

PRIME COMMERCIAL UNIT FOR SALE



10 WELLESLEY STREET EAST
TORONTO, ON

INVESTMENT SUMMARY

EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services, Inc. (herein referred to as “JLL” and/or the “Advisor”) is pleased to offer for sale a 100% stratified freehold interest in 10 Wellesley Street East, Toronto (the “Property”). The Property represents an exceptional opportunity for an owner-user or value-add investor to acquire premium retail or office space steps from the Yonge Street & Wellesley Street intersection, directly to the West of the TTC Wellesley subway station.

The Property is comprised of 3,291 square feet (“sf”) of vacant space with 45 FT of frontage on Wellesley Street. Currently demised into two (2) separate units, the Property offers flexibility for a potential purchaser who may choose to occupy all of the space, occupy one unit and lease the other, or lease out the entirety of the space to either one (1) or two (2) tenants.

INVESTMENT HIGHLIGHTS



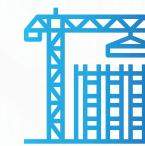
**PREMIUM LOCATION
AT A HIGH TRAFFIC
INTERSECTION**



**IDEAL OWNER-USER OR
VALUE-ADD INVESTOR
OPPORTUNITY**



**HIGH-QUALITY
COMMERCIAL
ASSET**



**SURROUNDED BY
SIGNIFICANT NEW
DENSITY &
DEVELOPMENT**



PREMIUM LOCATION AT A HIGH TRAFFIC INTERSECTION

The Property is strategically positioned steps from the corner of Yonge & Wellesley. The surrounding locale is experiencing rapid transformation as an influx of commercial businesses and residential development continues to encompass the premier intersection. The Property benefits from a location directly beside the TTC Wellesley subway station, the City's busiest north-south terminal which provides connections to Bloor-Yorkville in two (2) minutes and Union Station in under eight (8) minutes.

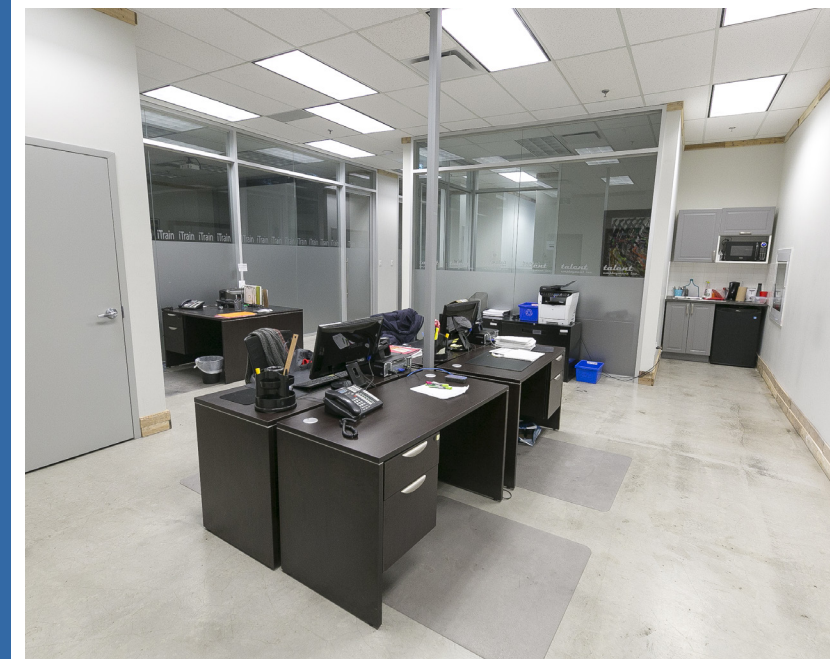


IDEAL OWNER-USER OR VALUE-ADD INVESTOR OPPORTUNITY

As users reevaluate their office requirements in light of the COVID-19 pandemic, self-contained workplace solutions have become an increasingly appealing opportunity for companies to secure their own space to operate autonomously. The Property provides flexibility for an owner-user or investor who may choose to occupy the entirety of the space or keep it subdivided into two (2) units, leasing the other. The "right-sized" units within the Property capture maximum tenant demand, with the smaller unit well-positioned to cater to the increasing demand of retailers seeking small grab-and-go locations.

