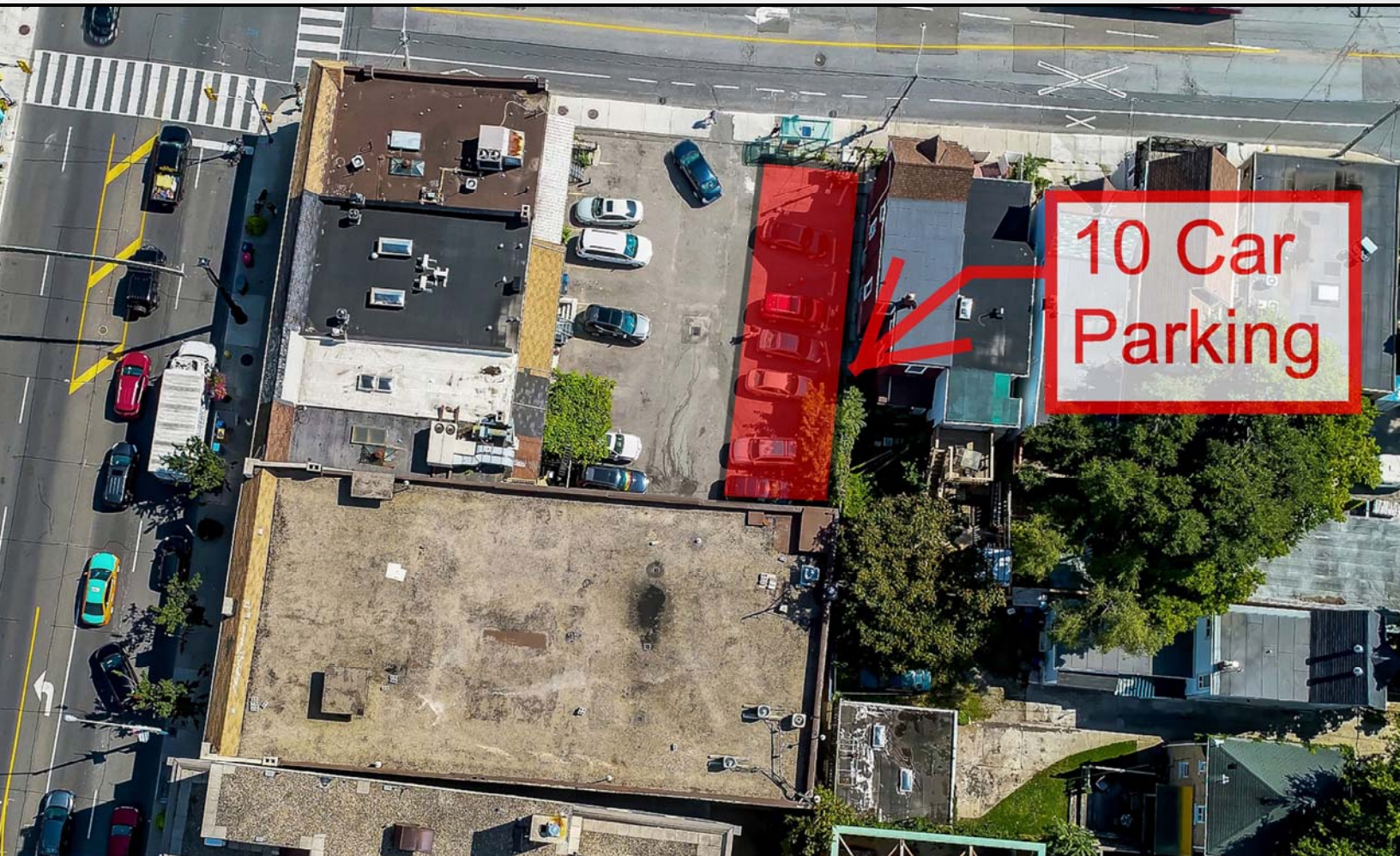




13,769 SQ. FT. ABOVE GRADE
PLUS 10 CAR PARKING



BUILDING DETAILS

Building Size (Above Grade)::	13,759 sq. ft.
Lot Area:	7,207 sq. ft. (exclusive use: 1,700 sq.ft. pkg)
Lot Size:	59.08' x 122.00'
Realty Taxes (2018):	\$95,837.52
Zoning:	CR 3.0 (c2.5; r2.5) SS2 (x1864)
Legal Description:	PT BLK D PL 67E TORONTO PT 1, 63R4569; T/W CA25730
Asking Price:	\$5,250,000.00

PROPERTY HIGHLIGHTS

- ◆ Large 2 storey building w/ full basement with almost 60' of frontage along the Danforth.
- ◆ Investment/User opportunity with excellent upside potential as the majority of tenancies are on a month to month basis.
- ◆ Future development potential in an area with many mid-rise developments recently approved.
- ◆ Exclusive use of 10 designated parking spaces accessed off of Jones Ave.
- ◆ Located on the south side of Danforth (the subway runs along the north side of the street).



