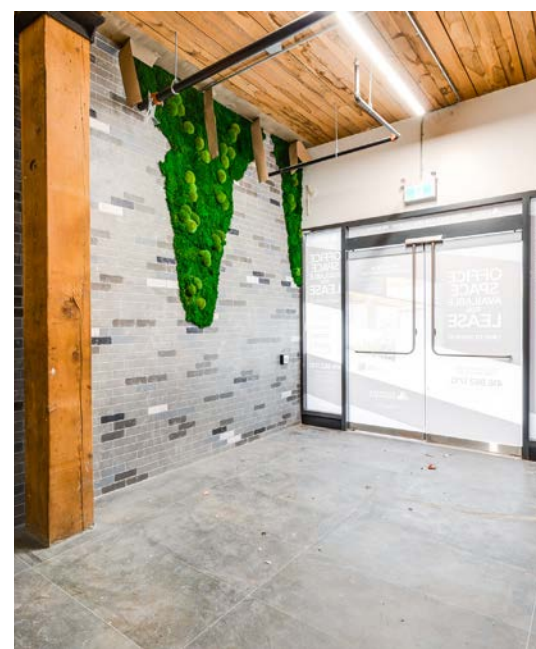
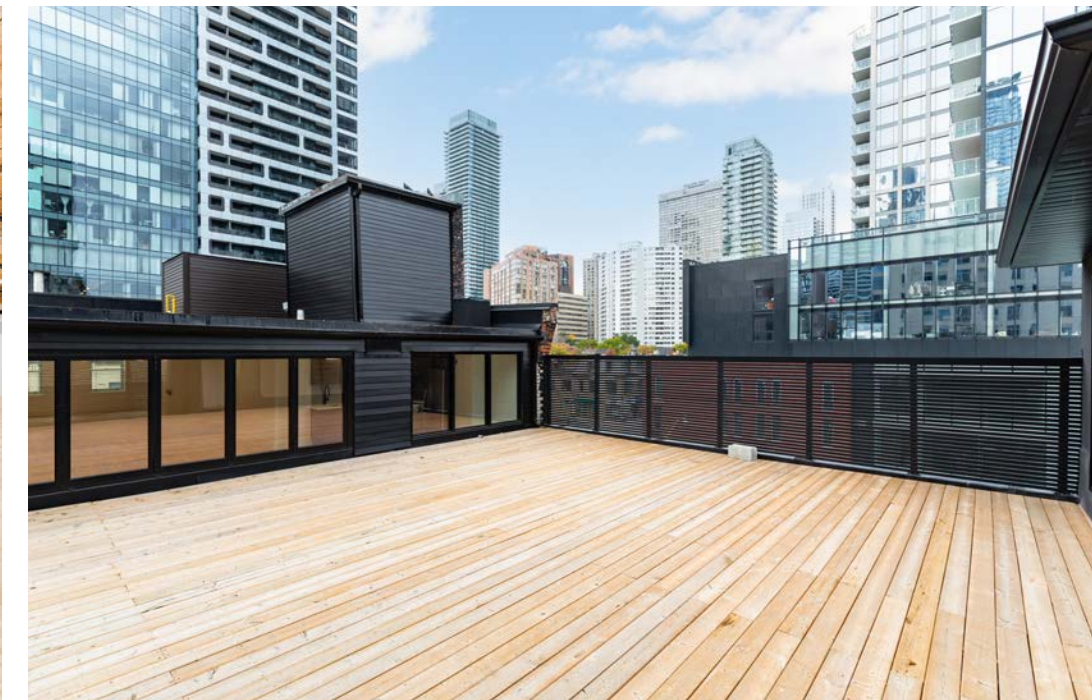
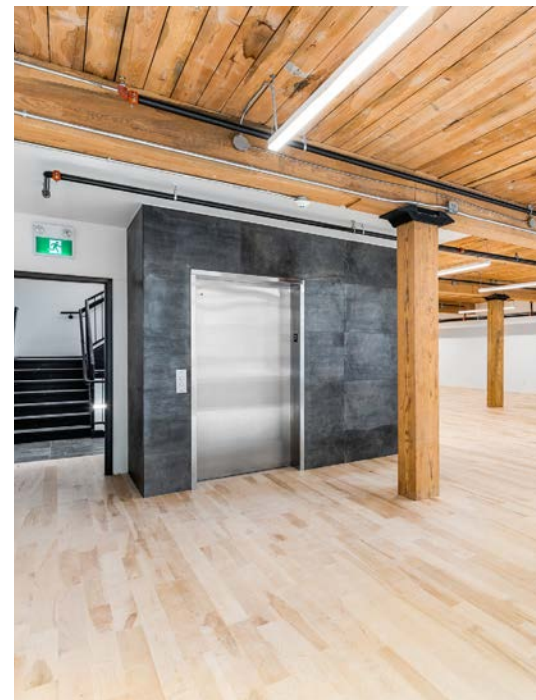
ADDRESS 475 YONGE ST.
