



WESTON VILLAGE

Investment Opportunity

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FOR SALE: 1979 WESTON ROAD, TORONTO

INVESTMENT HIGHLIGHTS



Well-Located within a Robust Residential Trade Area

Positioned near the bustling intersection of Weston Road and Lawrence Avenue West, the Property capitalizes on the neighborhood's ongoing residential and commercial growth, highlighted by its proximity to the Weston GO and UP Express Stations which generate foot traffic to the Property and underscoring its investment potential. Weston Road is the primary commercial artery within the Weston Village community, with a diverse range local businesses as well as national and international retailers. The area offers both stability and future growth opportunity in one of Toronto's fastest evolving neighbourhoods.



Transit-Oriented Location

The Property is located northwest of Lawrence Avenue West (TTC bus route 52/54) and 500 metres from the Weston GO Train and UP Express stations offering excellent connectivity to the Downtown Core and the rest of the GTA. Future investments in transit will enhance the connectivity of the area, including the Mount Dennis Eglinton LRT station will be located 2.5km south.



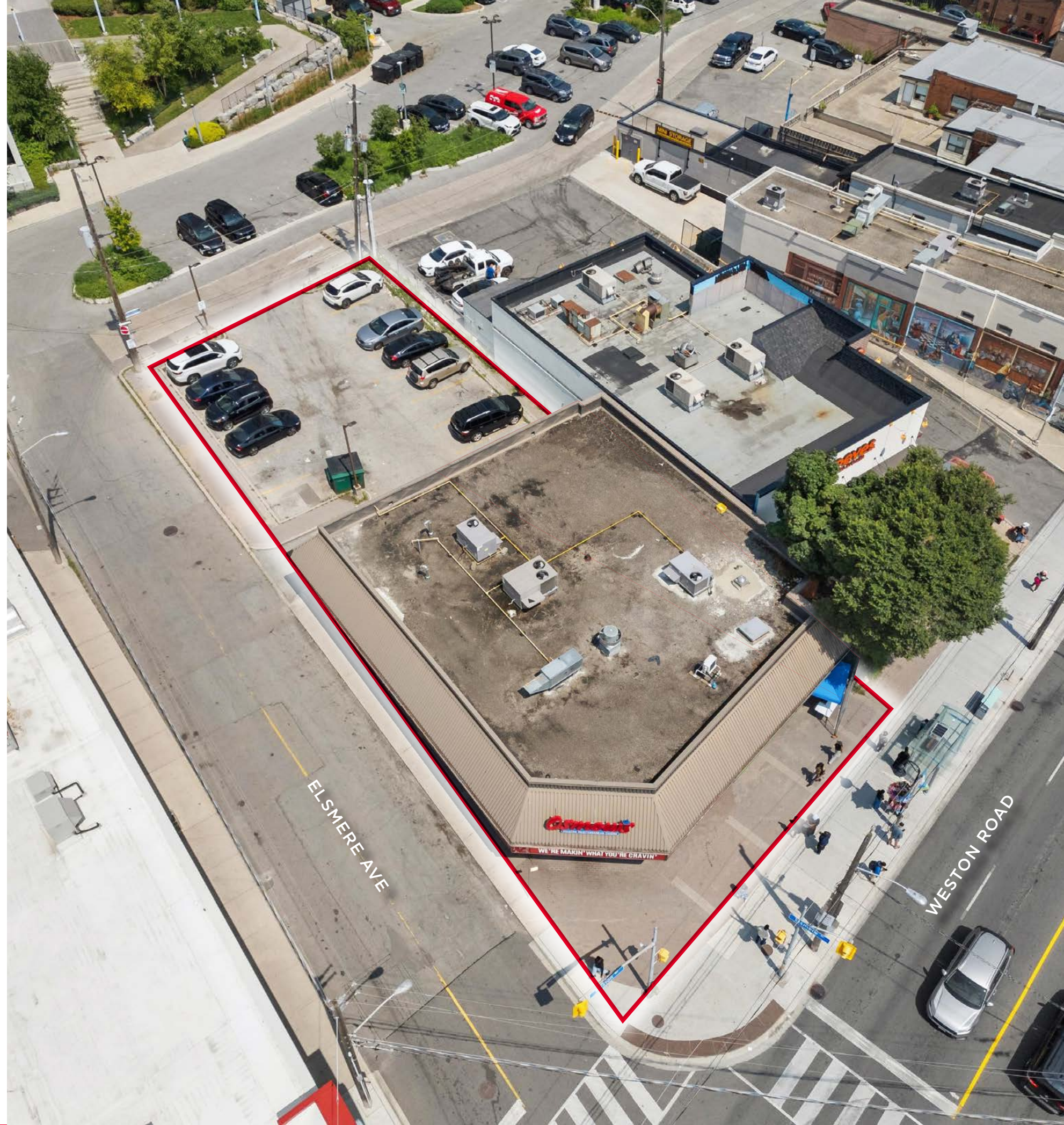
High-Quality Tenants with Stable Cashflow