TENANT SUMMARY

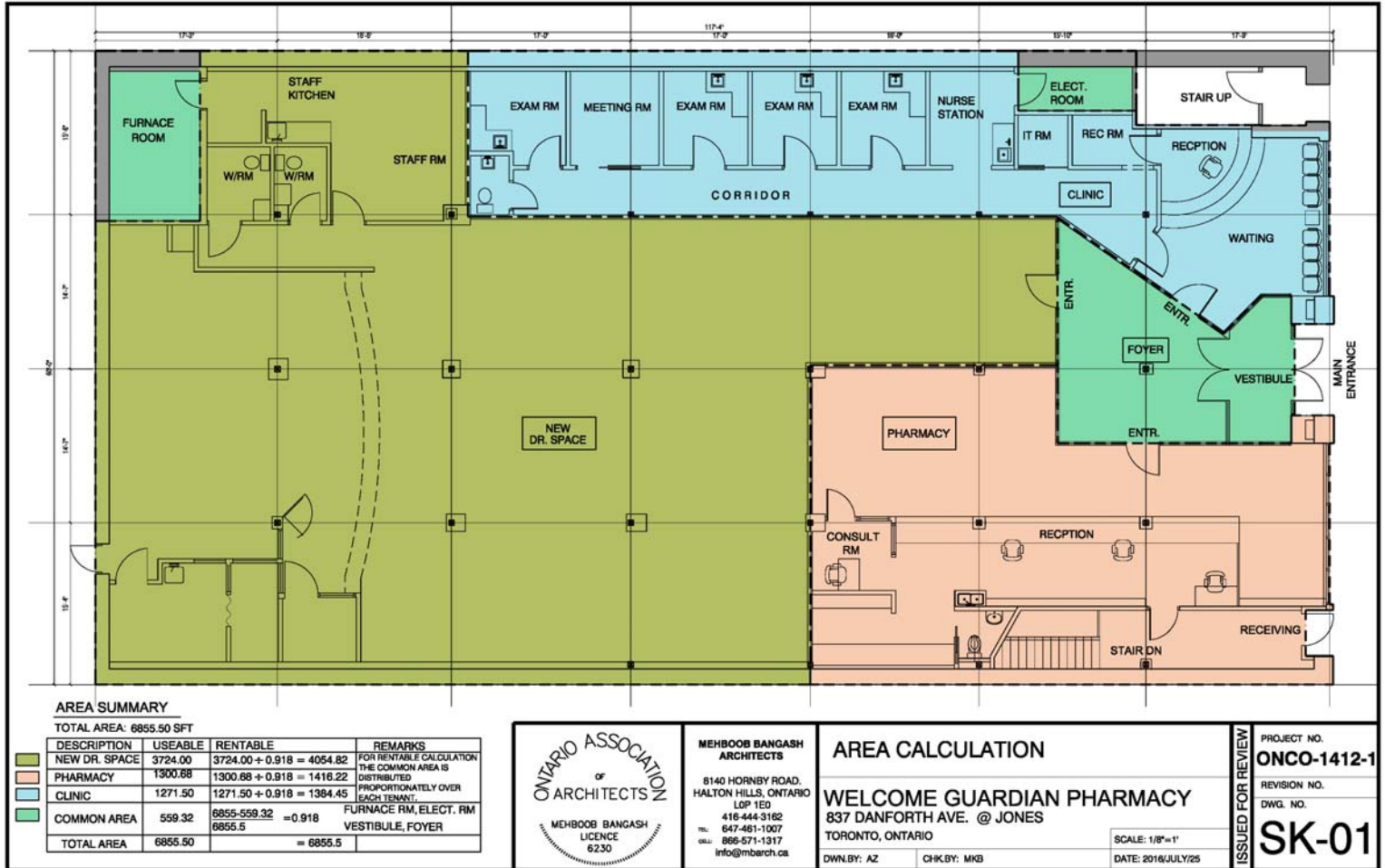
The rear main floor of the building comprises 4,000 sq. ft. of rentable area and is leased to Toronto Cardiology Associates until the end of 2021 with 1 x five year option. The Pharmacy at the front east section of the building comprising of 1,416 sq. ft. will be vacating at the end of March 2019. The 1,384 sq. ft. clinic at the front west section of the building is built out with 5 private office and is currently vacant. The entire second floor of 6,903 sq. ft. is leased to a fitness use that has occupied the building for over 2 decades who currently rent on a month to month basis. The rear section of the basement has been configured in to lockers for short term storage .

PROPERTY SUMMARY

837 Danforth Ave. is a 2 storey building which extends to approximately the size of the entire lot area. The building is approx. 13,759 sq. ft., just under 7,000 sq. ft. per floor. In addition, there is a full unfinished basement. Each floor to all units are accessed from Danforth Avenue through a front foyer with secondary access off the lane at the east side of the property. Direct unit access can be added from the street for the east and west retail units. The property has been well maintained with recent structural work completed to the foundation, HVAC systems and roof. The property has the benefit, through an exclusive right-of-way, to 10 designated parking space extending from the rear east side of 837 Danforth Ave to Jones Avenue. Maintenance of the rear parking area is shared with the three neighbouring properties to the East.

