

CORNER PROPERTY FOR SALE AT YONGE STREET & GRENVILLE STREET | TORONTO

460
yonge



CBRE

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | www.cbre.ca

THE OFFERING

CBRE Limited is pleased to offer for sale on behalf of the Vendor, Yorkville Education LP, the sale leaseback of 460 Yonge Street, a fully leased 17,387 sq. ft. corner property. The Property provides the investor with an opportunity to acquire a stable income producing asset that is in one of the country's most densely populated and rapidly growing urban areas.

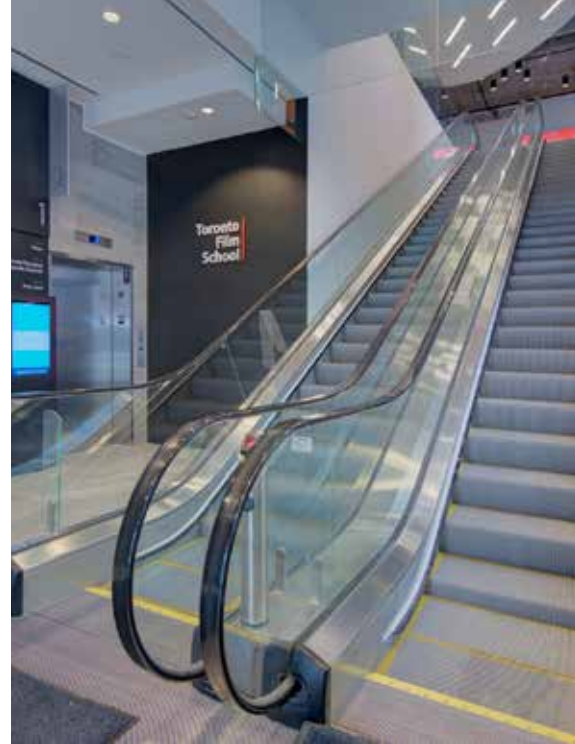
INVESTMENT HIGHLIGHTS

- ◆ 100% leased to a high credit tenant (www.yorkvilleu.ca)
- ◆ One block north of Yonge and College
- ◆ Exceptional space with hard to replicate 20 ft. ceilings and incredible corner signage opportunities
- ◆ Clean carefree net lease

