

# 125 JOHN <sup>ST</sup>

PRIME DOWNTOWN WEST ASSET FOR SALE | TORONTO



**CBRE**



*the offering*

# 125 JOHN <sup>ST</sup>

CBRE Limited is pleased to offer for sale a prime retail/office property at 125 John Street, situated in the heart of downtown west Toronto. 125 John Street comprises of 938 sq. ft. of retail space and 2,709 sq. ft. of commercial space over three levels. With Queen Street West to the north and King Street West to the south, 125 John is ideally positioned between two of the most dynamic retail and entertainment nodes in the city.

*property details*

# 125 JOHN ST

## PROPERTY SIZE

Lower Level:	939 sq. ft.
Ground Floor:	939 sq. ft.
Second Floor:	889 sq. ft.
Third Floor:	881 sq. ft.
Total:	3,648 sq. ft.

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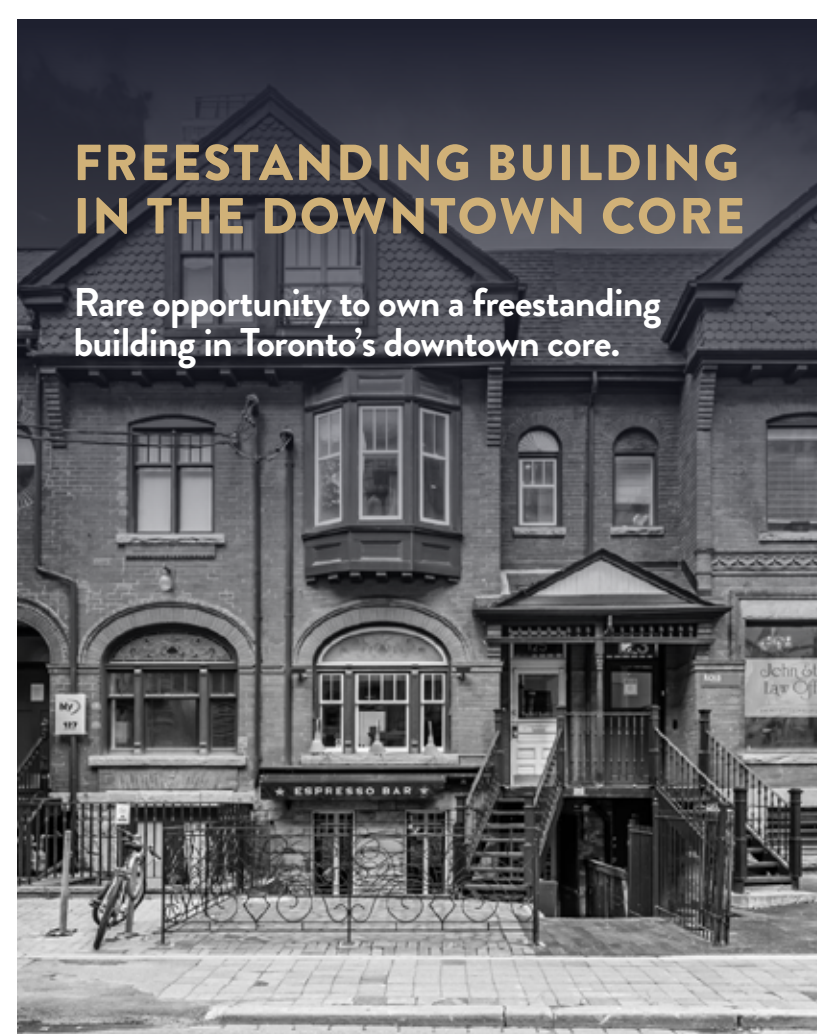
2020 Property Taxes:	\$39,507.38
Land Size:	1,360 sq. ft.
Frontage:	17 ft.
Depth:	80 ft.
Parking Spaces:	1 (or 2 small vehicles)

