



5,500 SF AT THE NEW MOUNT DENNIS TRANSIT HUB

**FOR SALE: HIGH CASH FLOW
COMMERCIAL UNIT + 2 X 3 BEDROOM
APARTMENTS**

**1188 WESTON ROAD,
TORONTO**



THE PROPERTY

EXECUTIVE SUMMARY

Located at 1188 Weston Road in Toronto, this mixed-use property encompasses 5,500 square feet of high cash flow, fully tenanted space. The building features a ground floor retail / / showroom / industrial unit occupied by longstanding furniture tenant Châtelet Home, as well as two large 3-bedroom apartments. The commercial lease term is flexible with adaptable lease terms, guaranteeing both steady cash flow as well as upside and end user opportunities.

Positioned at the bustling intersection of Weston Road and Eglinton Avenue West, this property capitalizes on the neighborhood's ongoing residential and commercial growth, highlighted by the imminent development of the Mount Dennis Eglinton LRT station. This transit hub will enhance accessibility and foot traffic, underscoring the property's investment potential. In summary, this mixed-use property offers both going in stability and future growth opportunity in one of Toronto's fastest evolving development areas.



PROPERTY DETAILS

LAND AREA	3,746 sf
FRONTAGE	18 ft along Weston Road, Widens at Rear, with 39 Feet along Laneway (Irregular Lot)
DEPTH	125 ft
GROSS FLOOR AREA	5,500 sf
PROPERTY TAXES	\$11,433 (2023)
INSURANCE	\$5,275.00
GROSS RENT PER YEAR	\$142,200
ZONING	Commercial Residential - CR2.0 (c2.0; r2.0) SS2
ASKING PRICE	\$1,845,000

PROPERTY GALLERY

RETAIL TENANT: CHATELET HOME

Chatelet is a vintage and reproduction furniture and home decor in Toronto, Canada, that has been in business for over 25 years. They specialize in French inspired pieces, shabby chic decor and Palm Beach style. Chatelet also offers custom sewing for the home and painting of customer's own furniture. The 3,400 retail and showroom space widens out into a large warehouse facility with mezzanine and lower level storage, and lofty warehouse ceilings with rear laneway shipping.



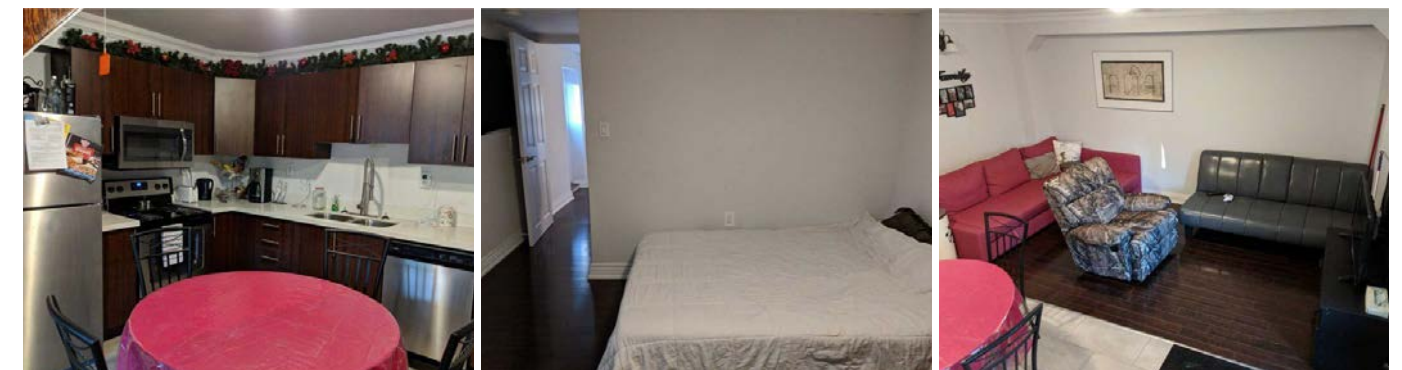
RESIDENTIAL APARTMENT A

Large 3 Bedroom, 3 Bathroom apartment with in suite laundry, spanning the front of the building on Weston Road. Recently renovated top to bottom, fully occupied and with stable tenants.