The Property is currently 100% occupied by high quality tenants. With a weighted average remaining lease term of 4.0 years, the Property offers investors stable cash flow with revenue growth through contractual escalations. The net operating income and remaining term also provide the opportunity for an investor / developer to assemble additional properties on the block to facilitate a longer-term redevelopment.



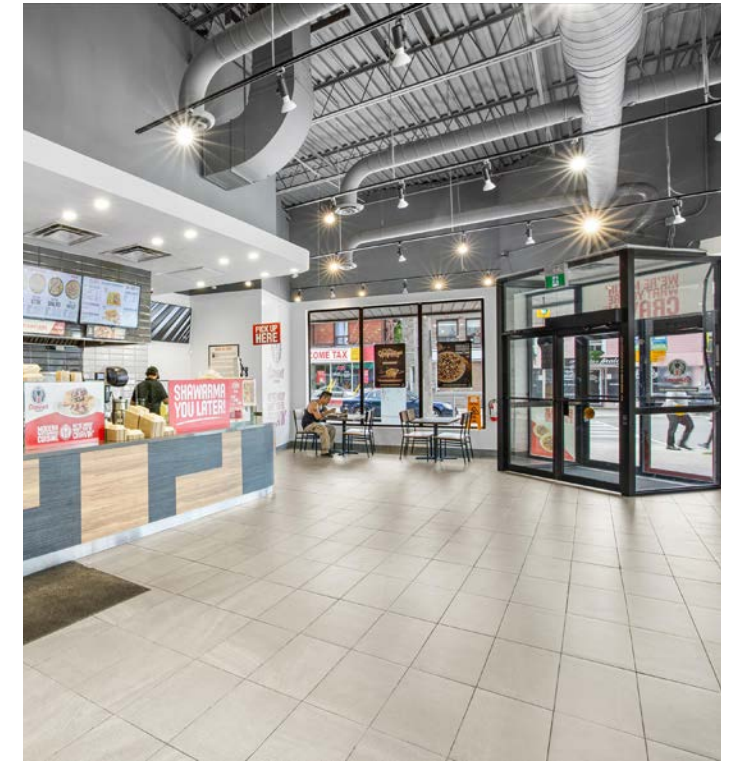
Future Residential Redevelopment

There are 9 proposed condominium projects within the immediate area of the subject Property for a total of 3,893 units. Across the 9 projects a total of 12 towers are proposed ranging in height from 18 to 45-storeys. This bodes well for future growth within the immediate area. The subject Property offers the unique opportunity to acquire one corner "bookend" parcel along Weston Road. The opportunity allows a potential purchaser maximum flexibility when potentially assembling additional sites within the block.