**PRICE: \$3,599,999**

*Offers will be reviewed on or after November 3<sup>rd</sup>, 2020*

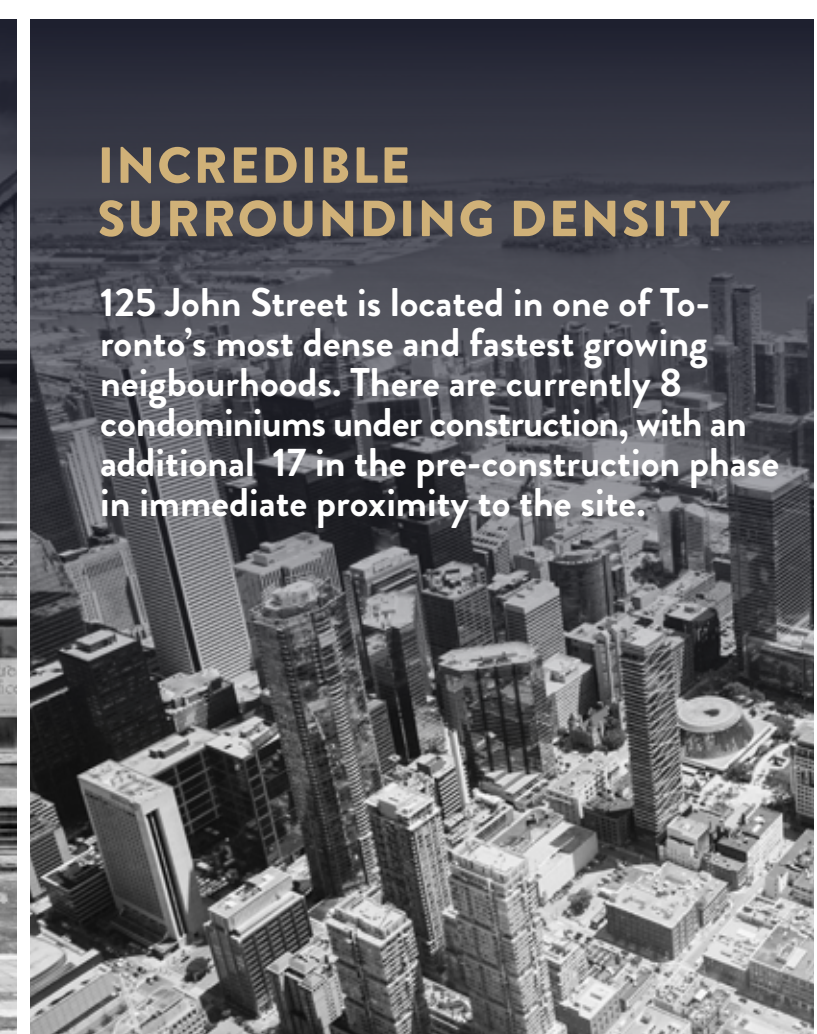
## FREESTANDING BUILDING IN THE DOWNTOWN CORE

Rare opportunity to own a freestanding building in Toronto's downtown core.