AREA SUMMARY

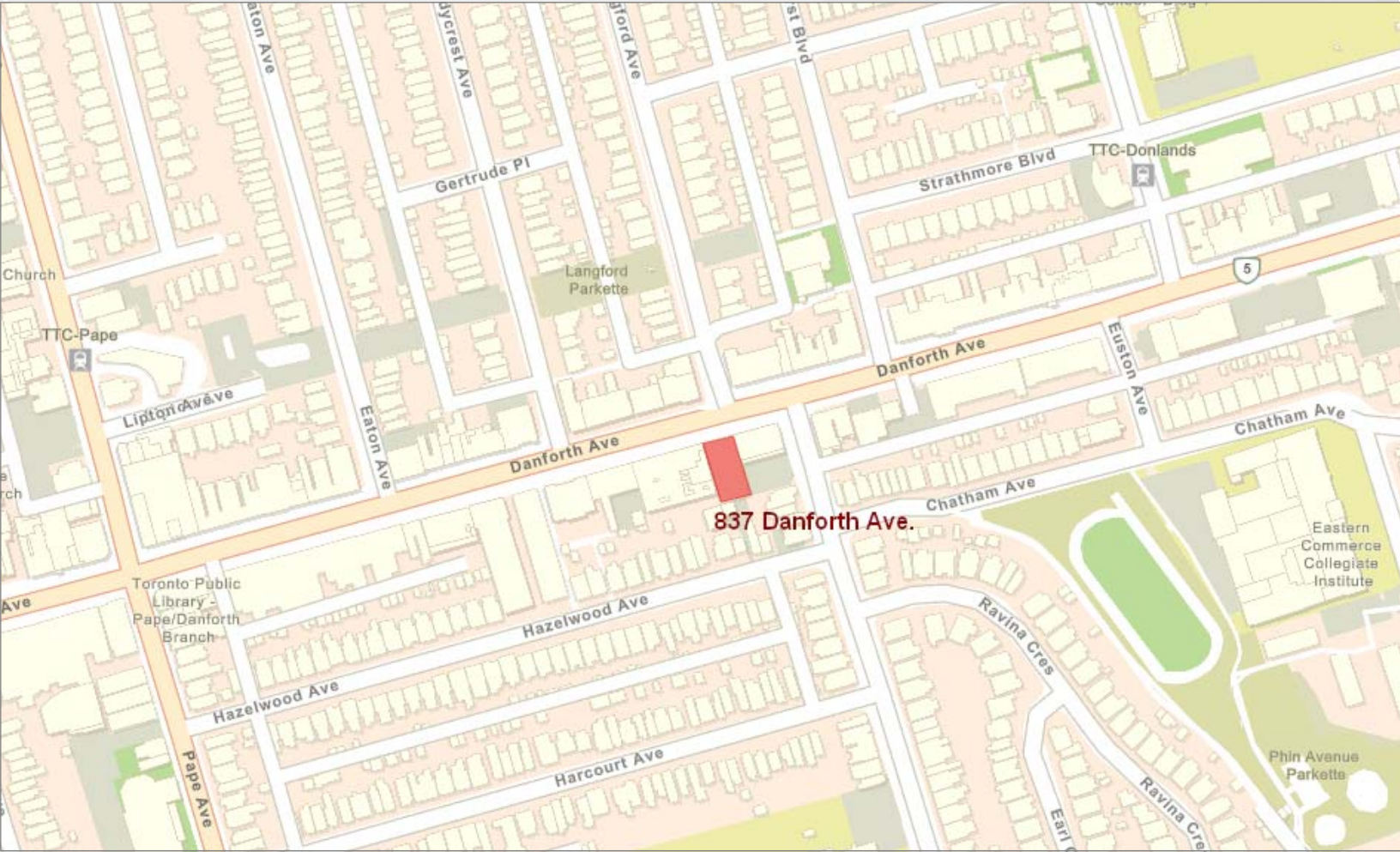
The Property is located along the Danforth which has excellent amenities including banking services, restaurants, coffee shops and grocery stores. 837 Danforth Ave. is a 6 minute walk to the Pape subway station and features a walking score of 97. Mid-rise condominium development along Danforth Ave. has been recently approved within close property to the property.



Income and Expenses Summary

	<u>Actual Income</u> (2 main floor retail units vacant)	<u>Projected Income - fully Leased</u>
Gross Income:	250,000	\$366,000
Less: Property Expenses (2018) Realty Taxes, Maintenance, Utilities and Building Insurance:	(\$124,000)	(\$124,000)
Net Operating Income (NOI):	\$126,000	\$242,000

837 Danforth Avenue



Rob Sansone

Sales Representative

Direct: 416-461-7771

rsansone@bosleyrealestate.com

Don Mulholland, CCIM

Sales Representative

Vice-President - Commercial Division

Direct: 416-569-2785

dmulholland@ccim.net

Bosley Real Estate Ltd., Brokerage

1108 Queen St. West

Toronto ON M5S 2K3

Office: 416-530-1100