PROPERTY DETAILS

Address	1979 Weston Road, Toronto
PIN	103230092
Legal Description	PT LT 6 CON 5 WYS TWP OF YORK PT 1, 64R11689; TORONTO (YORK) CITY OF TORONTO
Land Area	10,171.89 sf (0.23 ac)
Frontage	Weston Rd - 66.51 ft Elsmere Ave - 159.87 ft
Building Area (BOMA)	3,718 sf + 2,235 sf basement
Tenant	Osmow's, TD ATM, Amazing Mart
Avg. In-place Net Rent	\$19.12 psf
Total Annual Rent	\$89,363
NOI 2025	\$105,703
WALT	4.0 Years
Zoning	CR 2.5 (c2.5; r2.5) SS2 (x977)
Official Plan	Mixed Use Areas



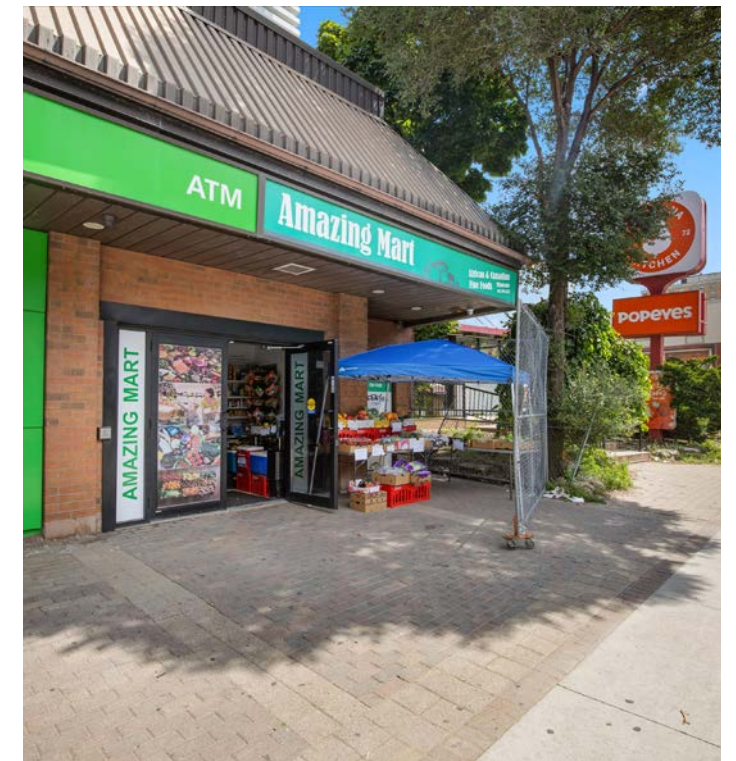
TENANT PROFILES



Osmow's
Area: 1,884 sf
WALT: 4.0 Years
 Opening its first location in 2001, Osmow's is one of North America's fastest growing quick-service restaurant chains, boasting more than 160 outlets. Its modern take on classic Mediterranean and Middle Eastern dishes has proven a hit with its ever-expanding customer base. Serving the best shawarmas in North America with their extensive menu.