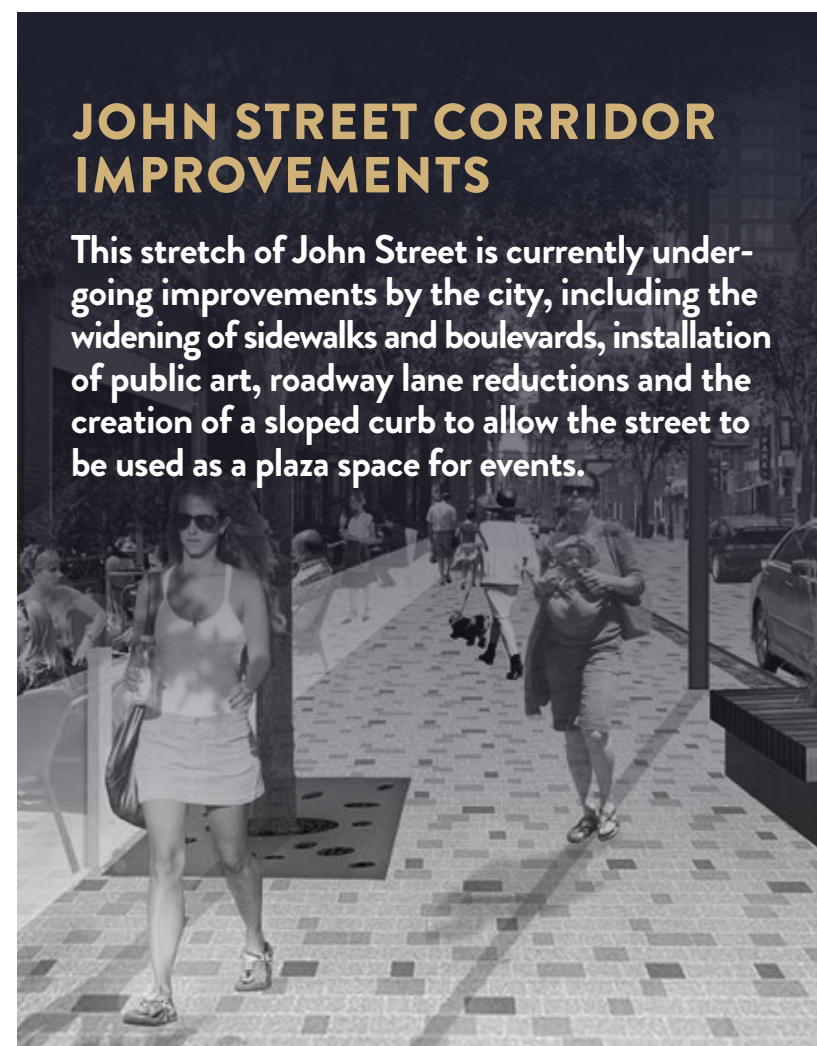
## INCREDIBLE SURROUNDING DENSITY

125 John Street is located in one of Toronto's most dense and fastest growing neighbourhoods. There are currently 8 condominiums under construction, with an additional 17 in the pre-construction phase in immediate proximity to the site.



