

Premier Retail Investment Offering at
Yonge & Wellesley, Downtown Toronto

For Sale:

563 YONGE STREET

TORONTO, ON



563
YONGE STREET
TORONTO, ON

THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to offer for sale the stratified freehold commercial retail units located at 559, 561 & 563 Yonge Street, Toronto (the "Offering" or "Property"). 75% occupied by a complementary set of retail tenants on a long term basis, this premier opportunity offers approximately 150 FT of high-visibility frontage at the intersection of Yonge Street & Wellesley Street East. Offering immediate transit access via TTC Wellesley Station, this hyper-urban location is experiencing unprecedented residential densification. Featuring right-sized retail units and favourable demographic fundamentals, the Property is ideally positioned to benefit from material rental growth as the immediate area continues to transform.

INVESTMENT HIGHLIGHTS



FOUR RIGHT-SIZED
RETAIL UNITS



HYPER-URBAN LOCATION WITH
IMMEDIATE TRANSIT ACCESS



RAPID RESIDENTIAL GROWTH
& DEVELOPMENT



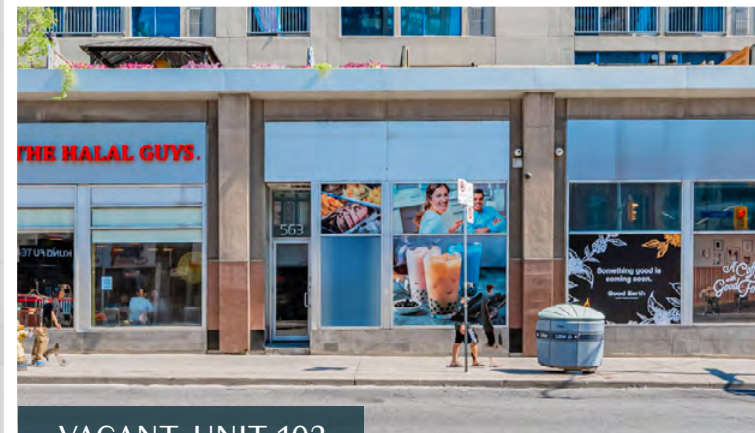
HIGH-PROFILE CORNER ASSET WITH
SUPERIOR VISIBILITY & EXPOSURE



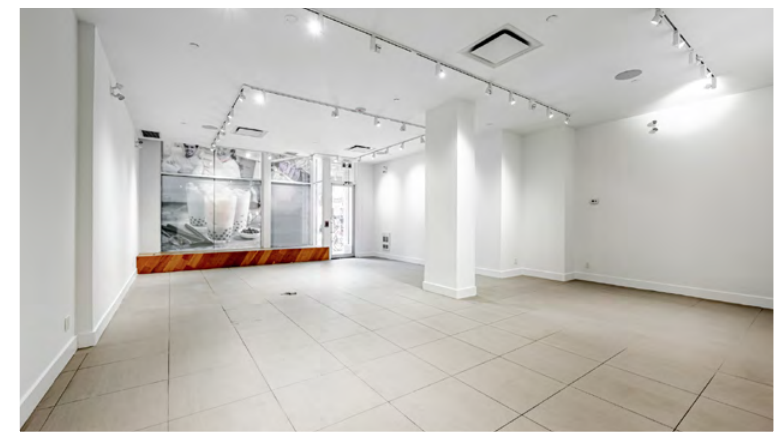
HOKI POKÉ, UNIT 101



HALAL GUYS, UNIT 102



VACANT, UNIT 103



