

Toronto Junction Brick and Beam Investor/User Opportunity



 **CUSHMAN &
WAKEFIELD**
Capital Markets



FOR SALE

142 VINE AVENUE, TORONTO, ON

INVESTMENT HIGHLIGHTS



Exceptional Urban Location

The subject Property offers prospective purchasers the opportunity to acquire an approx 20,000 sf asset on 0.31 acres in the high-demand Junction neighbourhood. Positioned on the north side of Vine Avenue within walking distance to bustling Dundas St W, The Junction has evolved into one of Toronto's trendiest neighbourhoods. Known as a hot spot for restaurants, bars, craft breweries and boutique stores with continued residential gentrification and intensification strengthening the market for local businesses.



Rapid Residential Intensification

The Junction neighbourhood has experienced an influx of residential intensification and redevelopment over the past decade, which has added significant population density to the area. There are currently five condominium projects in the presales and construction phases of development as well as two recently completed projects within in a three-kilometer radius of the Property with a total of 2,721 units. With respect to upcoming developments, there are currently 40 projects in the application phase in the City of Toronto totaling 16,687 units.



Employment Growth

In addition to significant residential development, the Junction has also seen an increase in major non-residential projects. These include ground-up developments such as T3 Sterling Road and 57-77 Wade Avenue, as well as major building retrofits / conversions such as 1655 Dupont Street (former viceroy building), 126 Sterling Road (former Scythes Flag Manufacturing building) and 224 Wallace Avenue (former Canadian General Electric building).

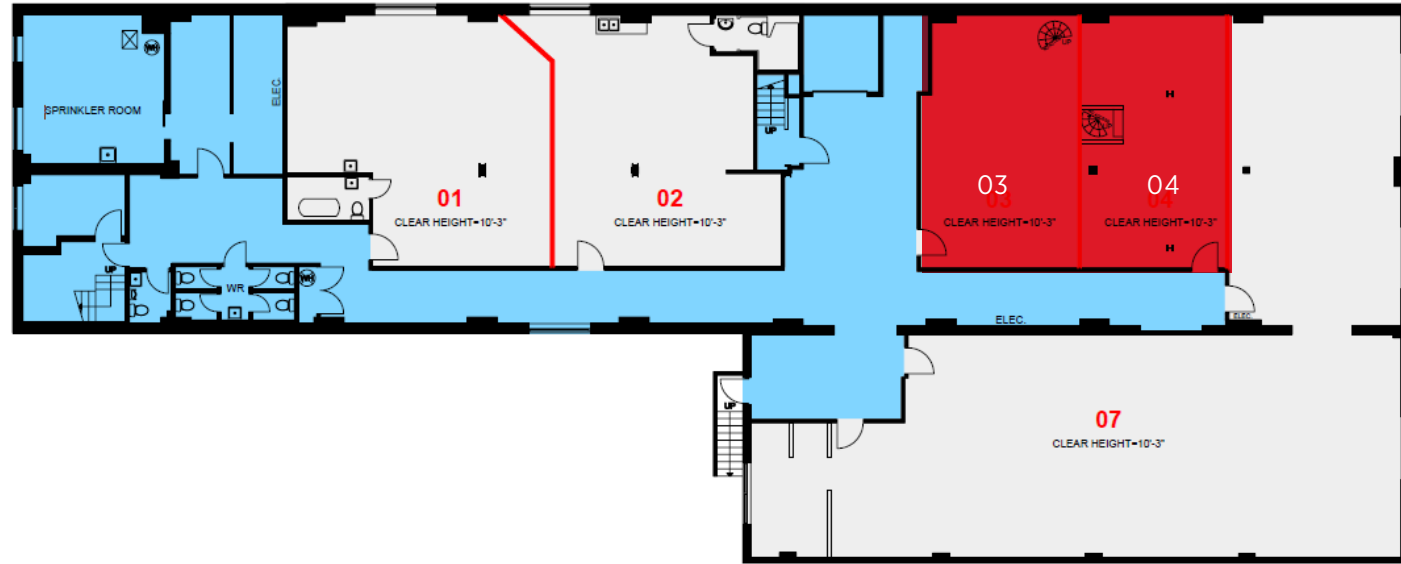
PROPERTY DETAILS

Address	142 Vine Avenue, Toronto, Ontario
PIN	105180850
Legal Description	PT LT 9-10 PL 603 WEST TORONTO JUNCTION PARTS 1 & 2, 63R4113; T/W & S/T CA11298; TORONTO , CITY OF TORONTO
Land Area	13,347.24 sf (0.306 ac)
Frontage	53.24 ft along Vine Avenue
Building Area	14,513 square feet
Number of Units	12
Current Occupancy	61.3%
Zoning	EL (Employment Light Industrial)
Official Plan	Core Employment Area



