

Investment/User Opportunity
134 Osler Street, Toronto



Mixed Use - Commercial/Office Property



BUILDING DETAILS

Building Size :	4,995 sq. ft. above grade.
Year Renovated:	2015
Lot Size:	40.00 x 130.00 feet
Realty Taxes (2019):	\$15,618.39
Legal Description:	PLAN 565 LOT 7
Asking Price:	\$3,295,000.00

PROPERTY HIGHLIGHTS

- ◆ Completely renovated and reimagined throughout with most units looking on to a secluded courtyard.
- ◆ Modernist building with minimalist finishes and hard loft features.
- ◆ Excellent opportunity for an investor with stable income from a well-established Tenants with great up-side potential.
- ◆ Phase 1 & 2 environmental audits completed in 2020 available upon request.
- ◆ Over 20' ceilings in the rear gallery and almost 11' throughout the remainder of main floor.



THE BUILDING

Spectacular creative offices and gallery. Completely renovated in 2015 at a cost of over a \$1,000,000.00, this unique building now features three creative spaces and a stunning gallery, with soaring ceilings. The spaces are airy and light-filled with hard loft features and modern finishes. The interior courtyard sets this space apart from anything of its kind, allowing for a private exterior space for events. The freestanding building on a 40 foot frontage has a contemporary appeal and great street presence. The property is fully leased and is perfect for an investor looking for a stable return with no major maintenance or capital improvement expenses required for the next number of years. The building is fully leased and is generating a cap rate of approx. 4% with excellent potential for an increased rate of return

THE TENANTS

- The gallery and rear main floor office facing the courtyard (units #2 and #3) comprising 3,238 sq. ft. are currently rented to an established designer. Current rent is \$24.50 psf Net with modest escalations. The Tenant is almost 6 years in to a 10 year term which extends until February 2026. Rents have risen significantly since occupancy and current rents for units #2 and #3 are well below market rates.
- The main floor front unit (unit #1) comprising 702 sq. ft. is Leased at \$36.00 psf Net until September 2021 to a lab use.
- The second floor unit (unit #4) is leased to a clothing designer/retailer at approx. \$30.00 psf Net until October 2021.