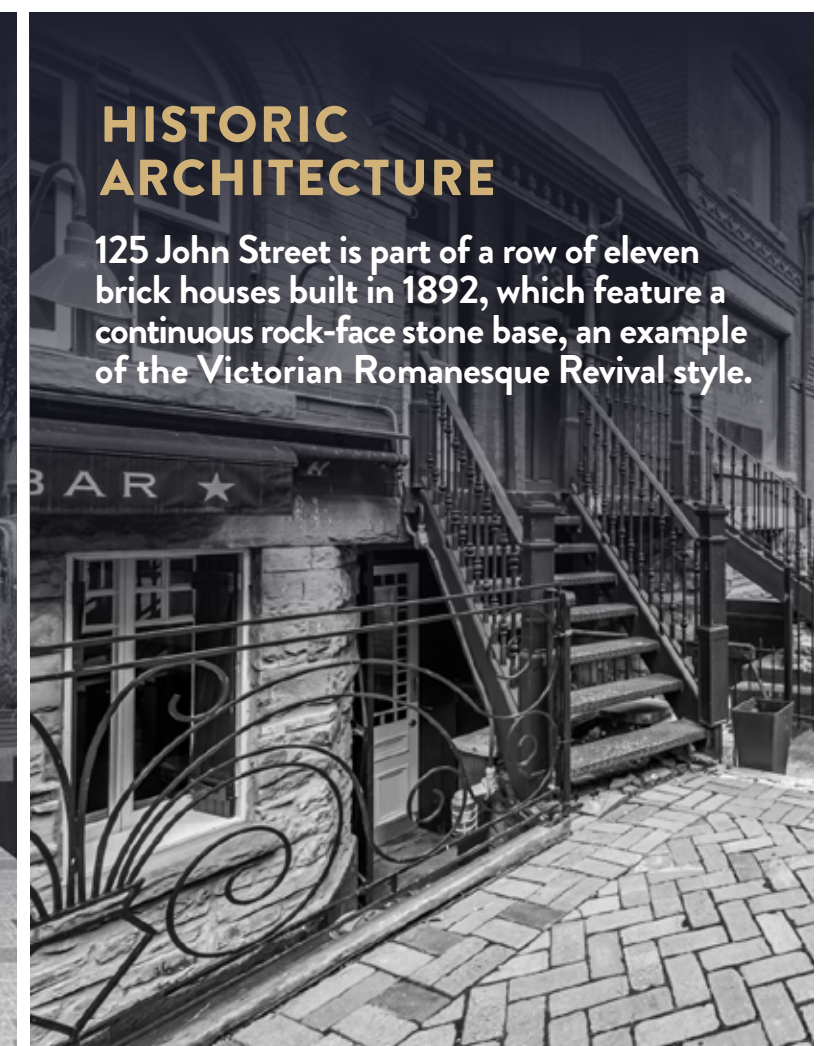
## JOHN STREET CORRIDOR IMPROVEMENTS

This stretch of John Street is currently undergoing improvements by the city, including the widening of sidewalks and boulevards, installation of public art, roadway lane reductions and the creation of a sloped curb to allow the street to be used as a plaza space for events.

