

599 KING STREET EAST

PREMIUM RETAIL FOR SALE/LEASE



PREMIUM CORNER RETAIL ASSET

Located at the gateway to the West Don Lands development, 599 King Street East is situated at the corner of King and River Street in the centre of some of Toronto's most historic districts.

Featuring over 4,300 square feet of retail space with 20+ ft. ceilings and a striking glass façade, 599 King Street East sits at the base of Urban Capital's 350-unit River City Phase one and is a stunning compliment to the industrial and historical character of the area.

Located at the intersection of Toronto's West Don Lands, Corktown, Leslieville neighbourhoods and with public transit at its doorstep, this location benefits from proximity to some of the city's most desirable places to live. With more than 10,000 residences planned within 1 KM of the Property, this location is ideally suited for premium retailers or owner occupiers.



4,365 SF
Retail



20+ FT
Ceiling Heights



70+ FT
Frontage on King Street East





PROPERTY HIGHLIGHTS

Ample corner exposure with incredible branding and signage opportunity



Clean, open floorplan with over 20+ FT ceiling height



Close to 504 King Streetcar stop and future LRT and Relief Line stations



Steps from Distillery District, King East Design District, and Leslieville

PROPERTY DETAILS

Sale Price	\$3,725,000
Lease Price	\$42.50 Net PSF
Address	599 King Street East, 49 Lower River Street
Premises	4,365 SF
Ownership	Condo titled
Taxes	\$48,000.00 per annum (~\$11.00 per square foot)
Condo Fees	\$16,301.00 per annum (~\$3.74 per square foot)
Ceiling Heights	20+ FT
Frontage	70+ FT on King Street East
Shipping / Receiving	Rear of Premises (1 door via shipping area)
Access	3 single doors accessible via King Street East & Lower River Street
Traffic Generators	Corktown Commons Park, West Don Lands, Distillery District, Leslieville



