

Fully-Leased Retail Investment Offering
at the Corner of Yonge & Wellesley

For Sale:

563 YONGE STREET

TORONTO, ON



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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"). The Property comprises 5,184 square feet ("SF") of leasable area, boasting 150 feet ("FT") of coveted frontage at the intersection of Yonge Street & Wellesley Street East. Currently 100% occupied, the Property offers immediate transit access via the TTC Wellesley Subway Station and benefits from its hyper-urban location within a node undergoing unprecedented densification and population growth. With its ideal-sized retail units and strategic location along the City's most iconic street, the Property is well-positioned to benefit from strong rental growth for years to come.

INVESTMENT HIGHLIGHTS



HIGH-PROFILE CORNER ASSET WITH
SUPERIOR VISIBILITY & EXPOSURE



100% LEASED WITH
IMMEDIATE TRANSIT ACCESS



RAPID RESIDENTIAL GROWTH
& DEVELOPMENT NEARBY



FOUR RIGHT-SIZED
RETAIL UNITS



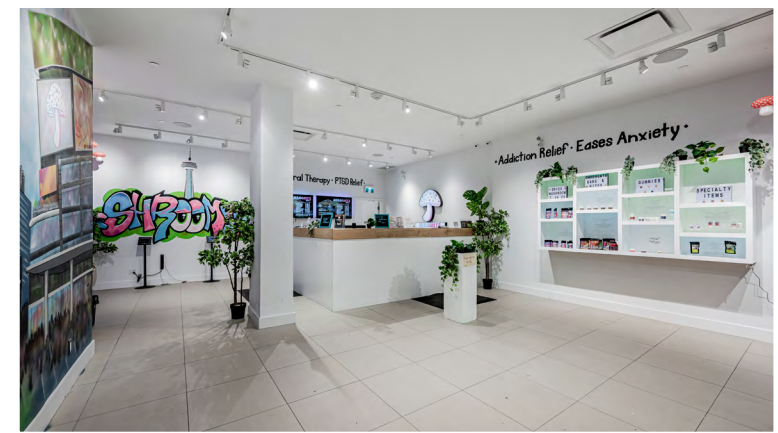
HOKI POKÉ, UNIT 101



HALAL GUYS, UNIT 102



SHROOMYZ, UNIT 103



GOOD EARTH COFFEEHOUSE, UNIT 104

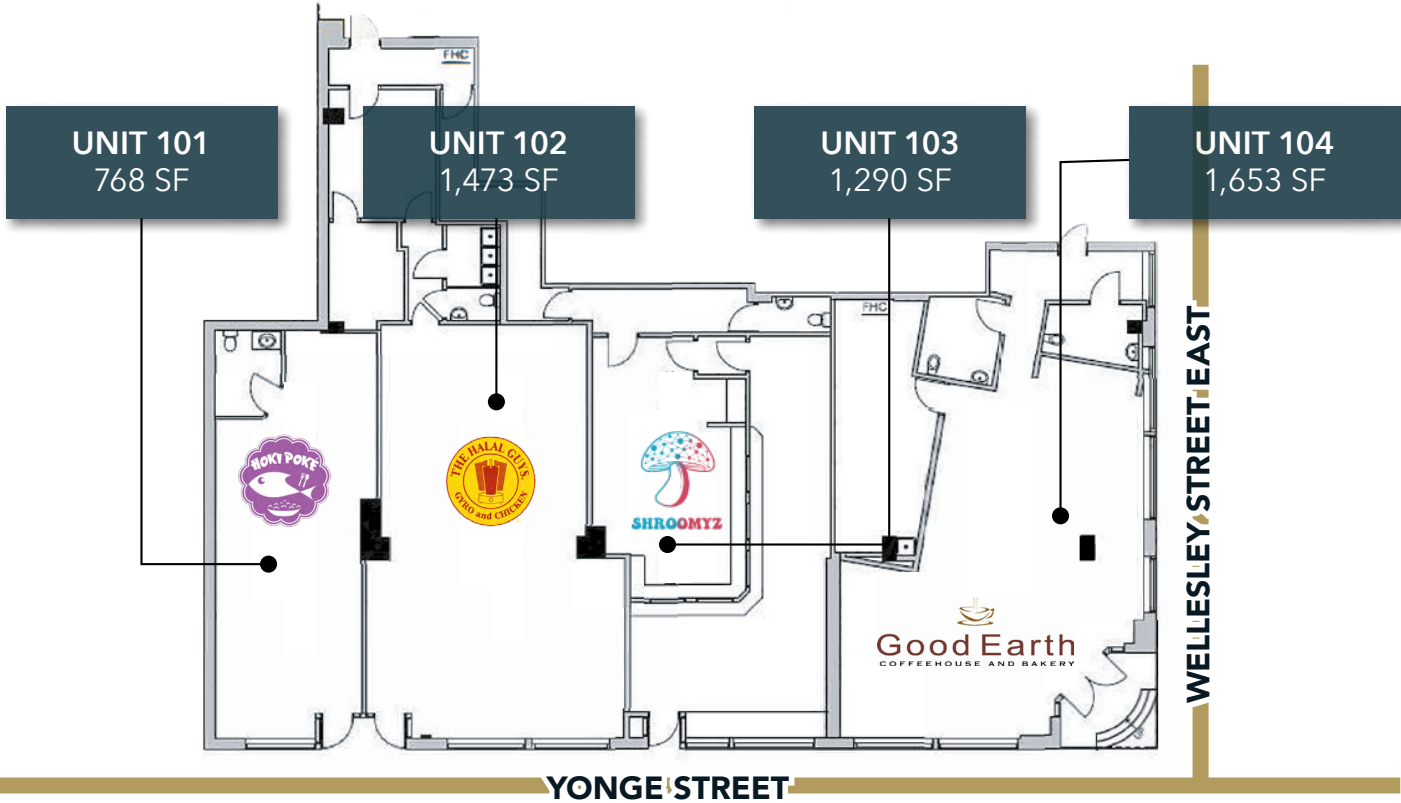


ASSET OVERVIEW

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 Coffeehouse, The Halal Guys, Hoki Poke, and Shroomyz, with a weighted average lease term ("WALT") of 4.88 years. Shroomyz is operating on a short-term lease at below market rent, presenting immediate income upside or owner-user potential.

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	Shroomyz	1,290 SF	
104	Good Earth Coffeehouse	1,653 SF	
Total Square Footage			5,184 SF
Occupancy			100%
WALT			4.88 Years
Title			Stratified Freehold



OFFERING PROCESS

FREE & CLEAR

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

SUBMISSION GUIDELINES

Jones Lang LaSalle Real Estate Services, Inc. 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 and will be invited to submit a Letter of Intent ("LOI") or offer on a specific date that will be communicated by the Advisor.

EXCLUSIVE ADVISOR

All inquiries regarding the Property should be directed to:

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