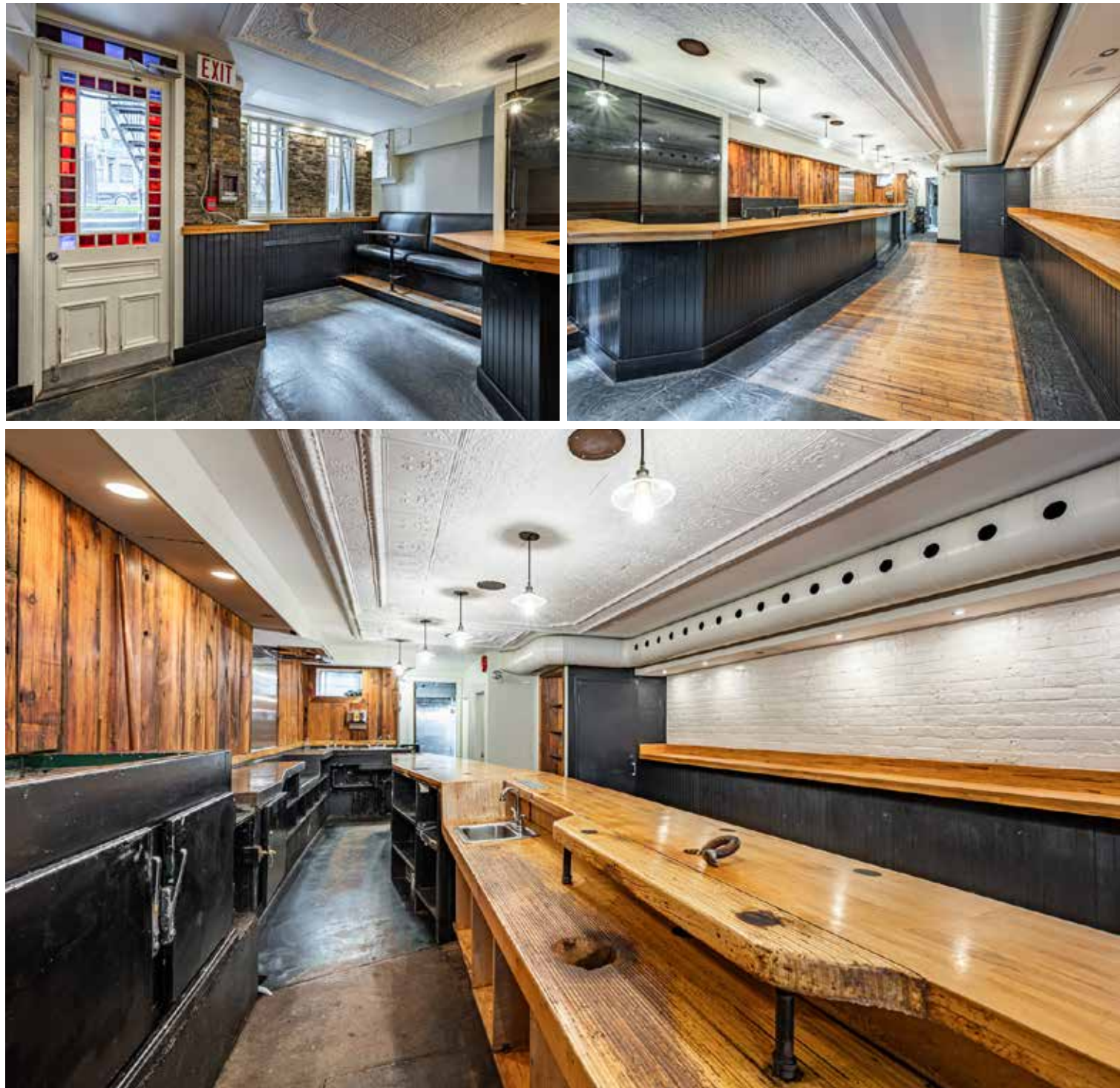


## HISTORIC ARCHITECTURE

125 John Street is part of a row of eleven brick houses built in 1892, which feature a continuous rock-face stone base, an example of the Victorian Romanesque Revival style.



939 sf  
**LOWER LEVEL**



939 sf  
**GROUND FLOOR**



889 sf  
**SECOND FLOOR**



881 sf  
**THIRD FLOOR**





# *the* LOCATION

125 John Street occupies a premier street-front location on John Street in the rapidly growing node of Downtown West in Toronto's urban core. With Queen Street West to the north and King Street West to the south, 125 John is ideally positioned between two of the most dynamic retail nodes in the city.

