

462 EASTERN AVENUE

WONDER

PREMIUM CHARACTER COMMERCIAL /
RETAIL SPACE FOR SALE



WONDER

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 premium freehold character retail asset in the bustling Leslieville neighbourhood in Toronto’s Downtown East.

Situated on the northeast corner of Eastern Avenue & Booth Avenue at the base of Graywood Developments’ and Alterra Developments’ 286-unit residential condominium at 462 Eastern Avenue (the “Offering” and/or “Wonder”), the Offering presents an opportunity to acquire a signature commercial / retail asset featuring unique brick and beam character attributes, unparalleled exposure spanning 230+ FT of frontage on Eastern Avenue and 10 commercial parking stalls.

The site is adjacent to East Harbour, Canada’s largest planned commercial development that is expected to bring 50,000 jobs and a major transit hub with significant connections to subway lines, GO Transit, LRT’s, and SmartTrack.



Property Details.

Address	462 Eastern Avenue
Purchase Price:	\$7,885,000 (\$725.00 PSF)
Premises:	
Unit 1:	6,900 SF
Unit 2:	3,972 SF
Total:	10,872 SF
Ownership:	Stratified Freehold, subject to Heritage Easement Agreement
Possession Date:	November 1, 2023
Realty Taxes:	To be assessed by City of Toronto
Shared Reciprocal Costs:	\$20,619 per annum (\$1.90 PSF)
Parking (P1 Level with elevator access):	10 retail visitor parking stalls 5 car-share parking stalls
Shipping / Receiving:	Laneway access to Type C loading bay
Frontage:	Approx. 233 FT on Eastern Avenue
Signage:	Exterior signage permitted on Historical Façade subject to Signage Plan
Zoning:	Commercial Residential (Please see Permitted Uses)
Utilities:	Separately metered
Restrictive Covenant:	Limitation on the operation of a food store of over 8,000 SF

* Purchasers are advised that due to the nature of the building and construction of the building on a pre-existing structure, there may be unforeseen changes to aspects of the Unit, including without limitation, ceiling heights, finish, layout, design, etc..

Permitted Uses.

The property is zoned CR – Commercial Residential, the following uses are permitted:

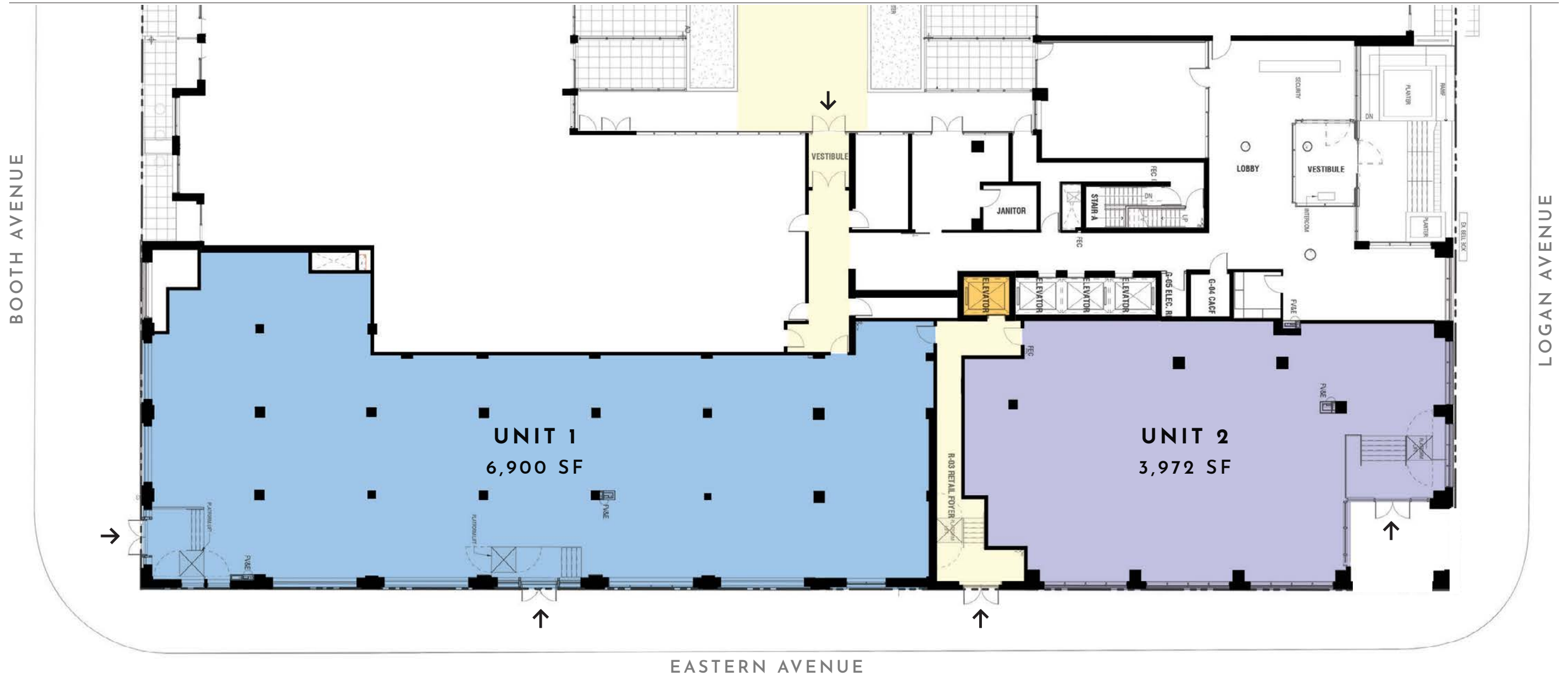
- ◆ Art Gallery
- ◆ Artist Studio
- ◆ Automated Banking Machine
- ◆ Community Centre
- ◆ Courts of Law
- ◆ Education Use
- ◆ Financial Institution
- ◆ Massage Therapy
- ◆ Medical Office
- ◆ Office
- ◆ Performing Arts Studio
- ◆ Personal Service Shop
- ◆ Pet Services
- ◆ Post-Secondary School
- ◆ Production Studio
- ◆ Religious Education Use
- ◆ Software Development and Processing
- ◆ Veterinary Hospital
- ◆ Wellness Centre

With certain conditions the following uses are permitted:

- ◆ Amusement Arcade
- ◆ Cabaret
- ◆ Club
- ◆ Cogeneration Energy
- ◆ Custom Workshop
- ◆ Day Nursery
- ◆ Eating Establishment
- ◆ Entertainment Place of Assembly
- ◆ Funeral Home
- ◆ Hotel
- ◆ Laboratory
- ◆ Nightclub
- ◆ Outdoor Patio
- ◆ Outdoor Sales or Display
- ◆ Place of Assembly
- ◆ Place of Worship
- ◆ Private School
- ◆ Public Parking
- ◆ Public School
- ◆ Public Utility
- ◆ Recreation Use
- ◆ Renewable Energy
- ◆ Retail Service
- ◆ Retail Store
- ◆ Service Shop
- ◆ Sports Place of Assembly
- ◆ Take-out Eating Establishment
- ◆ Transportation Use
- ◆ Vehicle Dealership
- ◆ Vehicle Fuel Station



Floor Plan.