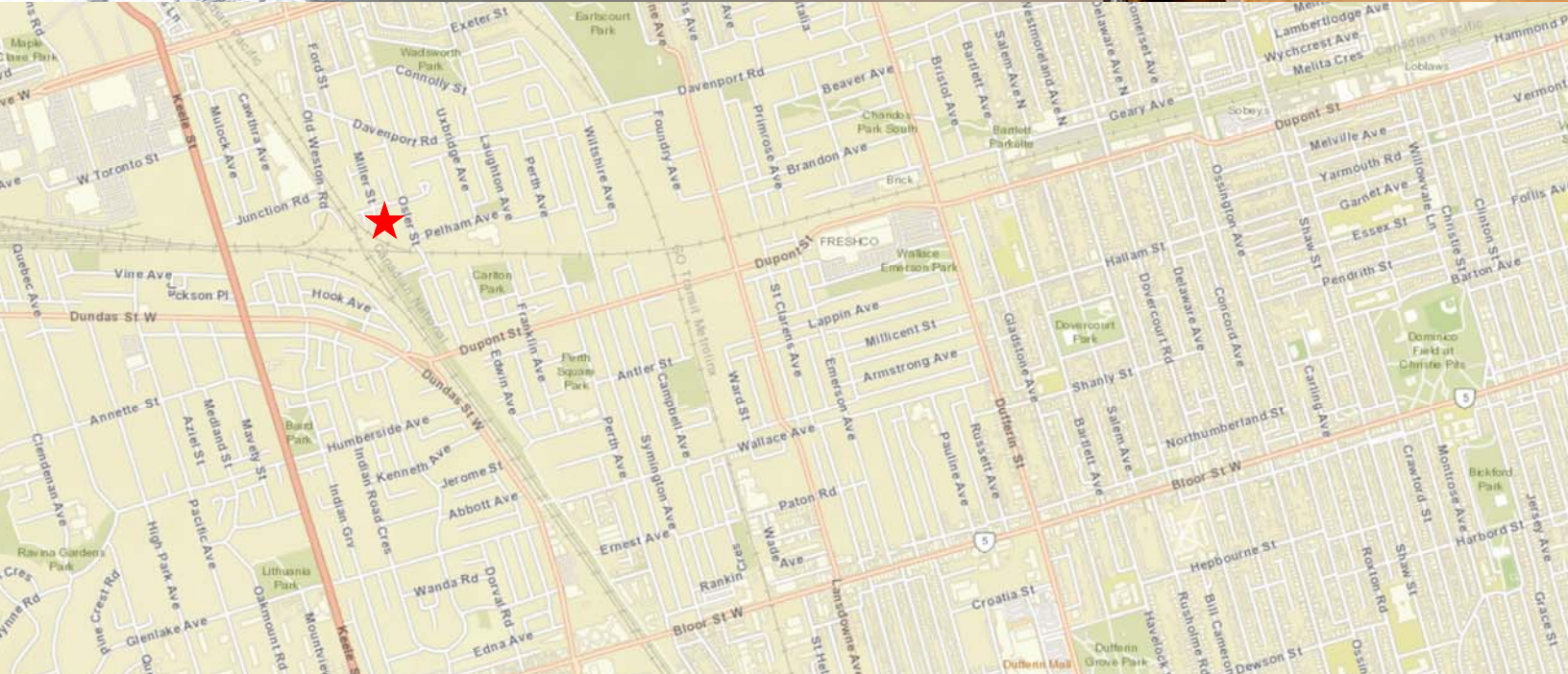
THE AREA

134 Osler is located on the eastern edge of the Junction near the northern tip of the Junction Triangle. This area is rapidly transforming with artists and entrepreneurs converting many industrial buildings into creative spaces. Many condo development have been built or approved within a short distance from the property. The UP express, Go, St. Clair LRT and Bloor subway line are all within walking distance.

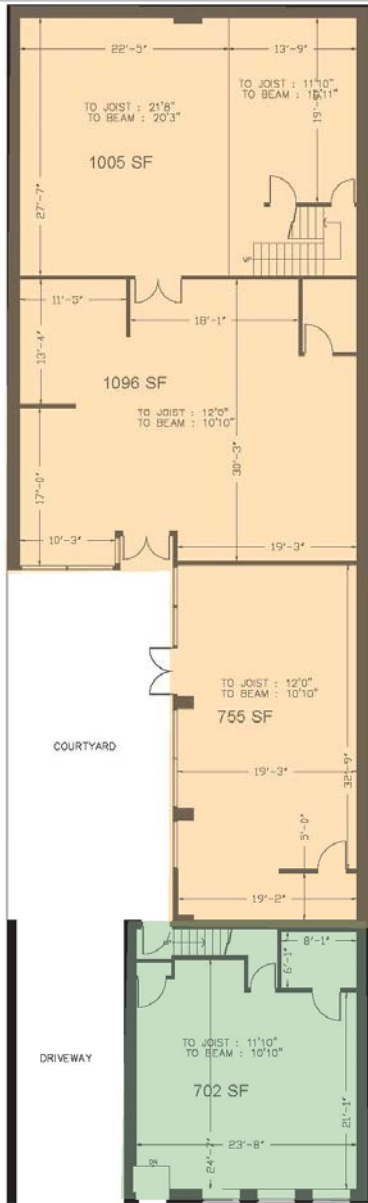
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BOSLEY
REAL ESTATE



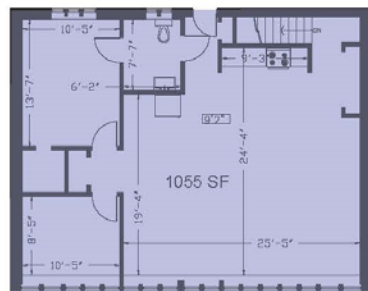
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1st FLOOR



MEZZANINE
382 SF



2nd FLOOR

- Unit #1 (Main Floor Front)
- Units #2 and #3 (Main Floor Rear)
- Unit #4 (Second Floor Front)



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