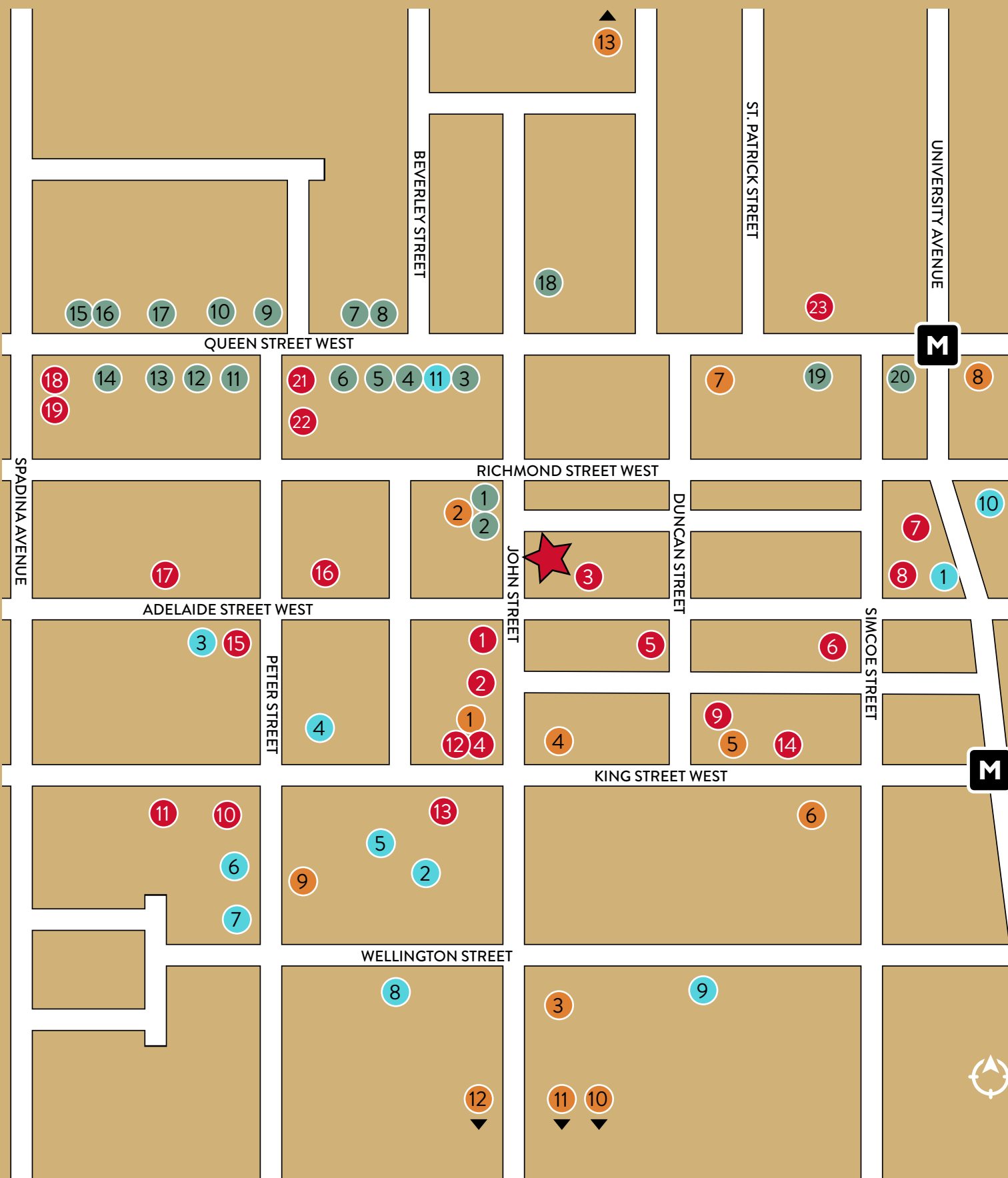
The property is surrounded by countless amenities including unrivaled transit access, an assortment of retailers, restaurants, cafes, fitness concepts, world-class entertainment and nightlife. Neighbouring traffic generators include Scotiabank Theatre, Princess of Wales Theatre, Roy Thompson Hall, Ripely's Aquarium, CN Tower, AGO, CBC Headquarters and the Rogers Centre. Additionally, the TIFF Bell Lightbox is steps away from the property and is the epicentre of the Toronto International Film Festival; one of the largest publicly attended film festivals in the world, attracting over 480,000 people annually.

Intensification of land use in the form of high-rise residential condominium development has led to increased demand for a variety of retail formats creating a highly competitive leasing environment throughout downtown Toronto. The area surrounding 125 John is among the most active leasing markets in Canada, experiencing an unprecedented rental rate growth and demand from domestic and international office and retail tenants – each seeking access to the young and affluent surrounding residents.

The Downtown West Toronto office market has the lowest vacancy rate in North America, boasting 7.6 million SF of character brick-and-beam space, adding excellent foot fall to the downtown west retail environment.

meet your

# NEIGHBOURS



## SHOPPING

- 1 Michaels
- 2 Marshalls
- 3 Rudsak
- 4 Arc'teryx
- 5 Zara
- 6 NYX Cosmetics
- 7 Aritzia
- 8 Icebreaker
- 9 MEC
- 10 Lululemon
- 11 Reigning Champ
- 12 Club Monaco
- 13 Kiehl's
- 14 H&M
- 15 Nobis
- 16 Fjallraven
- 17 Casper
- 18 Umbra
- 19 Miniso
- 20 Rexall

## FOOD/DRINK

- 1 Figo
- 2 La Carnita
- 3 Parlour
- 4 O&B Canteen
- 5 PAI
- 6 Michael's
- 7 Momofuku
- 8 Soho House
- 9 Byblos
- 10 Calii Love
- 11 Bar Hop
- 12 Luma
- 13 District
- 14 Coffee, Oysters, Champagne
- 15 General Assembly Pizza
- 16 FLOCK
- 17 Tutti Matti
- 18 Aloette
- 19 Alo
- 20 Rivoli
- 21 Peter Pan Bisto
- 22 Bar Hop Brewco
- 23 Planta