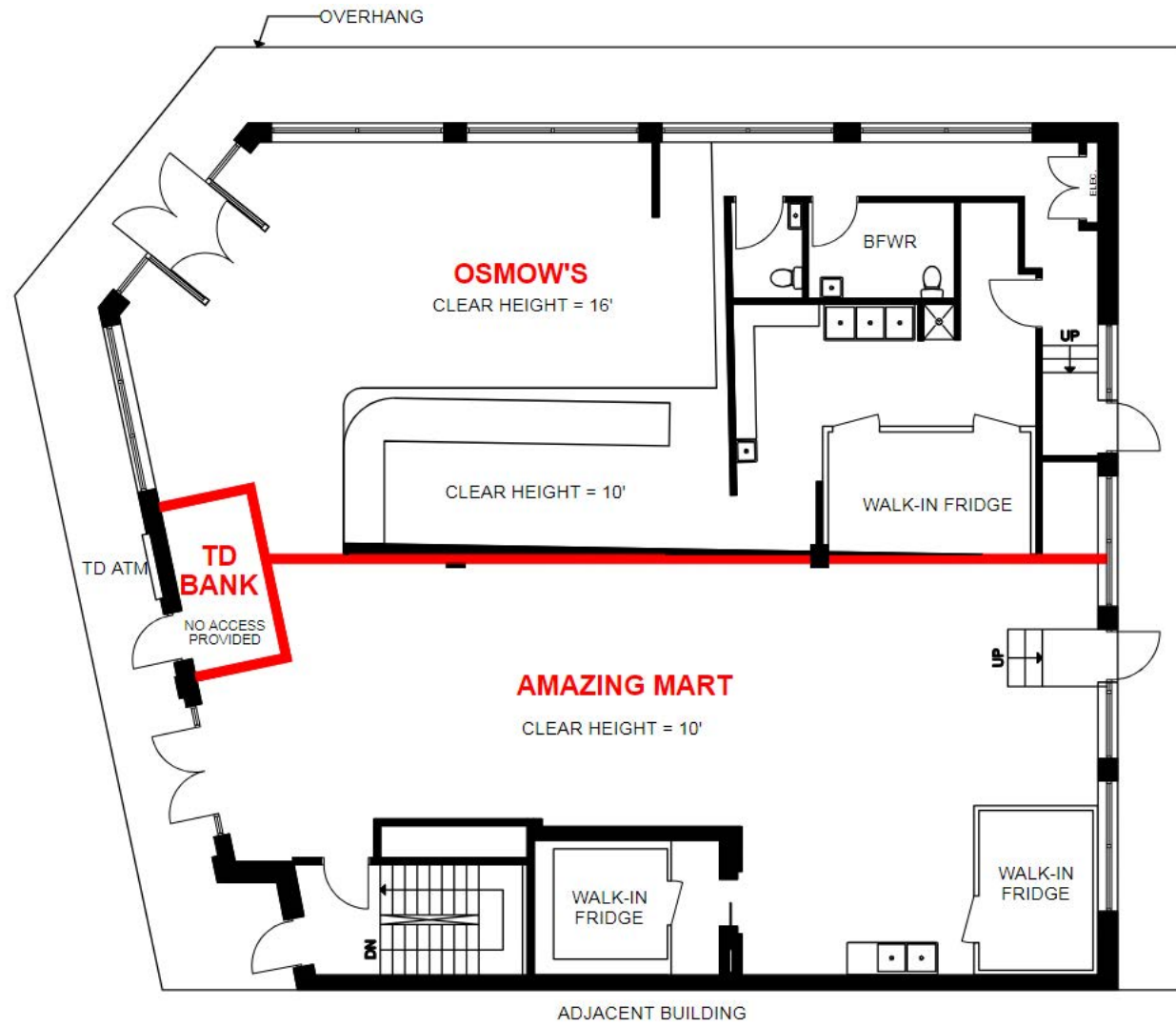


Amazing Mart
Area: 2,485 sf
WALT: 4.0 Years
 Amazing Mart, African & Canadian Groceries is a family run company that runs organic super market, selling fresh organic and biodynamic food, suppliers, skincare, cosmetics, baby items and household cleaning products. They serve over 3,000 customers annually and carry over 12,000 grocery products in-store.