HIGH-QUALITY COMMERCIAL ASSET

The Property offers a unique opportunity to acquire best-in-class commercial space with efficient floorplates and attractive modern finishes. With three (3) access points at the front and two (2) at the rear, the Property has been thoughtfully configured to provide functional space. The 45 FT of frontage on Wellesley Street, directly beside a highly trafficked TTC subway station entrance, offers high visibility with strong signage and branding opportunities.



SALIENT DETAILS

ADDRESS: 10 Wellesley Street East

INTERSECTION: Wellesley Street East & Yonge Street

TOTAL RENTABLE AREA: 3,291 sf

UNIT A: 1,104 sf

UNIT B: 2,187 sf

SHIPPING/RECEIVING: Located at the rear, accessible via Chechalk Lane

3,291 SF
Commercial / Office Space

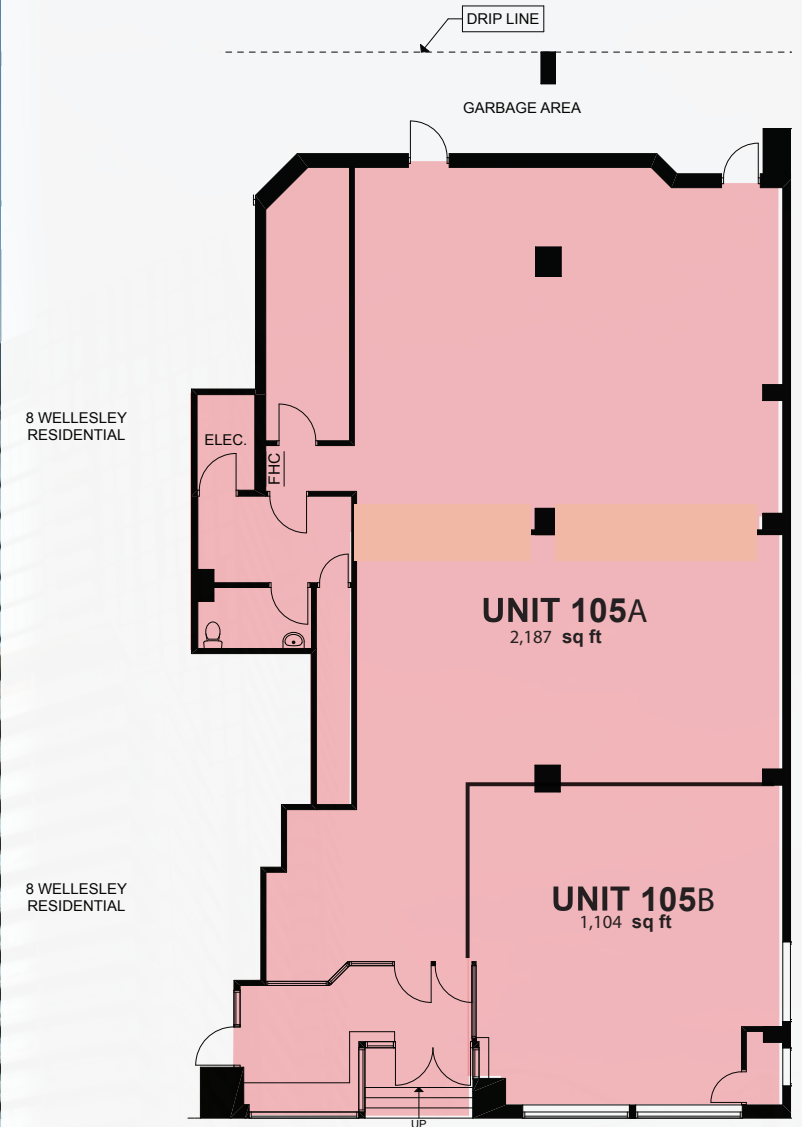
81
Residential Units Directly Above

45 FT
Frontage

13+ FT
Ceiling Height



FLOORPLAN



SURROUNDED BY SIGNIFICANT NEW DENSITY AND RESIDENTIAL DEVELOPMENT

The area surrounding the Property has recently undergone a significant transformation with an influx of residential and commercial development attracting a younger, more affluent locale and many well-established national retailers. There are currently 11 active residential development projects comprised of over 4,515 units in the immediate area, and 16 proposed projects which, once approved, will bring an additional 7,694 units to market.



OFFERING PROCESS

Jones Lang LaSalle Real Estate Services Inc. (the "Advisor") has been exclusively retained by the Vendor to seek proposals to acquire the Property. The Property is offered for sale at \$4,500,000 on an as-is, where-is basis, free and clear of debt. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

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