FLOOR PLANS

Basement



- Occupied Units
- Common Area
- Vacant Units

First Floor



PHOTO GALLERY

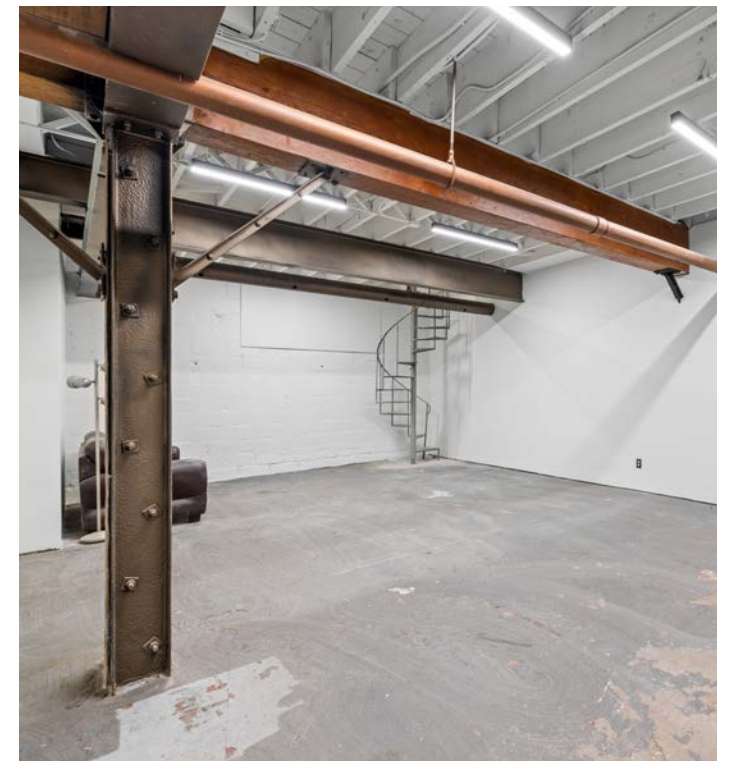