90/100
Walk Score

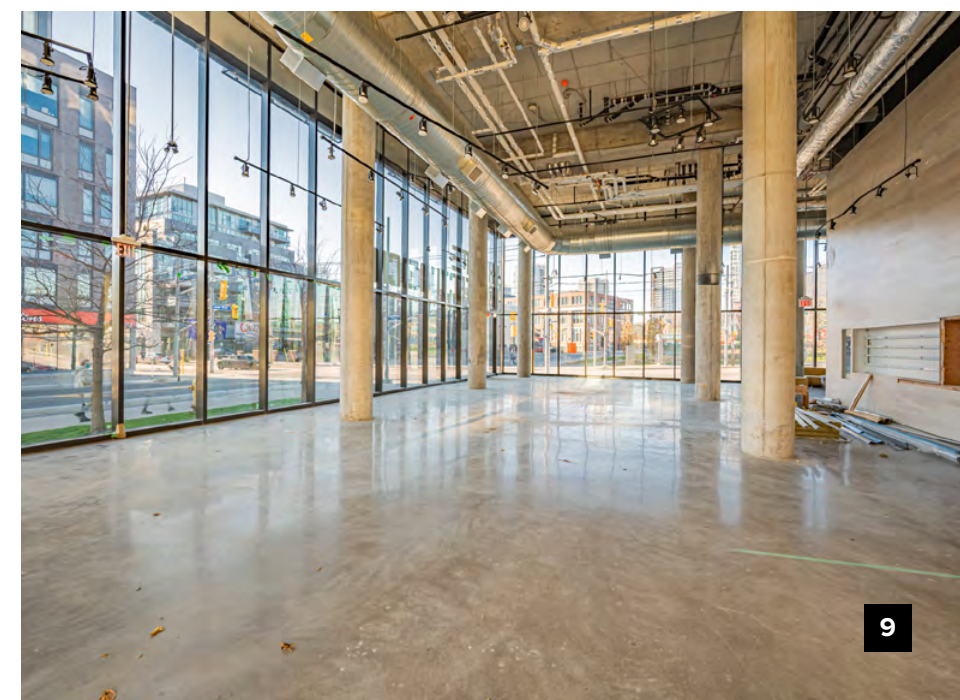