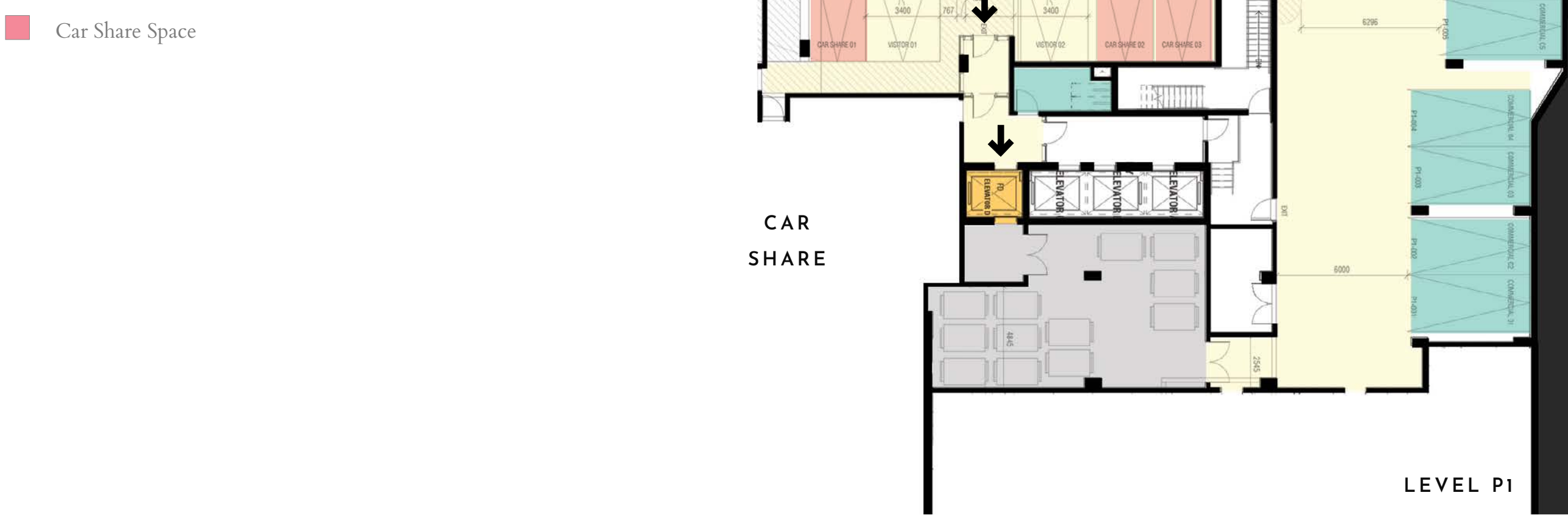


Commercial Parking.

- ➔ Retail Entrance
- Yellow Retail Circulation
- Teal Retail Parking / Retail Bicycle Parking
- Orange Retail Elevator
- Gray Retail Waste Room
- Red Car Share Space

CAR SHARE

LEVEL P1





Neighbourhood Overview.


Once known for its brickyards, tanneries, metal factories and nurseries, Leslieville has evolved significantly in the past decade. Today the area is home to a multitude of lifestyle stores, art galleries, hip bars, gourmet food shops, and a range of cafés and brunch spots. Perfectly positioned within Leslieville, Wonder sits at the cusp of an explosion in innovation and growth. The former Unilever site, East Harbour will be the commercial heart of the redeveloped Port Lands. Dubbed as Canada’s largest planned commercial development, this innovative office-retail hub is expected to bring 50,000 jobs. With significant connections to the Regional Express Rail, SmartTrack, Broadview LRT, Queen’s Quay LRT, and Relief Line subway, owning a car will be optional. And all this will be 500 steps from Wonder’s front door.


Demographics


Within 1km Radius | Statistics Canada, 2021


 **18,592**
Total Population

 **8,590**
Total Households

 **29,405**
Daytime Population

 **\$123,031**
Average Household Income

 **39.0**
Median Age

 **40%**
Education
(Bachelor Degree or Higher)



Street Map.

RESTAURANTS + CAFES

- 1 Andrea's Gerrard St. Bakery
- 2 Ascari Enoteca
- 3 Barrio Cervceria
- 4 Bonjour Brioche
- 5 Boxcar Social
- 6 Brick Street Bakery
- 7 Chula Taberna Mexicana
- 8 Completo
- 9 Delica Kitchen
- 10 Dineen Outpost
- 11 East Side Social
- 12 Gio Rana's
- 13 Kristapson's Smoked Salmon
- 14 La Carnita
- 15 La Cubana
- 16 Lady Marmalade
- 17 Leslieville Pumps
- 18 Maple Leaf Tavern
- 19 Mean Bao
- 20 Mercury Espresso Bar
- 21 Craig's Cookies
- 22 Purple Penguin Café
- 23 Starbucks
- 24 COPS Coffee and Doughnuts
- 25 Tabule
- 26 Tango Palace Coffee Co.
- 27 Te Aro
- 28 The Real Jerk
- 29 White Lily Diner