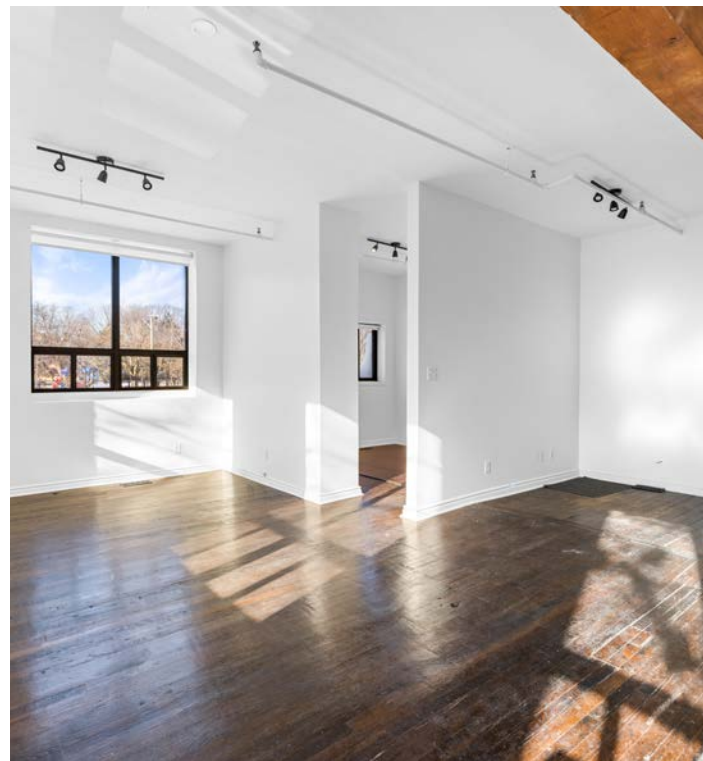
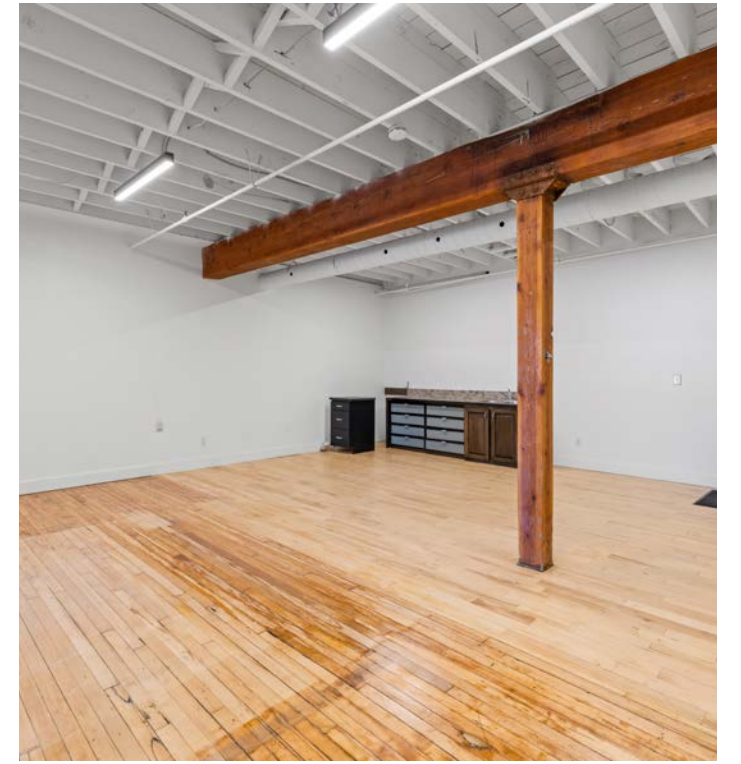
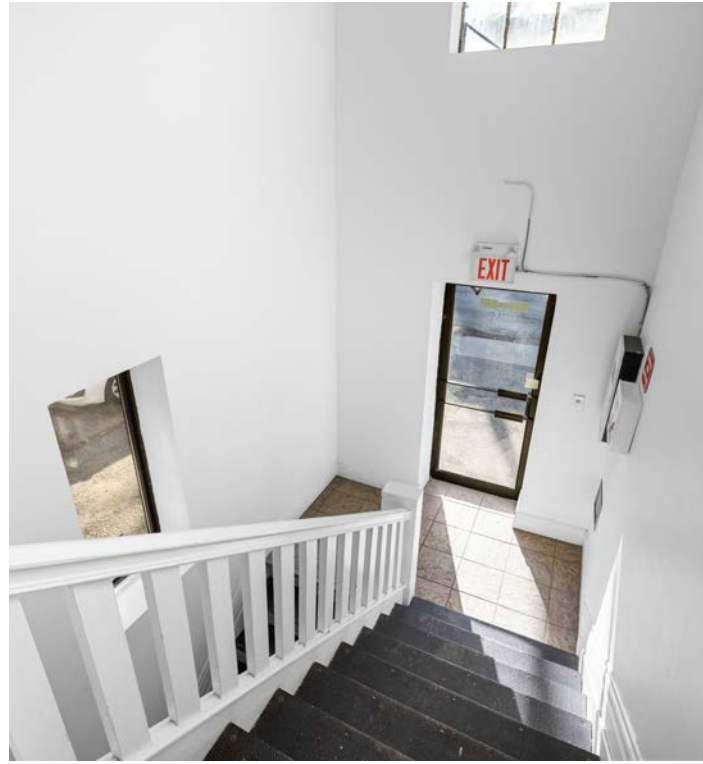