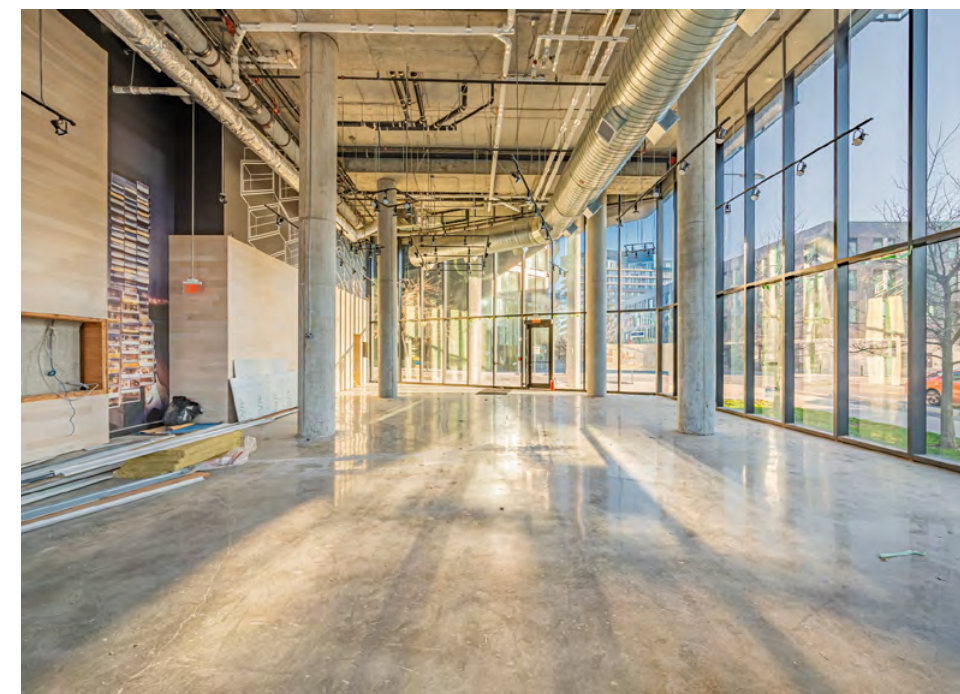
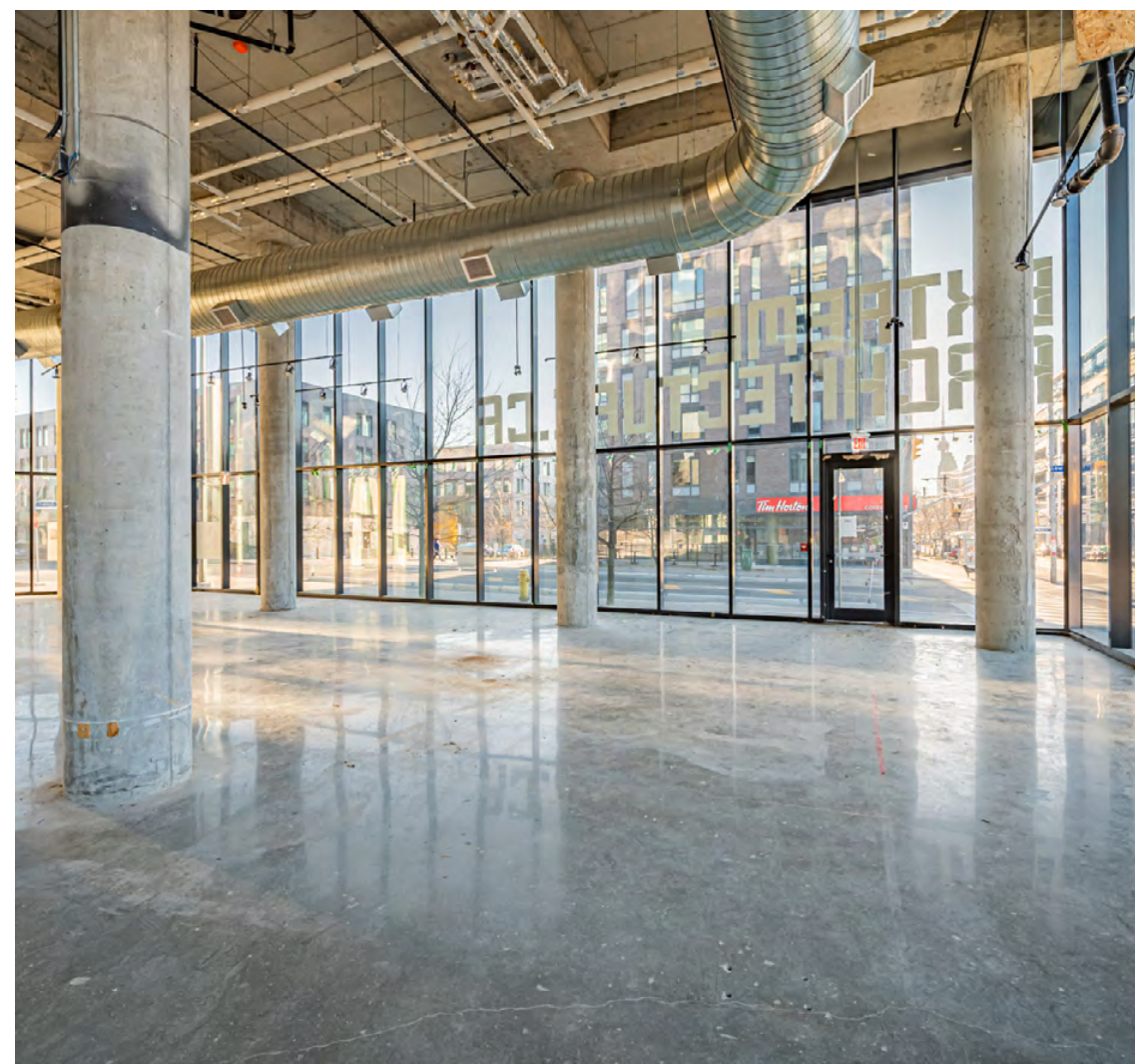