SHOPPING/SERVICES

- 1 Black Rooster Décor
- 2 BMO
- 3 Bobbette + Belle
- 4 Canadian Tire
- 5 Common Sort Vintage
- 6 East Room
- 7 Ed's Real Scoop
- 8 Fresh Co.
- 9 Fruitful Market
- 10 Gerrard Square (Walmart, LCBO, Home Depot, Winners, Food Basics)
- 11 Good Neighbour
- 12 Guff
- 13 Kids at Home
- 14 Leslieville Cheese Market
- 15 Little Peeps
- 16 Loblaws
- 17 Ollie Quinn
- 18 Queen Books
- 19 Quince Flowers
- 20 Rowe Farms
- 21 Shoppers Drug Mart
- 22 Soul Chocolate
- 23 TD Canada Trust

BARS + ENTERTAINMENT

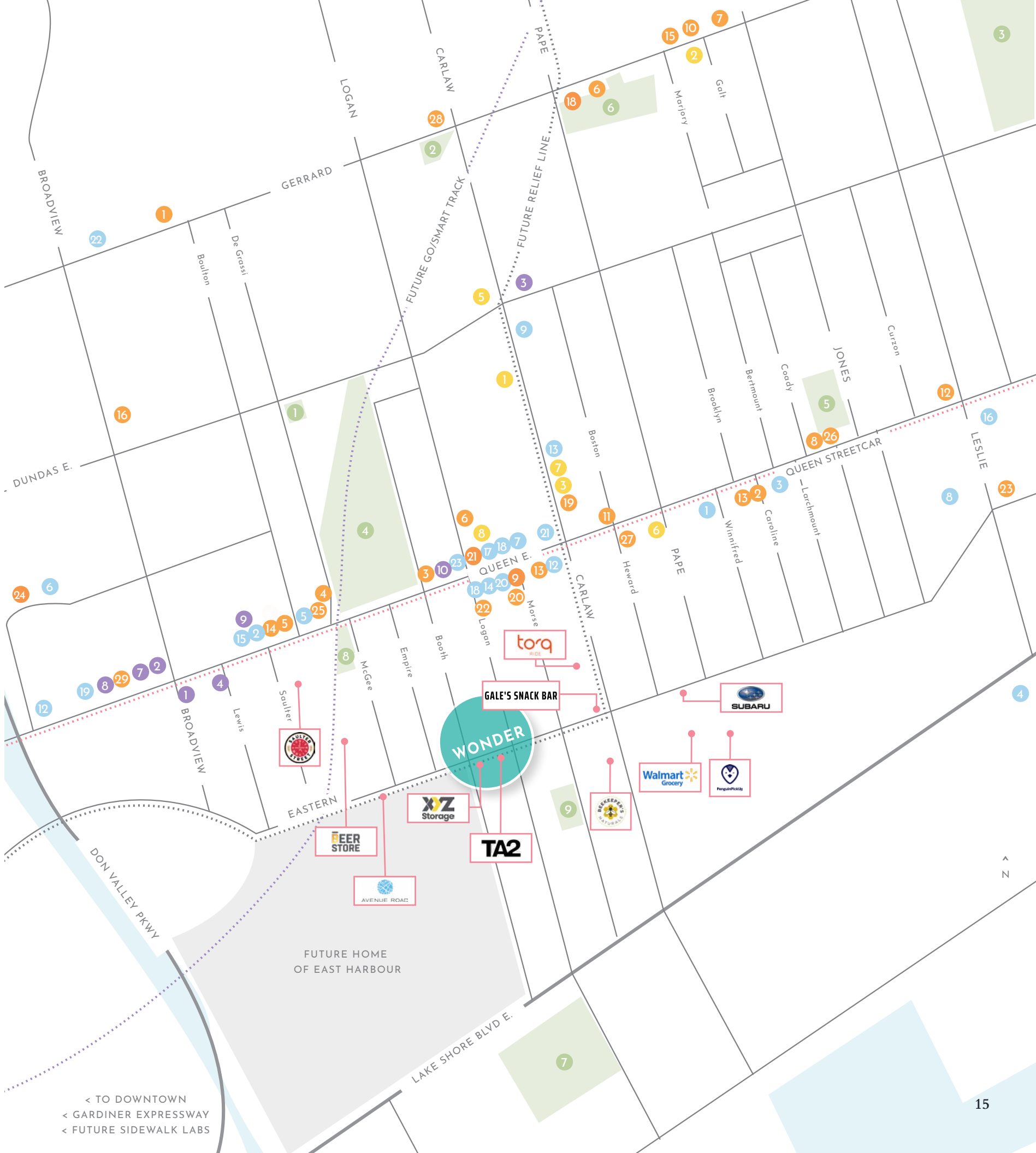
- 1 Brickworks Ciderhouse
- 2 Broadview Hotel
- 3 Crows Theatre
- 4 Opera House
- 5 Pinkertons
- 6 Poor Romeo
- 7 Prohibition Gastrohouse
- 8 Smash Ping Pong Lounge
- 9 The Comrade
- 10 The Roy Public House