FLOOR PLAN

Ground Floor



Lower Level



//// Location Overview

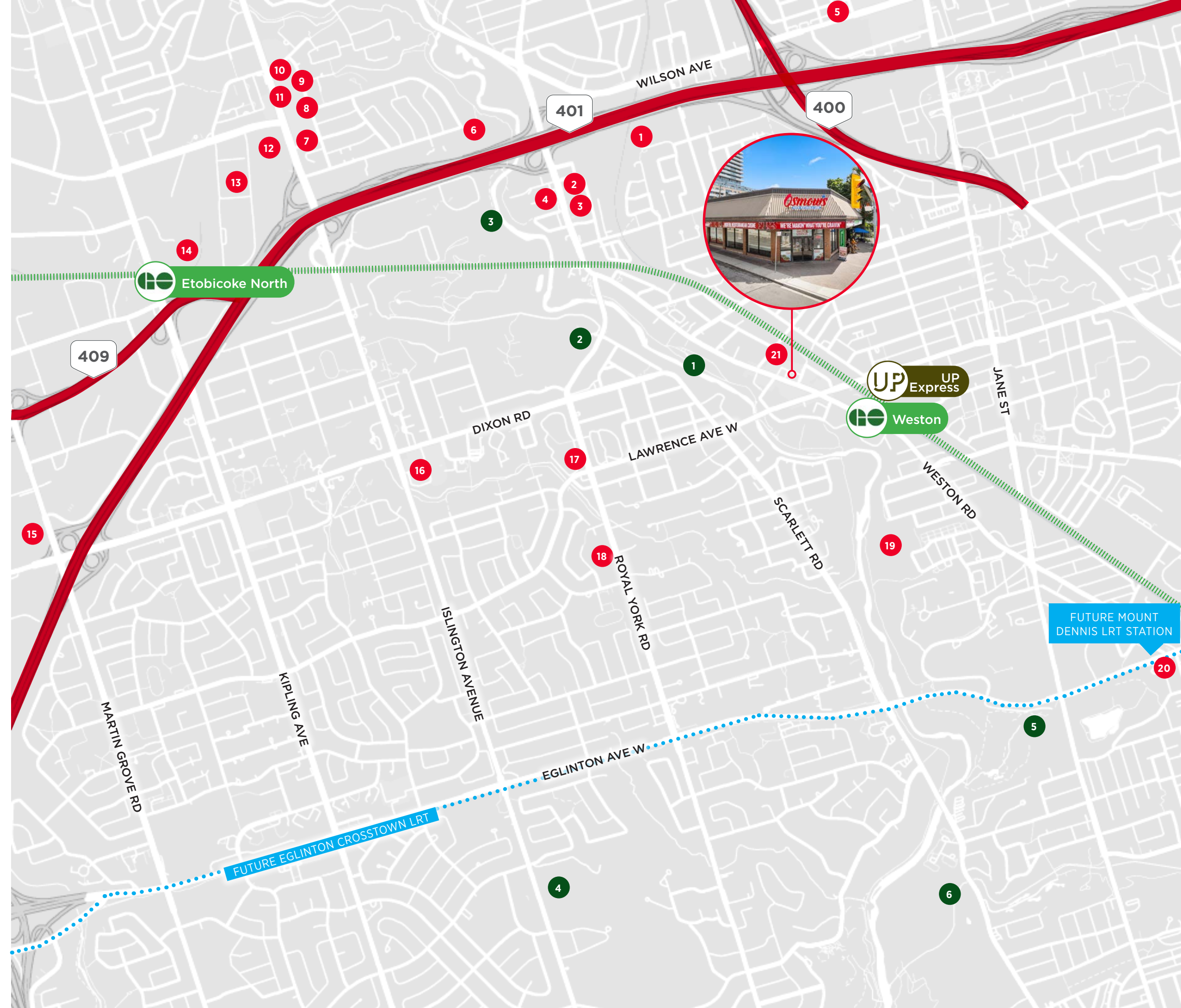
LOCAL AREA CONTEXT

- 1 Crossroads SmartCentres Toronto
- 2 Tim Hortons
- 3 McDonald's
- 4 Sunset Grill
- 5 North York Sheridan Mall
- 6 Pine Point Arena & Recreation Area
- 7 Walmart Supercentre
- 8 Pet Value
- 9 Dollarama
- 10 FreshCo
- 11 Subway / Popeyes / Tim Hortons
- 12 Costco
- 13 Canadian Tire
- 14 Home Depot
- 15 Toronto Congress Centre
- 16 NoFrills
- 17 Starbucks
- 18 Metro
- 19 West Park Healthcare Centre
- 20 York Recreation Centre
- 21 Artscape Weston Common

PARKS & RECREATION

- 1 Weston Lions Park
- 2 Weston Golf & Country Club
- 3 Crawford - Jones Memorial Park
- 4 St. George's Golf and Country Club
- 5 Scarlett Woods Golf Course
- 6 Lambton Golf & Country Club

8 Cushman & Wakefield National Capital Markets Group



TRADE AREA OVERVIEW

Transit-Oriented Location

- **Weston GO Station:** Located 400 metres south of the Site, the Weston GO Station provides access to Union Station in 29 minutes, offering all day service along the Kitchener Line.
- **UP Express:** The Union Pearson Express (UP Express) is an airport rail link connecting Union Station in Downtown Toronto to Toronto Pearson International Airport. The UP Express travels between Union and Pearson in 25 minutes departing every 15 minutes, seven days a week making two intermediate stops at Bloor and Weston GO stations.