GOOD EARTH CAFÉ, UNIT 104

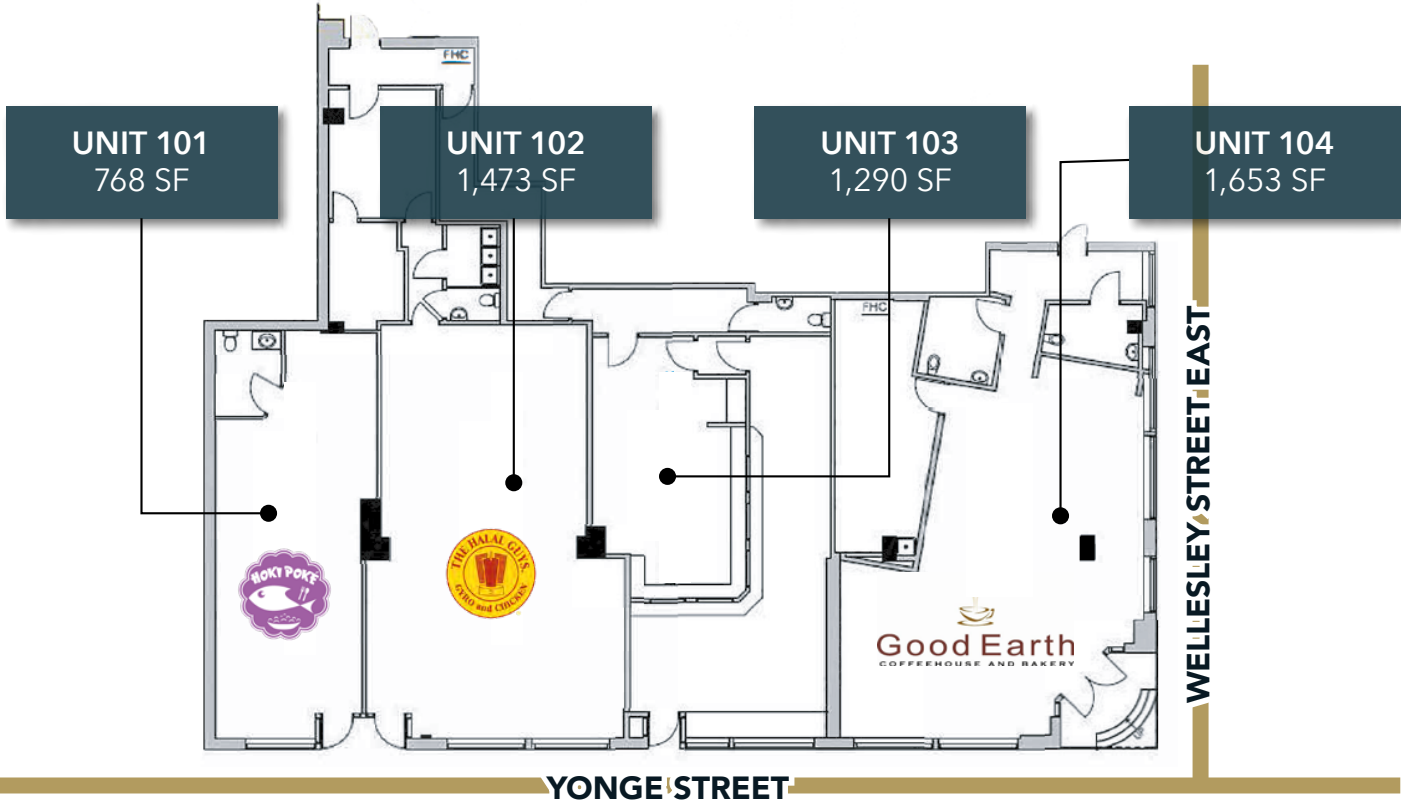


ASSET OVERVIEW

The Property is improved with four retail units totaling 5,184 SF, with over 110 FT of frontage on Yonge Street and 40 FT of frontage on Wellesley Street East. The units are currently occupied by the Good Earth Café, The Halal Guys, and Hoke Poke, with a weighted average lease term ("WALT") of 6.75 years. There is one 1,290 SF unit currently vacant, offering near-term rental upside for prospective purchasers.

SALIENT DETAILS

Municipal Address			559, 561 & 563 Yonge Street
Intersection			Yonge Street & Wellesley Street East
Frontage(s)			Yonge St: 110 FT & Wellesley St E: 40 FT
Gross Building Area			5,184 SF
Tenancies			
Unit No.	Tenant	Leasable Area	
101	Hoki Poke	768 SF	
102	The Halal Guys	1,473 SF	
103	Vacant	1,290 SF	
104	Good Earth Café	1,653 SF	
Total Square Footage			5,184 SF
Occupancy			75%
WALT			6.75 Years
Status			Stratified Freehold



OFFERING PROCESS

FREE & CLEAR

The Property is available for sale free and clear of existing financing.

SUBMISSION GUIDELINES

The Advisor has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent ("LOI") on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to:

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