PRICE: \$14,000,000

Offers will be reviewed on or after Thursday September 24th at 4:00 pm



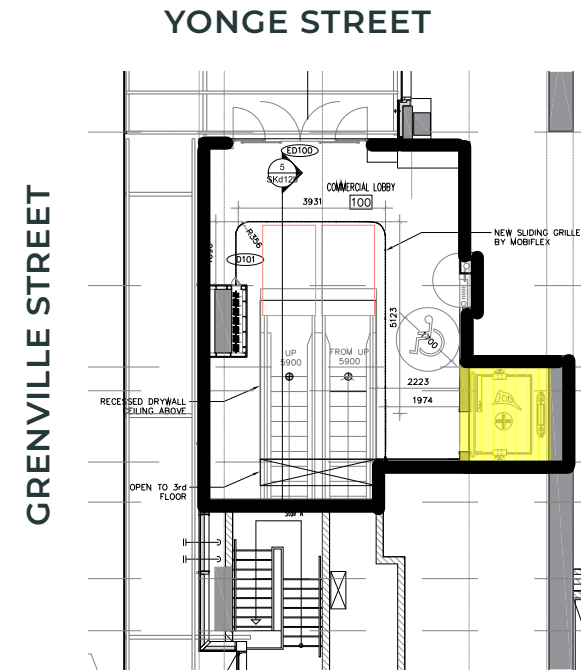
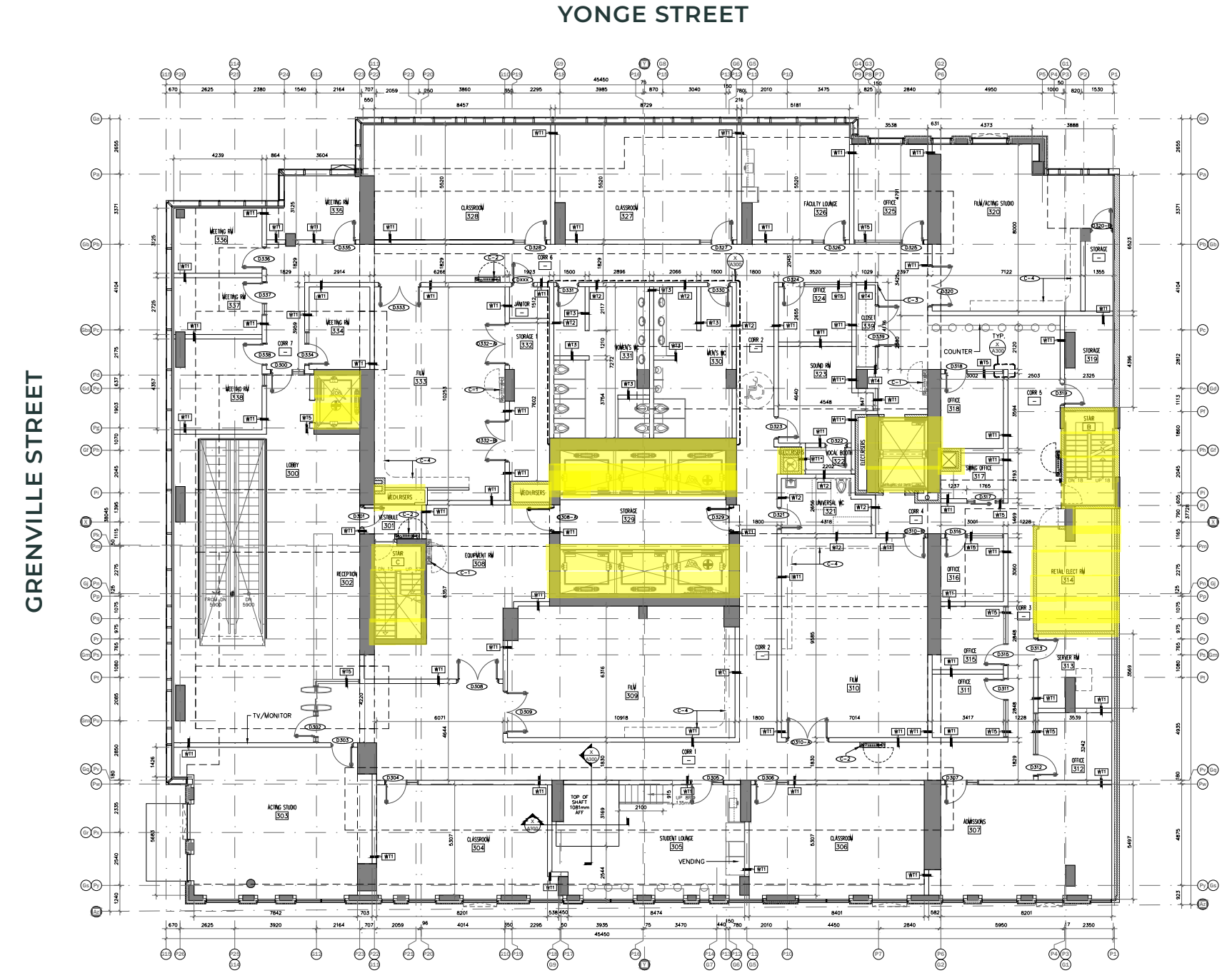


GROUND FLOOR ENTRANCE | 495 sf

YONGE STREET

GRENVILLE STREET

Architectural floor plan of the ground floor entrance (495 sf). The plan shows a central staircase with 'UP 5900' and 'FROM UP 5900' labels. To the right is a 'COMMERCIAL LOBBY' with a 'TOO' label. A yellow highlighted area is labeled '2223' and '1974'. A wheelchair icon is near a 'NEW SLIDING GRILLE BY MOBILEX' label. Other labels include 'ED100', 'ED101', 'RECESSED DRYWALL CEILING ABOVE', and 'OPEN TO 3rd FLOOR'. A north arrow points towards the bottom left.

[illegible]