Traffic Generators

- **SmartCentres Crossroads:** SmartCentres Crossroads is a shopping centre located at the intersection of Highway 401 and Weston Road. This property features dozens of notable tenants including the LCBO, the Brick, Bulk Barn, and adjacent to The Real Canadian Superstore. This retail hub is directly accessible and visible from Highway 401 and is connected to public transit.
- **Weston Lions Park:** A 18 acre park on the east bank of the Humber River at Lawrence Avenue and Weston Road. This park features two ball diamonds, artificial turf sports field, four tennis courts, a skateboard area, a basketball court, a splash pad and a children’s playground. Also located near the park entrance is the Weston Lions Park Outdoor Pool and Weston Arena. The Weston Lions Outdoor Pool offers two pools, leadership training and junior lifeguard club are held weekday mornings followed by afternoon and evening public swimming.
- **Weston Golf & Country Club:** Located on the west bank of the Humber River, at the intersection of Weston Road and St. Philips Road. The golf course provides access to an superb conditions, memorable design features and course architecture. The club offers an indoor practice facility, gym, studio space and casual elegant clubhouse.

TRAVEL TIMES



Weston GO & UP Express Station	3 mins	4 mins
Smartcentres Crossroads	8 mins	16 mins
Highway 401/Weston Interchange	7 mins	-
Costco	11 mins	-
Union Station	40 mins	30 mins

- **Artscape Weston Common:** Artscape Weston Common, opened in spring 2019 in Weston-Mount Dennis, is a vibrant cultural hub that enhances local creativity and traditions. It offers a welcoming space for creating, learning, experiencing local art, and celebrating community.

Schools

- **Public School:** Weston Collegiate Institute, C. R. Marchant Middle School, H J Alexander Community School, Westmount Junior School, Hilltop Middle School, Valleyfield Junior School, Weston Memorial Junior Public School
- **Catholic Schools:** St. Demetrius School, All Saints Catholic Elementary School, St. Eugene Catholic School
- **Private Schools:** SuOn Academy
- **Post-Secondary:** Humber College

NEIGHBOURHOOD FEATURES

Weston Village

Weston Village, located in the northwest part of Toronto, is a historic and culturally rich neighbourhood known for its strong sense of community and vibrant local businesses. Weston Village boasts a bustling retail and commercial scene, with a variety of shops, restaurants, and services lining its main thoroughfares, such as Weston Road. Local businesses range from charming boutiques and family-owned eateries to larger retail stores, catering to the diverse needs of the community. With its picturesque tree-lined streets, Weston Village offers a suburban feel while still being well-connected to downtown Toronto via public transit. The neighbourhood is also home to several parks, recreational facilities, and annual community events.