RESIDENTIAL APARTMENT B

Recently renovated townhouse style apartment at the wide rear of the property, with separate rear entrance and two-floor layout. 3 bedroom, and 2 bathroom layout with in suite laundry, in great shape with stable tenants.



INVESTMENT HIGHLIGHTS



TRANSIT ORIENTED LOCATION

- Immediate access to public transit along the Weston Bus Route 59
- Located 400 metres from the future Mount Denis Station on the Eglinton Crosstown LRT
- Location 2.5 kms south of the Weston GO and UP Station, which can be accessed within a 30 minute walk or 10 minutes drive
- 30 minute walk from the St. Clair Avenue Streetcar access



FULLY OCCUPIED BUILDING

- Currently 100% occupied
- Yearly gross rent of \$142,200



ACTIVE DEVELOPMENT AREA

The Property is located just across the street from the Proposed 2 Denarda development. This Project is comprised of a 44 and 43-storey condominium building designed by Giannone Petricone Associates for KingSett Capital on the west side of Denarda Street and has a total of 1,070 residential units.

FINANCIAL OVERVIEW

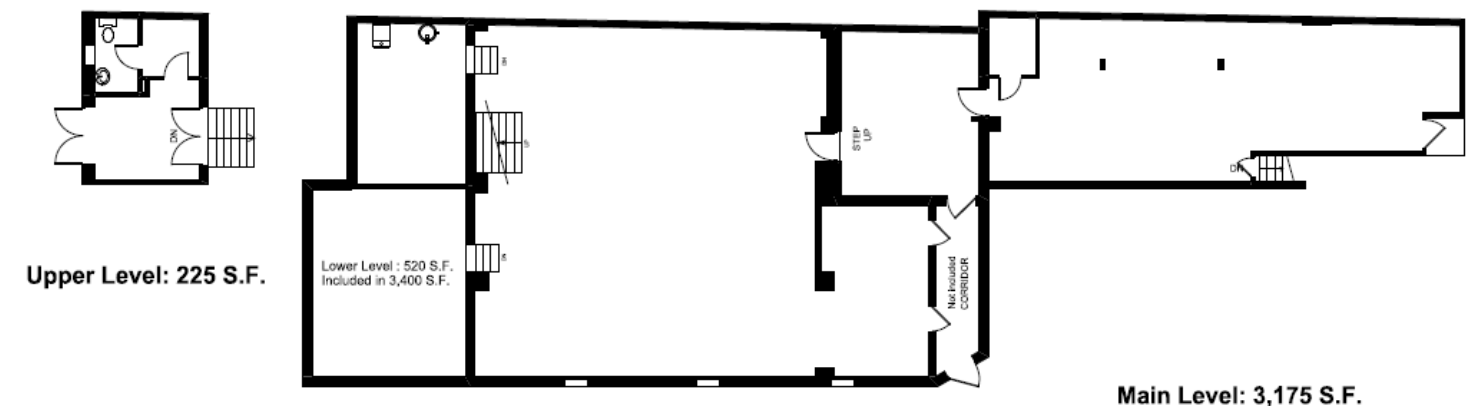
RENT ROLL						
Unit #	Size	Lease Start	Lease End	Monthly Rent	Escalation Date	Escalation Amount
Commercial	3400 sf	Nov 15/2019	Nov 14/2024	\$6,750	Nov 14/2024	\$6,750.00
A (Front)	3 bed/3 bath	Jun 15/2023	Jun 14/2024	\$2,850	Jun 14/2024	\$2,921.25*
B (Rear)	3 bed/1.5 bath	Feb 01/2023	Jan 31/2024	\$2,250	Jan 31/2024	\$2,306.25*
Gross rent				\$11,850		