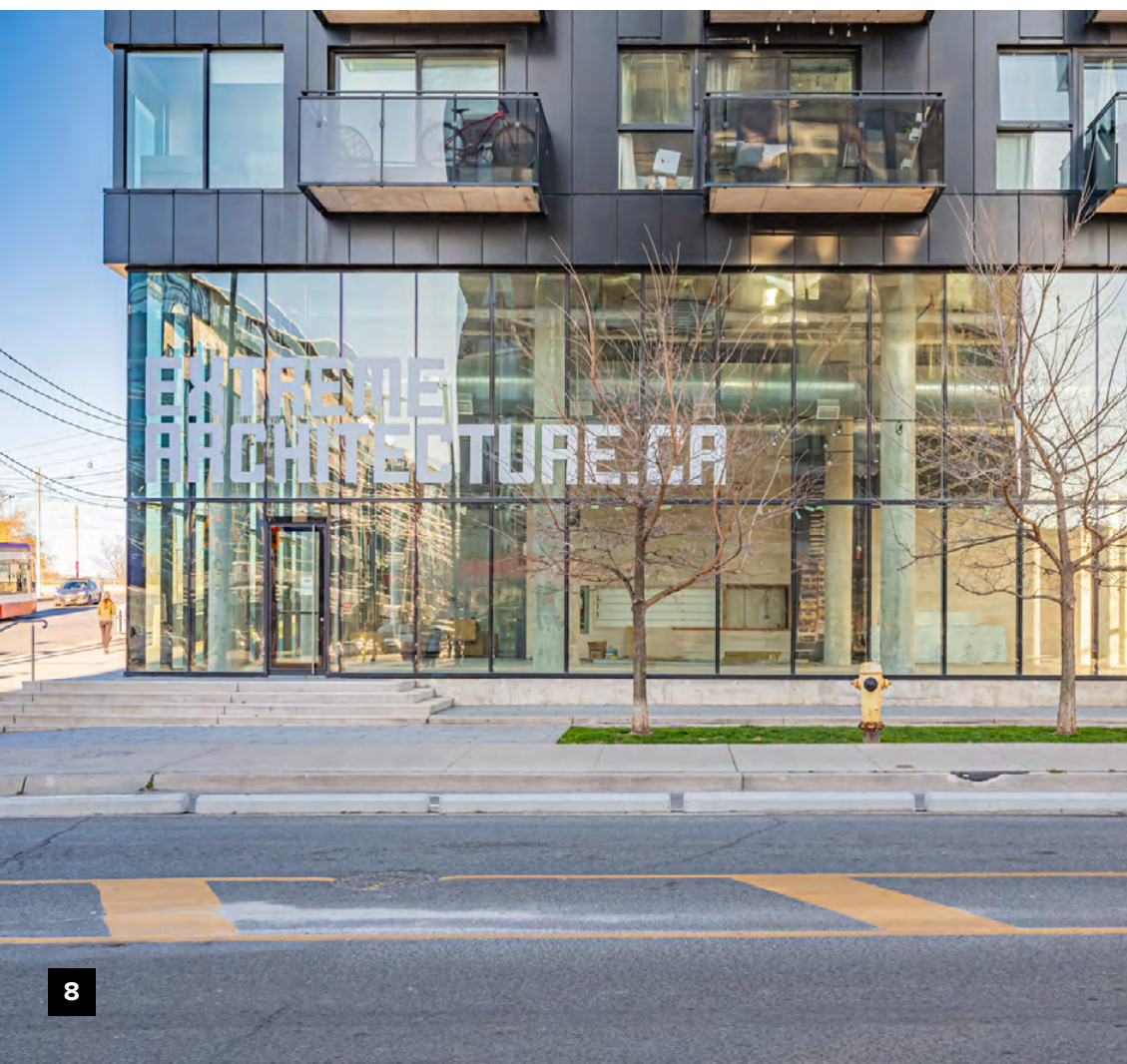