WESTON GO & UP EXPRESS STATION



WESTON GOLF & COUNTRY CLUB



WESTON LIONS RECREATION ARENA & PARK



ARTSCAPE WESTON COMMON

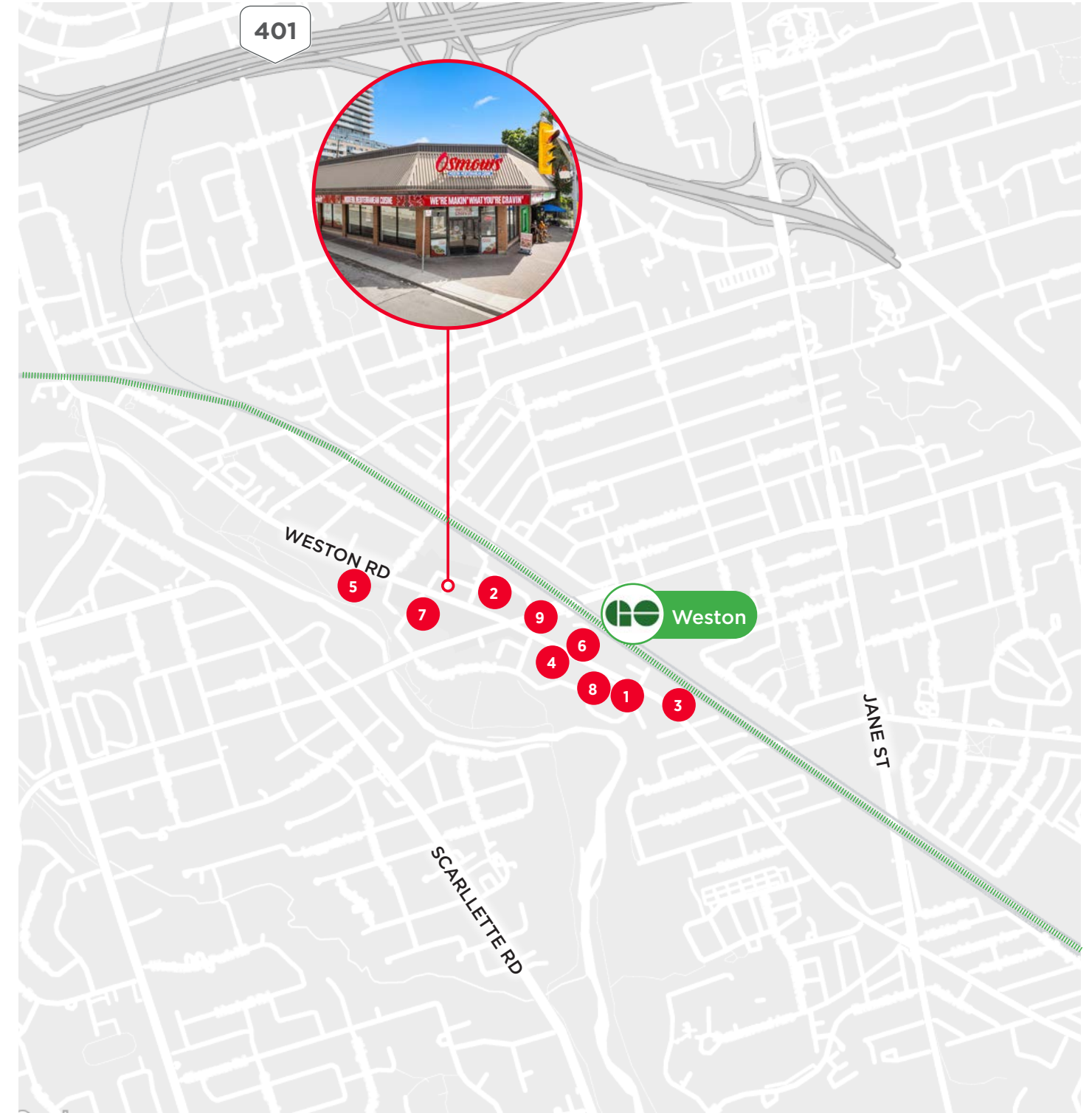
RAPIDLY INTENSIFYING RESIDENTIAL NODE

There are nine proposed residential projects within the immediate area of the subject Property for a total of 3,893 units. These projects a total of 12 towers and proposed heights range from 18 to 45-storeys. Due to the proximity to higher order transit and connectivity within the City of Toronto, the general area will continue to be a target for residential intensification over time.

Project	Address	Status	Year	Units	Total GFA
1 Hickory Tree Tower	1736-1746 Weston Rd	Application	-	253	208,673
2 South Station	15-21 John St	Application	-	484	378,248
3 The Charlton Residences	1693-1707 Weston Rd	Approved	2024	254	214,233
4 Weston / Bellevue	1828-1844 Weston Rd	Application	2024	562	340,563
5 Weston / Fern	2062-2070 Weston Rd	Approved	-	204	198,958
6 Weston / Lawrence	1821-1831 Weston Rd	Appealed	-	446	309,816
7 Weston / Lawrence	1956-1986 Weston Rd	Application	-	592	664,951
8 Weston / Wilby	1780 Weston Rd	Pre-application	-	560	-
9 Weston Park	1871-1885 Weston Rd	Application	-	538	-
Total				3,893	2,315,442



WESTON ROAD CORRIDOR - PROPOSED PROJECTS



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1979 Weston Road, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

PRICE

The Property is offered for sale at a price of \$3,250,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

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