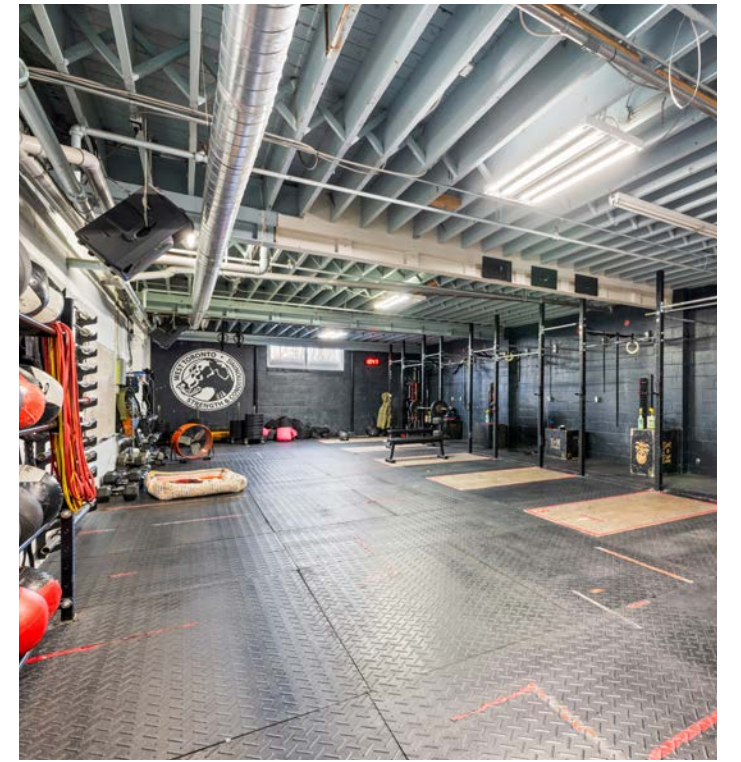
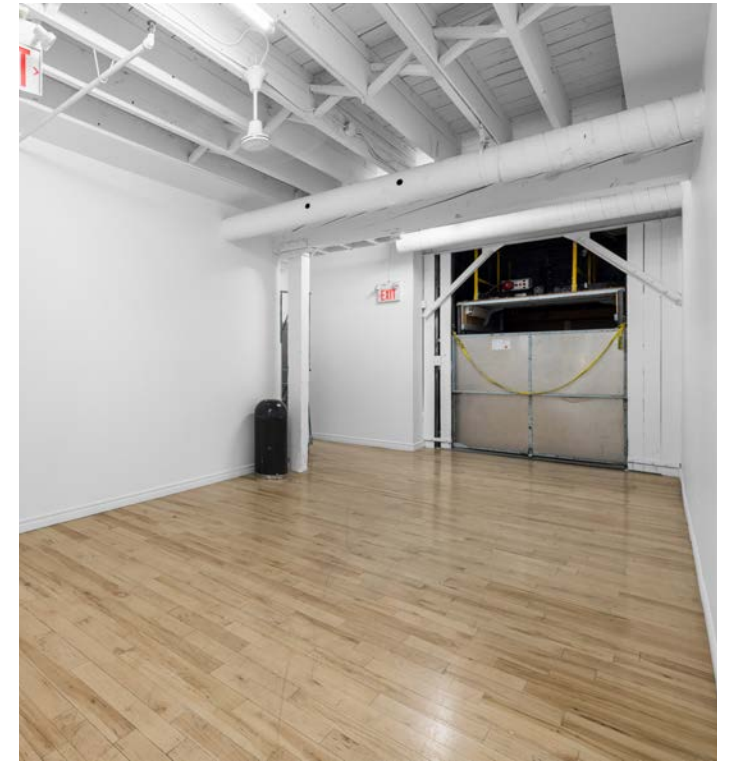
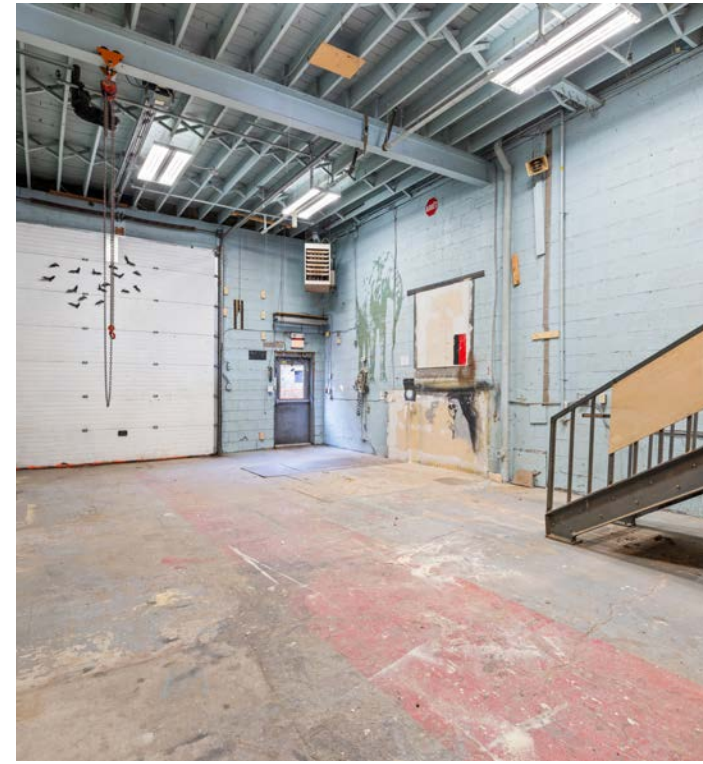