98/100
Transit Score

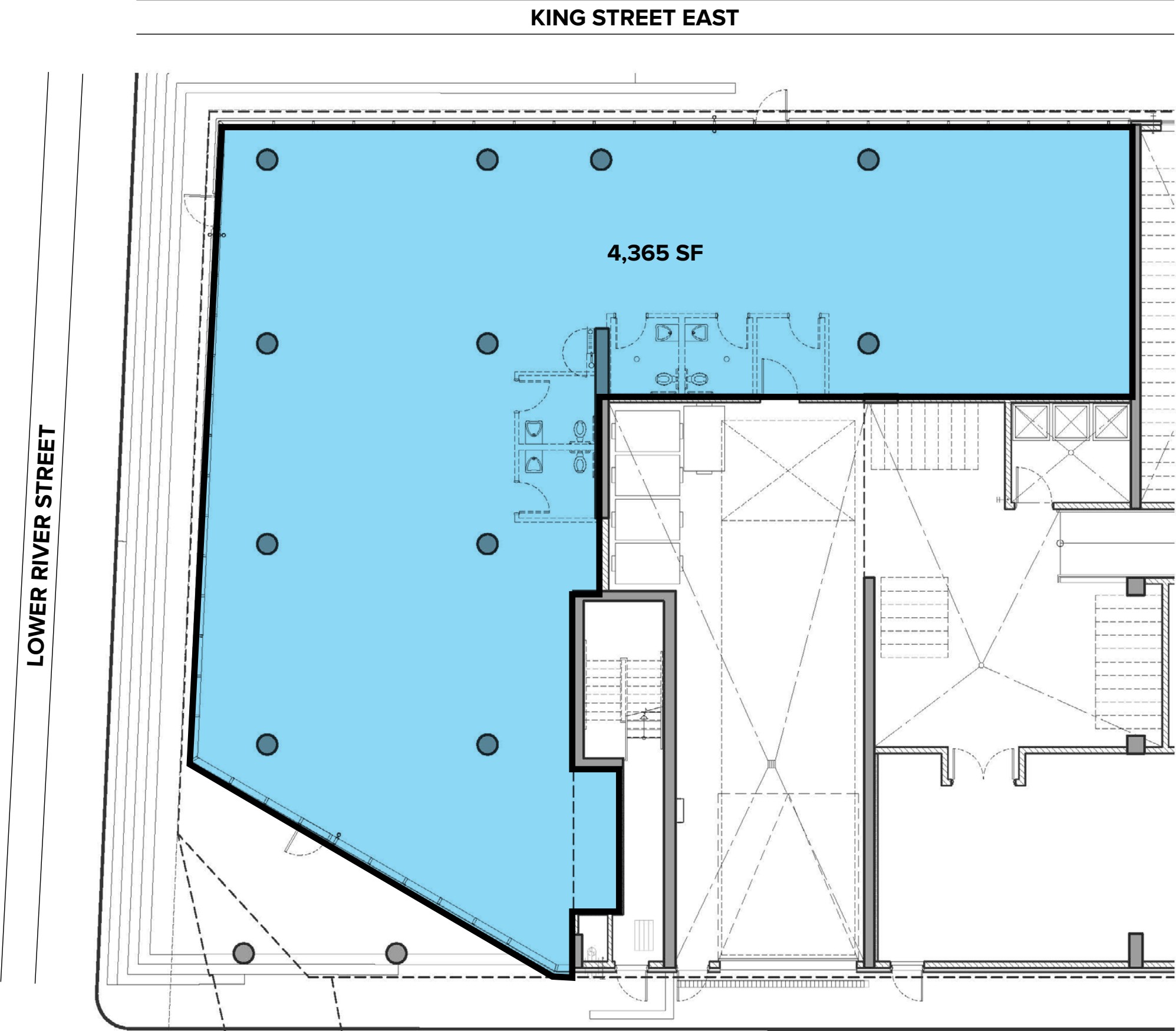


75/100
Bike Score

PHOTO GALLERY



FLOOR PLAN



DOWNTOWN EAST

Downtown East is one of Toronto's fastest growing nodes, with over 10,000 residential units set for completion over the next 3 years within 1 KM of the development. The neighbourhood is serviced by the 504 King, 503 Kingston, and 514 Cherry streetcars and is a short walking distance to the proposed Sumach Station on the Relief Line.

599 King Street East is situated in the Corktown District within Downtown East, known as the city's birthplace and home to the largest collection of Victorian-era industrial architecture in North America. This neighbourhood had been largely ignored by investors until significant capital was placed in the Distillery District in 2001. The rapid development of the Distillery District encouraged other like-minded groups to invest in between the St. Lawrence Market and the Don Valley Parkway. The result has been a string of strong, developing, mixed-use neighbourhoods that enjoy character from the past infused with modern architecture.

Over 12 million square feet of office, retail, and institutional development

Over 50,000 new jobs

Substantial investments to local transit infrastructure

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EAST HARBOUR

East Harbour, by Cadillac Fairview, is currently the single largest commercial Real Estate development in Canada. The 60-acre master planned development is located at the south end of the Don Valley Parkway and promises to revolutionize Toronto's East End.