PARK

- 1 De Grassi St. Park
- 2 Gerrard Carlaw Parkette
- 3 Greenwood Park
- 4 Jimmie Simpson Park
- 5 Leslie Grove Park
- 6 Matty Eckler Playground
- 7 McCleary Park
- 8 McCleary Playground
- 9 Morse Street Playground

HEALTH + WELLNESS

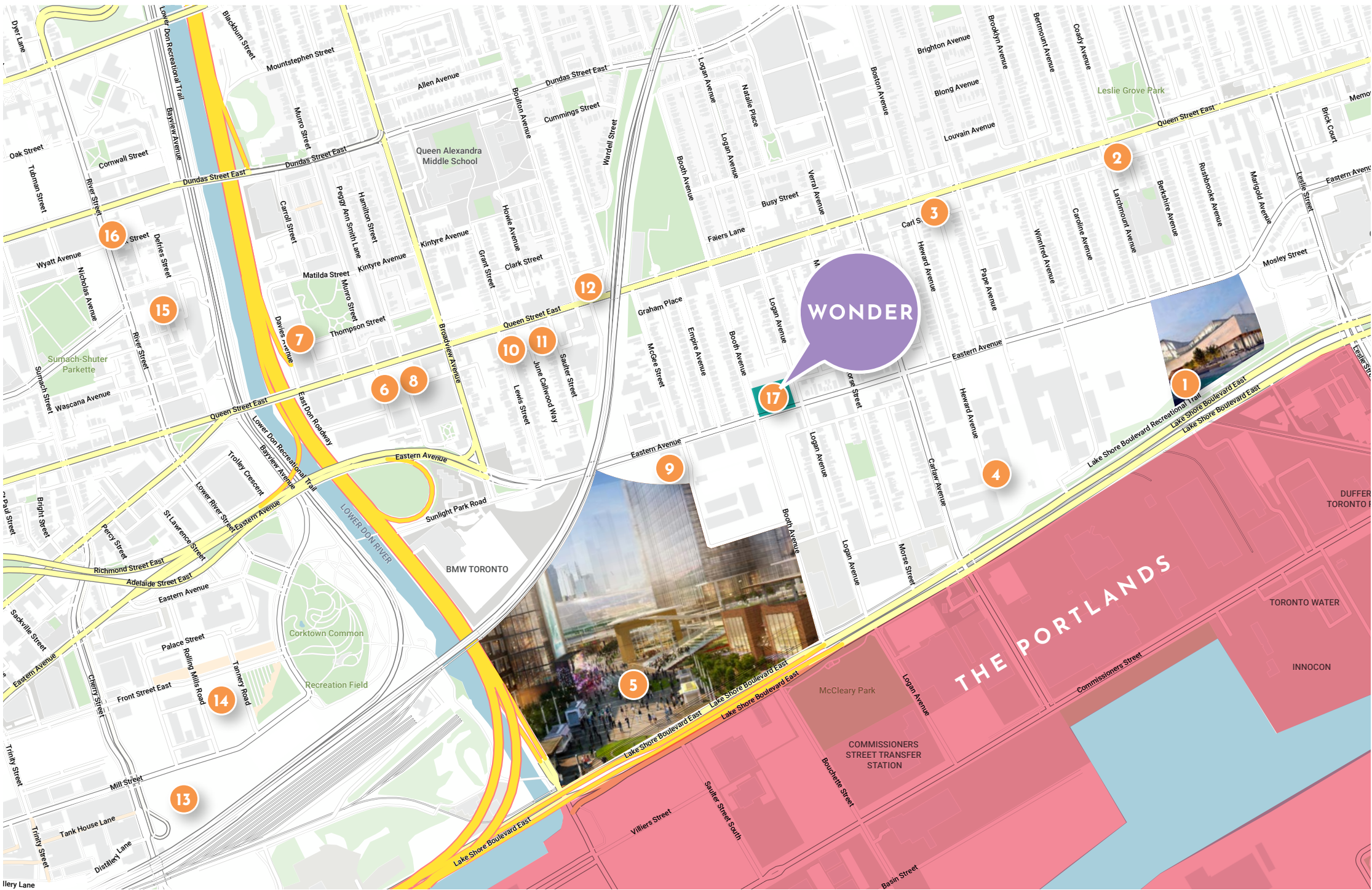
- 1 Dwell
- 2 Greenwood Park Animal Hospital
- 3 Hone Fitness
- 4 Leslieville Animal Hospital
- 5 Move Fitness
- 6 Restore Integrative Health
- 7 Sprouts Growing Bodies and Minds
- 8 Ten Spot