DEVELOPER KINGSETT CAPITAL
UNITS 1,611

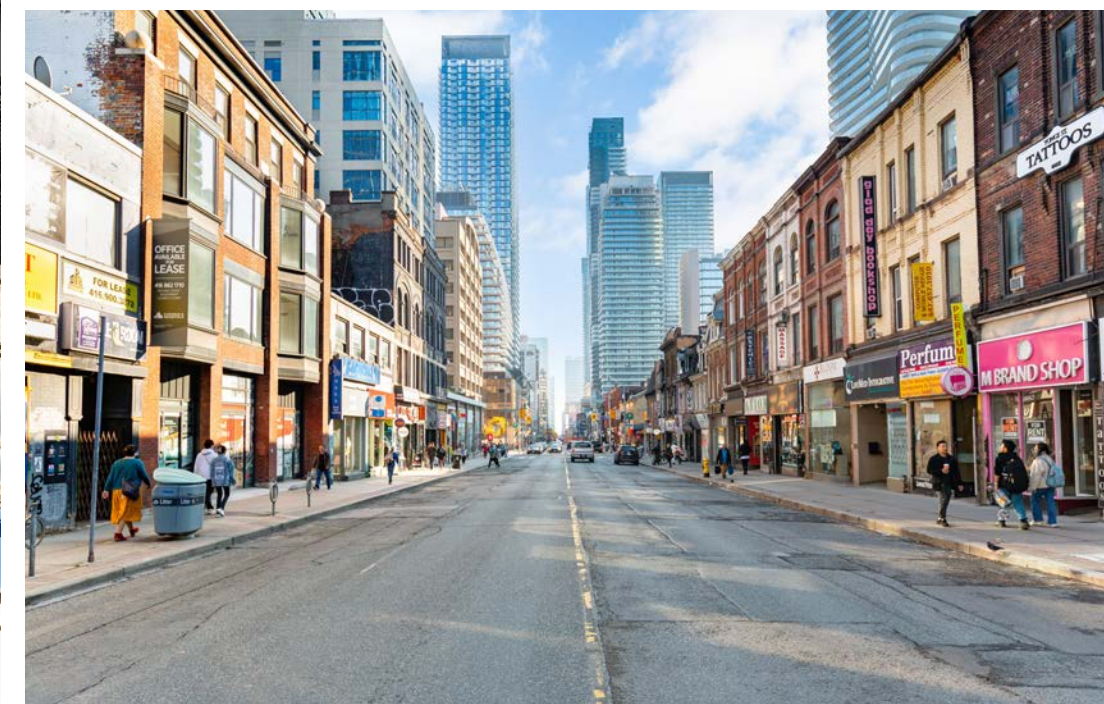


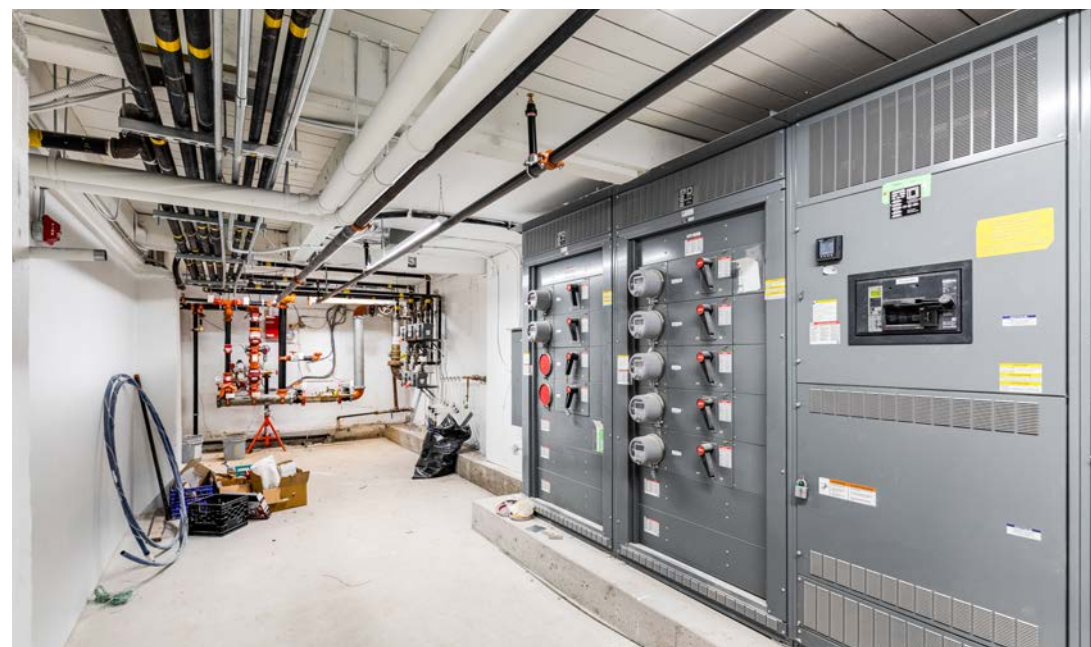
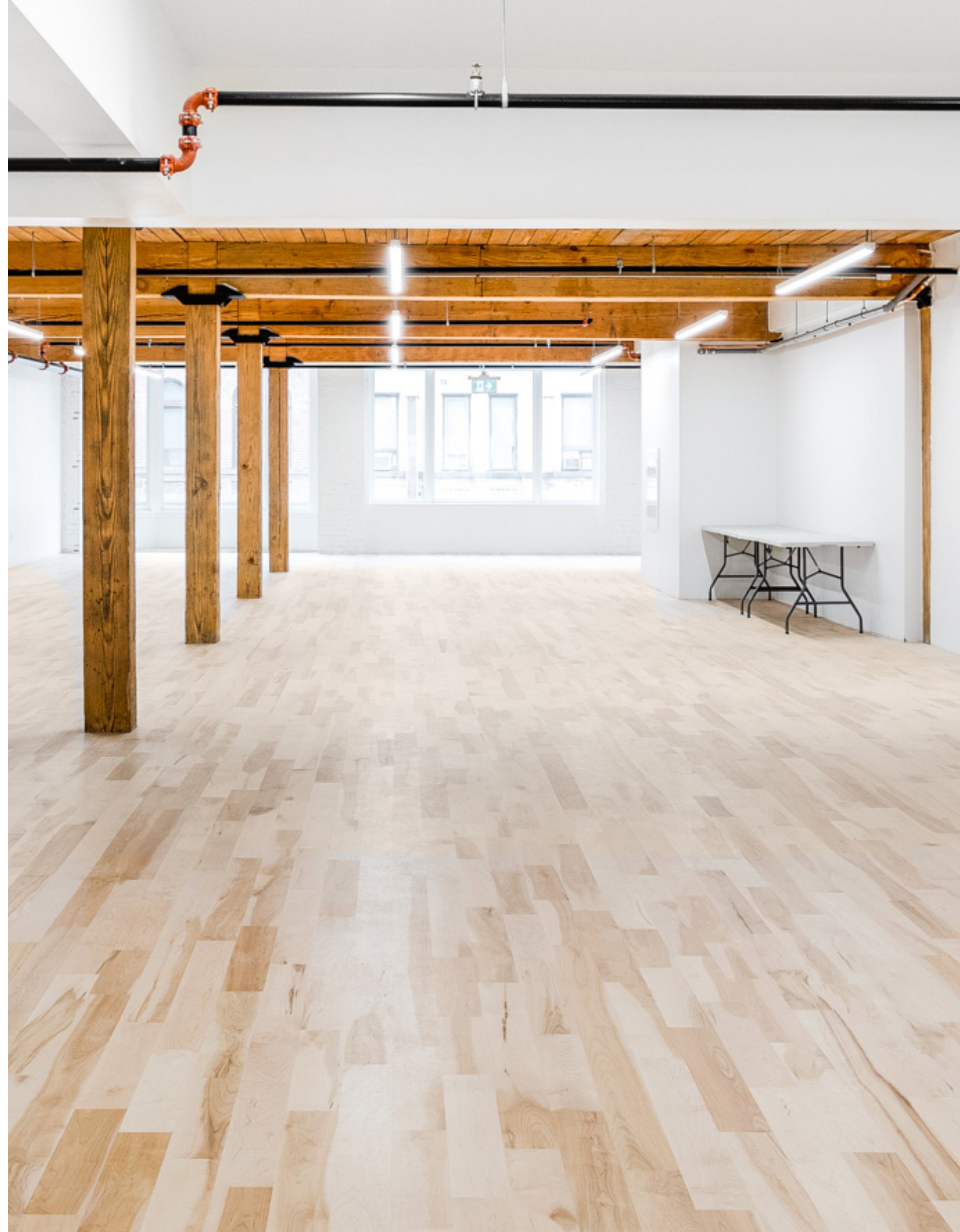
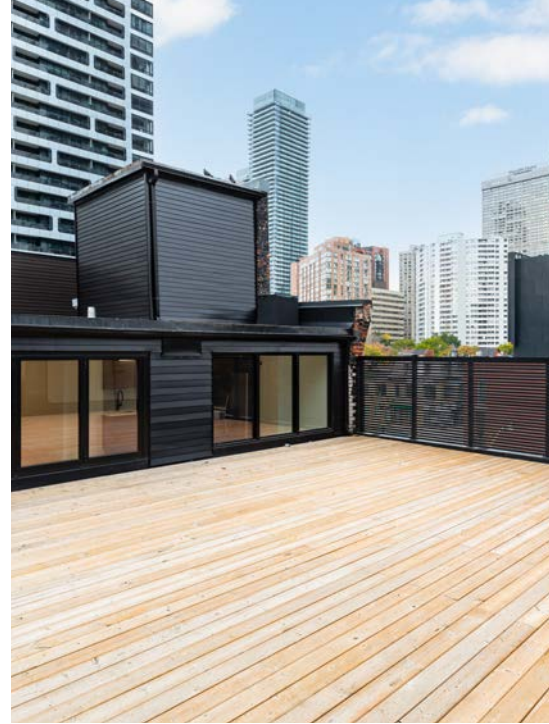
● CURRENT AND HISTORICAL DEVELOPMENT APPLICATIONS SUBMITTED TO CITY OF TORONTO
 SOURCE: RATIO.CITY, URBANATION

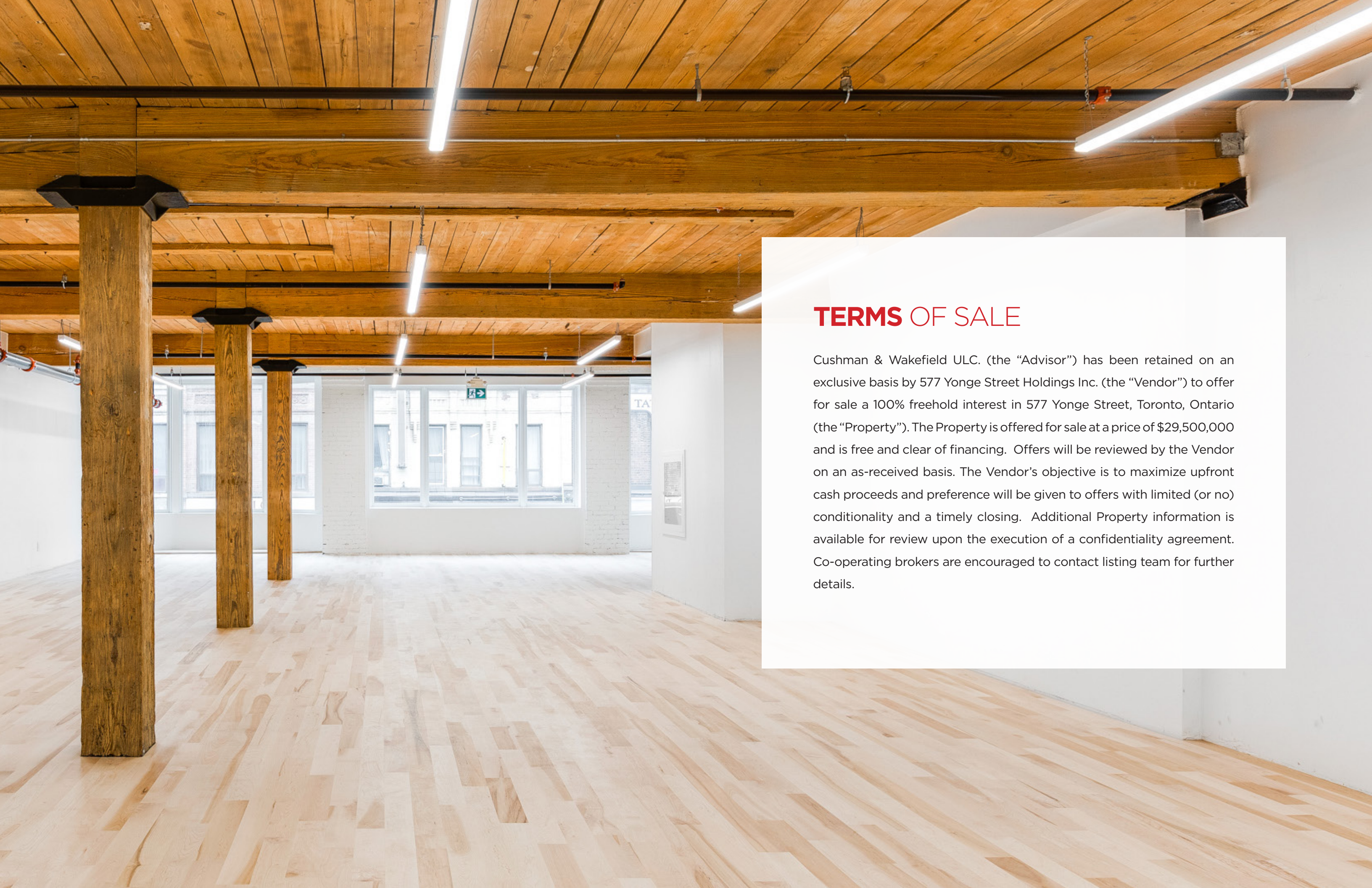
BUILT TO LAST

The Property was acquired by the Vendor in 2018, who subsequently undertook a detailed renovation and retrofit program to bring the building structure and systems back to 'A' class quality. The building now offers beautiful heritage architecture with the advantage of best in class building systems. Key features include exposed timber ceilings and columns to go along with the exposed brick walls creating highly coveted "brick-and-beam" space. The building has all new industrial style windows and a sliding glass panel system has been installed on the top floor to create an indoor/outdoor concept with the rooftop patio. Other important upgrades to the building include the new LED lighting, solid maple flooring, washrooms and elevator. The building's electrical service has been upgraded to 1200 amp, ensuring power for a wide array of uses. The space is built to stand the test of time for an occupier from both a design and building operation standpoint.









TERMS OF SALE

Cushman & Wakefield ULC. (the “Advisor”) has been retained on an exclusive basis by 577 Yonge Street Holdings Inc. (the “Vendor”) to offer for sale a 100% freehold interest in 577 Yonge Street, Toronto, Ontario (the “Property”). The Property is offered for sale at a price of \$29,500,000 and is free and clear of financing. Offers will be reviewed by the Vendor on an as-received basis. The Vendor’s objective is to maximize upfront cash proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. Additional Property information is available for review upon the execution of a confidentiality agreement. Co-operating brokers are encouraged to contact listing team for further details.



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