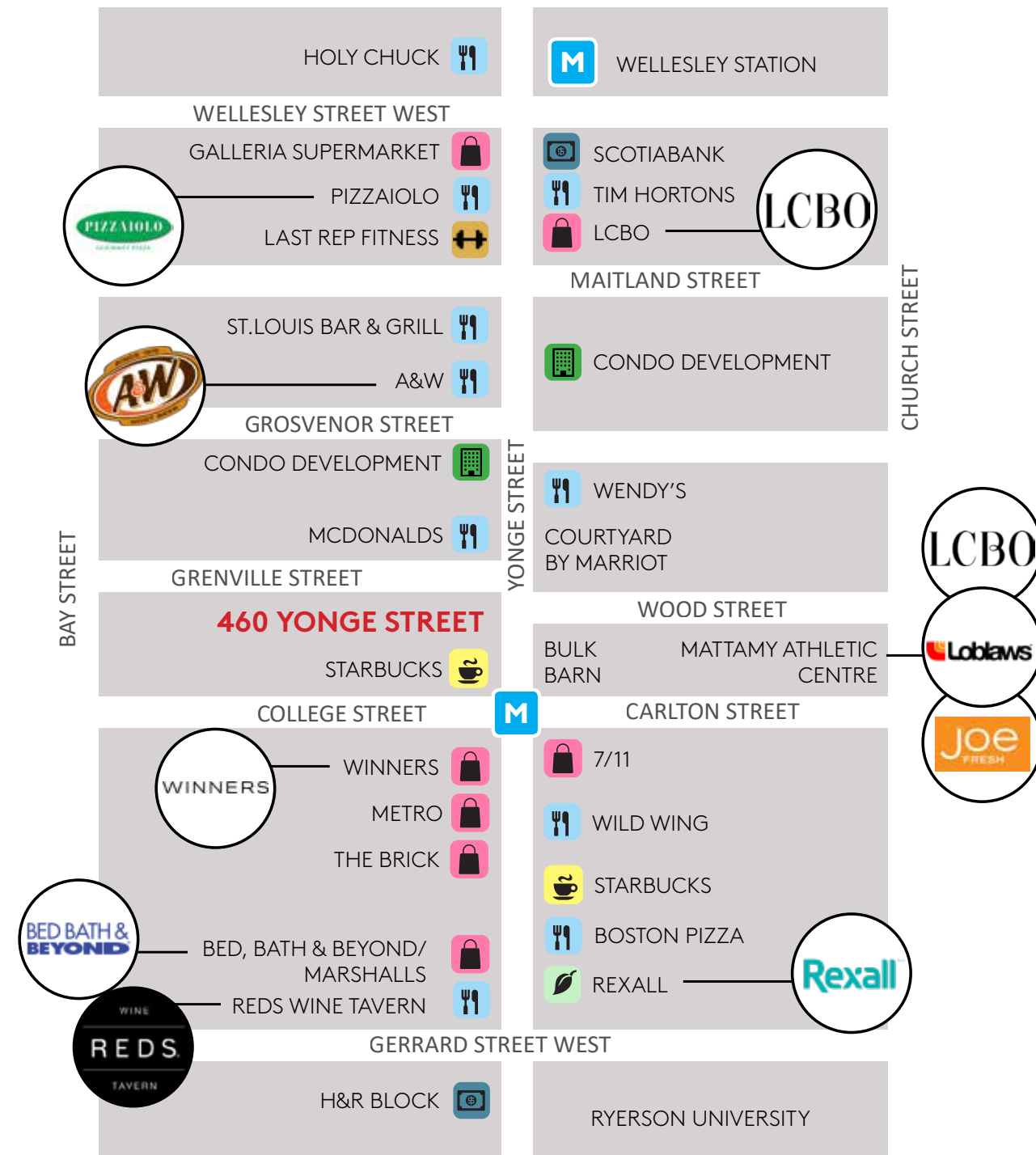


LOCATION OVERVIEW

460 Yonge Street is centrally located in Downtown Yonge, the heart of Toronto's tourist, retail and entertainment scene. It has excellent frontage on Yonge Street, a major north/south arterial road and is located just north of the busy intersection of Yonge and College. The site is well connected, with a one minute walk to both the College subway station and a 506 Carlton streetcar stop, as well as a few minutes walk to Wellesley subway station.

The site benefits from it's proximity to Yonge-Dundas Square and The Eaton Centre, two of the city's most popular tourist destinations. Yonge-Dundas Square is often compared to Times Square, drawing nearly 60 million visitors each year. The intersection is home to a large outdoor public square, a 24 multiplex theatre and the Eaton Centre, North America's busiest mall.

Downtown Yonge is experiencing exponential growth, with the development of a number of high-rise condominiums. There are over 1,000 storeys of condos under construction/proposed along the Yonge Street corridor between Gerrard Street and Bloor Street, totaling over 11,500 incoming condominium units. Notable condominium developments include Halo Residences (451 units), currently under construction just north of the Property, and 2 Carlton, a proposed condominium across the street bringing in an additional 1,046 condo units to the immediate area.



\$
\$84,346
AVERAGE HOUSEHOLD INCOME*

162,303
DAYTIME POPULATION*

7.6%
POPULATION CHANGE (2019-2024)*

33.7
MEDIAN AGE*

*WITHIN 1 KM OF 460 YONGE STREET

460
yonge

CONTACT

Arlin Markowitz*

Senior Vice President

416 815 2374

arlin.markowitz@cbre.com

Alex Edmison*

Senior Vice President

416 874 7266

alex.edmison@cbre.com

Cathy Bongard*

Associate Vice President

416 815 2334

cathy.bongard@cbre.com

*Sales Representative

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.