Source: Eastharbour.ca

TRANSIT & CONNECTIVITY

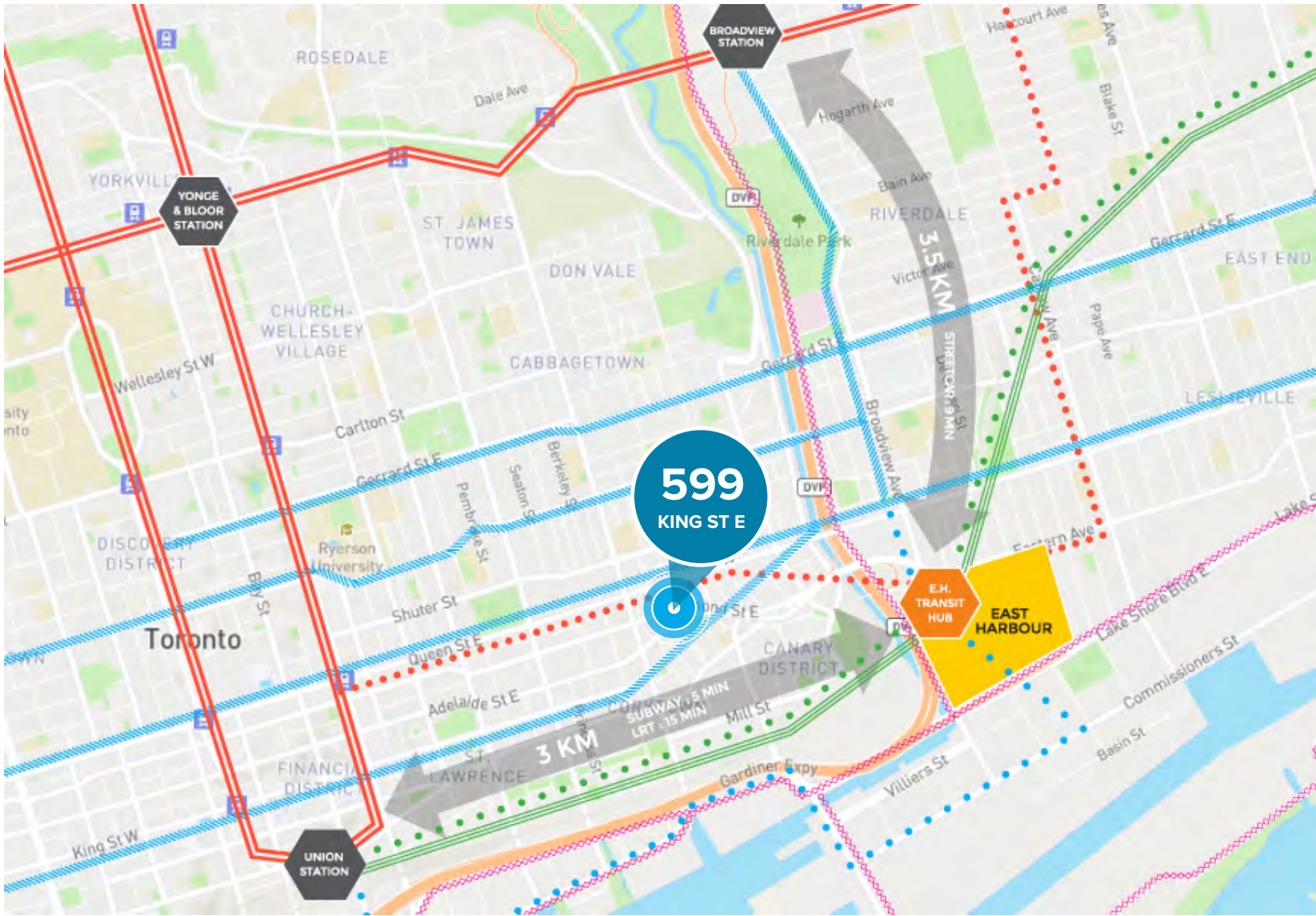
IMPROVING TRANSIT

East Harbour will create one of the largest transit hubs in Canada, rivaling Union Station and integrating subway, streetcar, and GO Transit service lines together. The future Relief Line has been proposed to connect with Union Station to the West, and to the Bloor-Danforth line to the north. It is expected that upon completion the location could become the 2nd busiest transit hub in Canada.

EAST HARBOUR TRANSIT HUB



Source: Eastharbour.ca



NEIGHBOURING RETAILERS



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