AREA DEVELOPMENTS
WITHIN 2 KM OF WONDER CONDOS

	Project Name	# of Res.
1	Toronto GM Mobility Campus 721 Eastern Avenue	N/A
2	1151 Queen East	52
3	Grove Condos 1001 Queen Street East	28
4	65-87 Heward	N/A
5	East Harbour 21 Don Roadway	4300
6	Riverside Square - Phase 5	124
7	33 Davies Avenue	N/A
8	685 Queen East	26
9	405 Eastern Avenue	N/A
10	751 Queen East	9
11	Biblio Lofts 763 Queen Street East	30
12	8 De Grassi	17
13	West Don Lands: Block 20	654
14	Canary Commons 475 Front Street West	401
15	7 Labatt Avenue	547
16	111 River Street	433
17	Wonder	286

Area Developments.



7K RESIDENTIAL UNITS 11.2M SF COMMERCIAL SPACE

SUBMISSION GUIDELINES

Interested parties will be invited to provide submissions for the Property in the form of an initial Letter of Intent (“LOI”) to the Advisor. Submissions should include, at a minimum, the information and terms outlined below:

- Purchase Price for the Property;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit structure;
- Terms and conditions of closing;
- Schedule of timing and events to complete closing;

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an “as is where is” basis.

SUBMISSION DATE

Offers will be reviewed on an as received basis, submitted to the care of:

GRAHAM SMITH*

Senior Vice President
Agency Retail Group
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BRANDON GORMAN**

Senior Vice President
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Submissions will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor’s ability to complete the transaction and the proposed date and conditions of closing.

CONFIDENTIALITY

By receipt of this Investment Summary, the recipient agrees that this document and its contents are confidential; that it will hold and treat it in the strictest of confidence; that it will not directly or indirectly disclose this document or its contents to any firm, person, or entity without the Vendor’s prior written consent and that it will not use or permit this document to be used in any manner detrimental to the interests of the Vendor, the Advisor, or their affiliates. This document is not to be reproduced, in whole or in part, without the prior written consent of the Vendor and the Advisor. The terms and conditions in this section will relate to all sections of this Investment Summary as if stated independently therein.

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to:

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* Sales Representative
** Broker

For more information on financing and debt related services please contact:

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All renderings and site plans are artist's concept. Dimensions and details are subject to change.