*Rent escalation based on RTA guideline of 2.5%

EXPENSES		
	Per Year	Per Month
Insurance	\$5,275.00	\$439.58
Property Tax*	\$11,830.00	\$985.83

*2022 Final tax bill

FLOOR PLAN



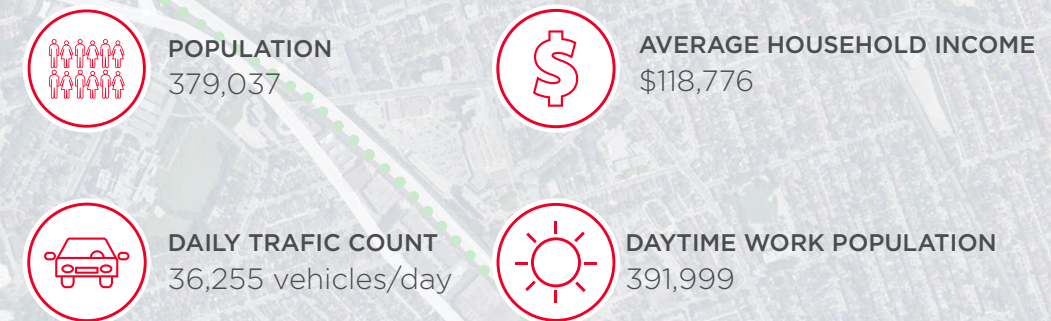
THE LOCATION

AMENITIES

- 1 York Recreation Centre
- 2 FreshCo
- 3 Canadian Tire
- 4 Starbucks
- 5 Lowe's Home Improvements
- 6 Home Depot
- 7 Tim Hortons
- 8 Bellwoods Brewery
- 9 Speducci Mercatto
- 10 Walmart



AREA DEMOGRAPHICS & FACTS (5KM RADIUS)



ACTIVE DEVELOPMENTS

PROJECT	ADDRESS	UNITS
1 First Home Keelesdale - Bldg J	2175 Keele St	62
2 First Home Keelesdale - Bldg M	2175 Keele St	67
3 First Home Keelesdale - Bldg N	2175 Keele St	76
4 First Home Keelesdale - Bldg R	2175 Keele St	88
5 Notting Hill - Phase 1	4000 Eglinton Ave W	567
6 Notting Hill - Phase 2	4000 Eglinton Ave W	708
7 8 Haus	2433 Dufferin St	99
Total:		1,667

PROPOSED DEVELOPMENTS

PROJECT	ADDRESS	UNITS	PROJECT	ADDRESS	UNITS
1 Richview / Scarlett	32 Richview Rd	205	8 Weston / Hollis	15-23 Hollis St	365
2 Hickory Tree Tower	1736-1746 Weston Rd	253	9 Weston / Jasper - A & B	955-975 Weston Rd	617
3 Keele / Eglinton	1856 Keele St	370	10 Weston / Lawrence	1821-1831 Weston Rd	446
4 Keele / Yore	1860-1868 Keele St	235	11 Weston / Lawrence	1956-1986 Weston Rd	592
5 The Charlton Residences	1695-1707 Weston Rd	254	12 Weston / Oxford	1-9 Oxford Dr	278
6 Weston / Bellevue	1828-1844 Weston Rd	562	13 Weston Park	1871-1885 Weston Rd	538
7 Weston / Fern	2062-2070 Weston Rd	204	Total:		4,919



THE OFFERING

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the sale of 1188 Weston Road, Toronto, Ontario (“The Property”). The Property is offered for sale at an asking price of \$1,845,000. The Listing Broker is accepting offers as received. The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing. All inquiries regarding the Property or requests for further information should be directed to the Broker as exclusive agent for the Vendor.

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