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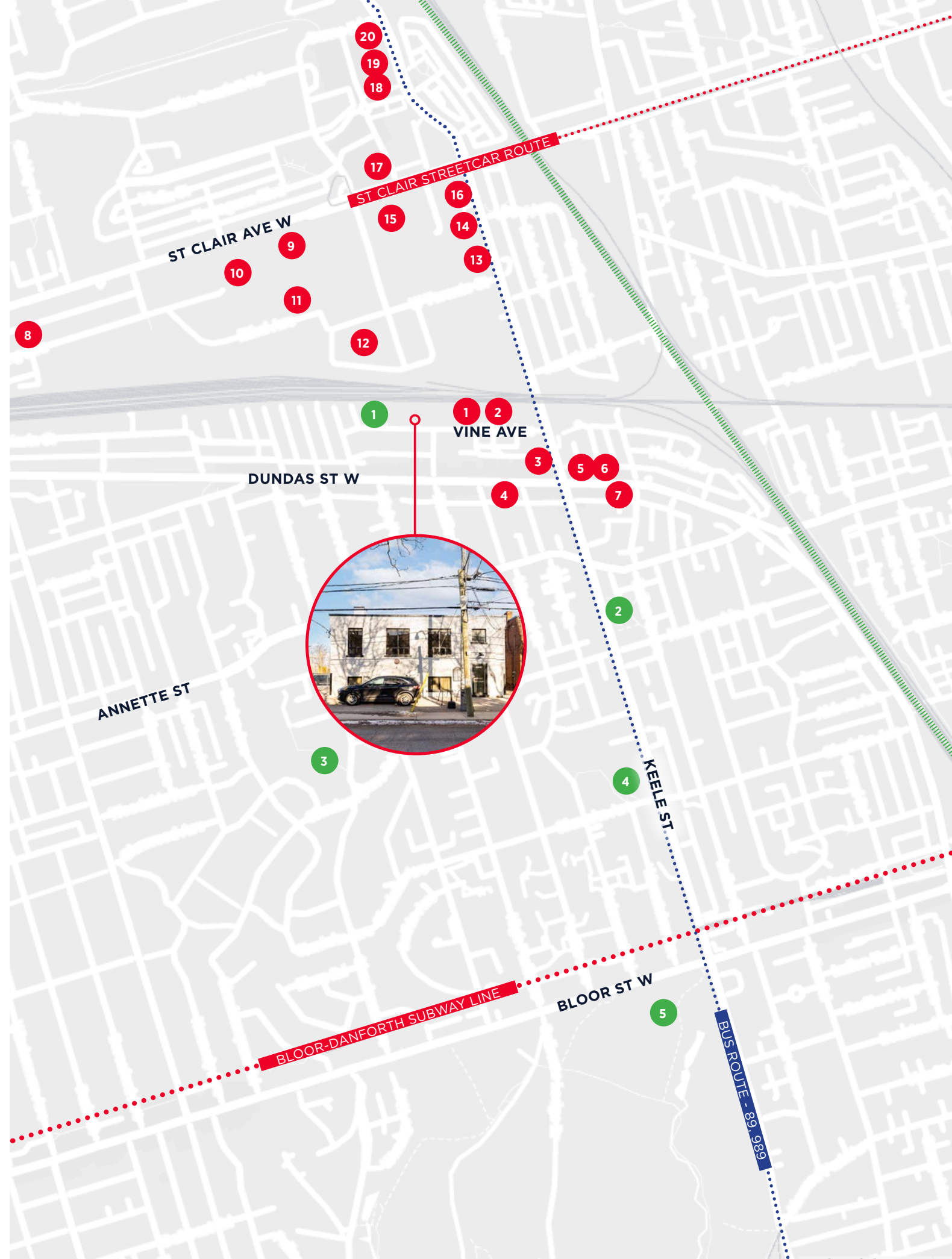
//// Location Overview

LOCAL BUSINESSES


- 1 The Sweet Potato
- 2 Public Storage
- 3 A&W
- 4 Subway
- 5 Deco Italian Restaurant
- 6 Luna Junction
- 7 LCBO
- 8 Walmart Supercentre
- 9 Canadian Tire
- 10 Metro
- 11 Best Buy
- 12 RONA
- 13 Staples
- 14 Mark's
- 15 The Home Depot
- 16 Shoppers Drug Mart
- 17 Stock Yards Village
- 18 Winners
- 19 PetSmart
- 20 Spork Chek


PARKS & LEISURE


- 1 Vine Avenue Playground
- 2 Baird Park
- 3 Ravina Gardens
- 4 Lithuania Park
- 5 High Park





AREA DEMOGRAPHICS - 3KM

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182,195
Population
- 

\$118,836
Average Household Income
- 

40
Average Age
- 

80
Walk Score
- 

76
Transit Score

///// Offering Process

SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

Cushman & Wakefield with the Vendor will review offers as they are submitted. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

PRICE

The Property is offered for sale at a price of \$6,195,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Joel Goulding & Fraser McKay

Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON

National Capital Markets Group

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