## ARTS/ENTERTAINMENT

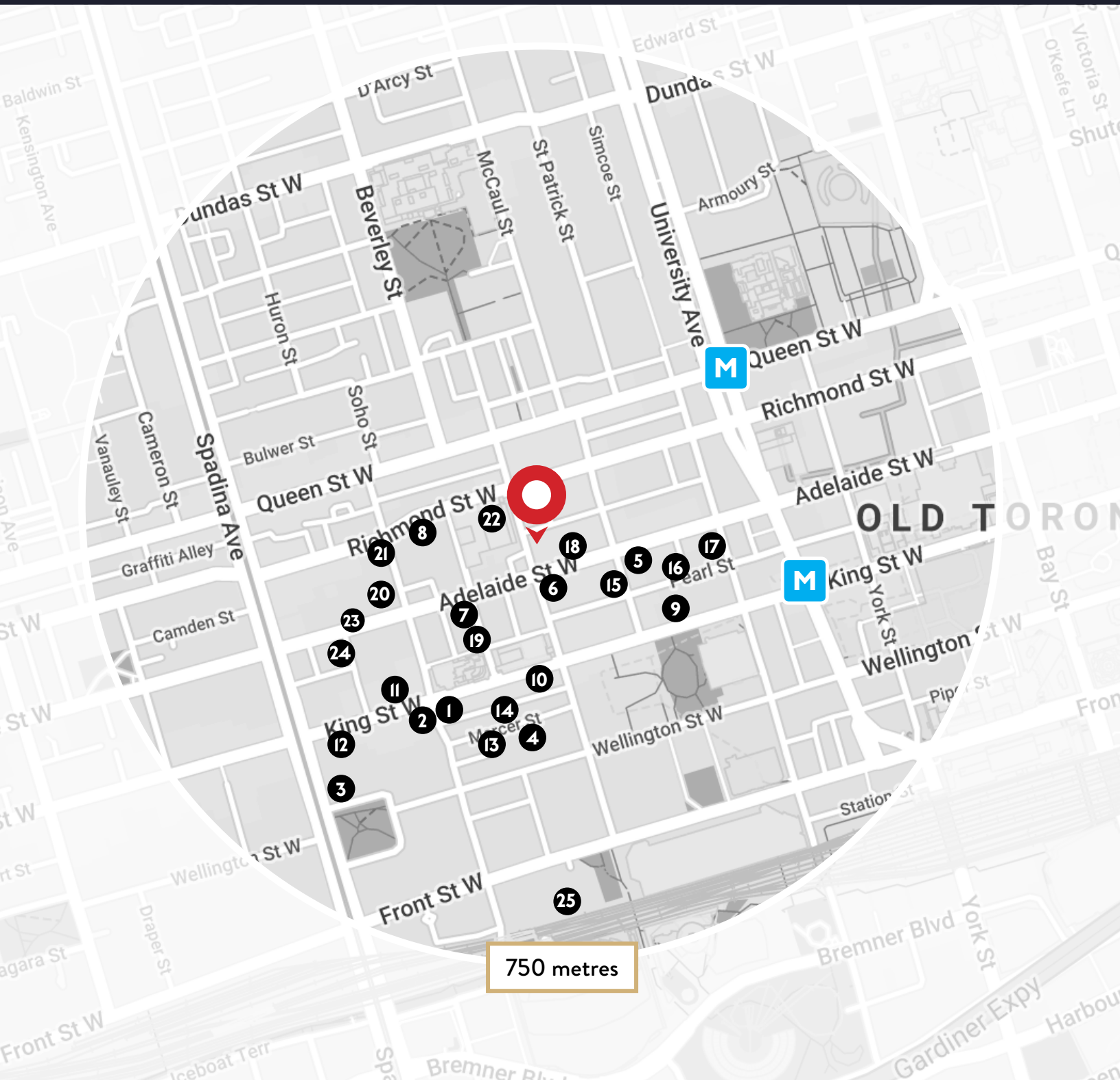
- 1 TIFF Bell Lightbox
- 2 Scotiabank Theatre
- 3 CBC Headquarters
- 4 Princess of Wales Theatre
- 5 Royal Alexandra Theatre
- 6 Roy Thompson Hall
- 7 Bell Media Headquarters
- 8 Four Seasons Centre
- 9 Second City Toronto
- 10 Ripley's Aquarium
- 11 CN Tower
- 12 Rogers Centre
- 13 AGO

## HOTELS

- 1 Shangri-La
- 2 Nobu Hotel (Coming Soon)
- 3 Hilton Garden Inn
- 4 Hyatt Regency
- 5 Le Germain Hotel
- 6 Bisha Hotel
- 7 Soho Hotel
- 8 Residence Inn
- 9 The Ritz Carlton
- 10 Hilton
- 11 The Beverley Hotel



# INCOMING CONDO UNITS: 11,240+



## NOTABLE ACTIVE DEVELOPMENTS

#	Condo	Status	Units
1	King Blue	Under Construction	913
2	357 King Street W	Under Construction	324
3	The Taylor	Under Construction	286
4	Nobu Residences	Under Construction	696
5	19 Duncan Street	Under Construction	462
6	PJ Condo	Under Construction	366
7	Theatre District Condos	Under Construction	131
8	330 Richmond Street W	Under Construction	344

## NOTABLE DEVELOPMENT APPLICATIONS

#	Condo	Status	Units
9	Mirvish + Gehry	Pre-Construction	1,917
10	205-319 King Street W	Pre-Construction	402
11	400 King Street W	Pre-Construction	530
12	401-415 King Street W	Pre-Construction	N/A
13	Maverick	Pre-Construction	328
14	Bungalow on Mercer	Pre-Construction	12
15	14 Duncan Street	Pre-Construction	369
16	150 Pearl Street	Pre-Construction	610
17	100 Simcoe	Pre-Construction	524
18	263 Adelaide St W	Pre-Construction	353
19	8-20 Widmer	Pre-Construction	N/A
20	Peter & Adelaide	Pre-Construction	696
21	Carlyle Condos	Pre-Construction	348
22	Riocan Hall	Pre-Construction	613
23	101 Spadina Avenue	Pre-Construction	N/A
24	46 Charlotte	Pre-Construction	216
25	Union Park	Pre-Construction	800

THEATRE DISTRICT CONDOS



NOBU RESIDENCES



KING BLUE





# 125 JOHN ST



# OFFERING PROCESS

## DOCUMENT CONTENTS

This document is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This document does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This document is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The document provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

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## OFFERING PROCESS

The Vendor will be reviewing offers on or after November 3rd, 2020. Based on information contained in this document and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Submissions should be directed electronically to:

CBRE Limited, Brokerage  
145 King Street West, Suite 1100 Toronto  
Ontario, M5H 1J8

Attention: Jackson Turner/Teddy Taggart

## SUBMISSION GUIDELINES

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing)
- Name of the ultimate beneficial Vendors of the purchaser; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction.

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

## SALE CONDITIONS

The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be

warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

## ADVISORS

The Advisors are acting solely as agents for the Vendor(s) and not as agents for the purchaser. All inquiries regarding the Property or any information contained in this document should be directed to CBRE Limited, Brokerage, as Advisors for the Vendor:

CBRE Limited, Brokerage  
Toronto Downtown Office  
145 King Street West  
Suite 1100  
Toronto, ON M5H 1J8

Jackson Turner\*\*  
Associate Vice President  
416 815 2394  
jackson.turner@cbre.com

Teddy Taggart\*  
Sales Associate  
416 847 3254  
teddy.taggart@cbre.com

\*Sales Representative  
\*\*Broker

## ADVISORY TEAM

**Arlin Markowitz\***

Senior Vice President  
416 815 2374  
arlin.markowitz@cbre.com

**Alex Edmison\***

Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

**Jackson Turner\*\***

Associate Vice President  
416 815 2394  
jackson.turner@cbre.com

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\*\*Broker

# CBRE

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