

one  
twenty  
five *king east*

**CHARACTER BUILDING FOR SALE  
IN DOWNTOWN TORONTO**



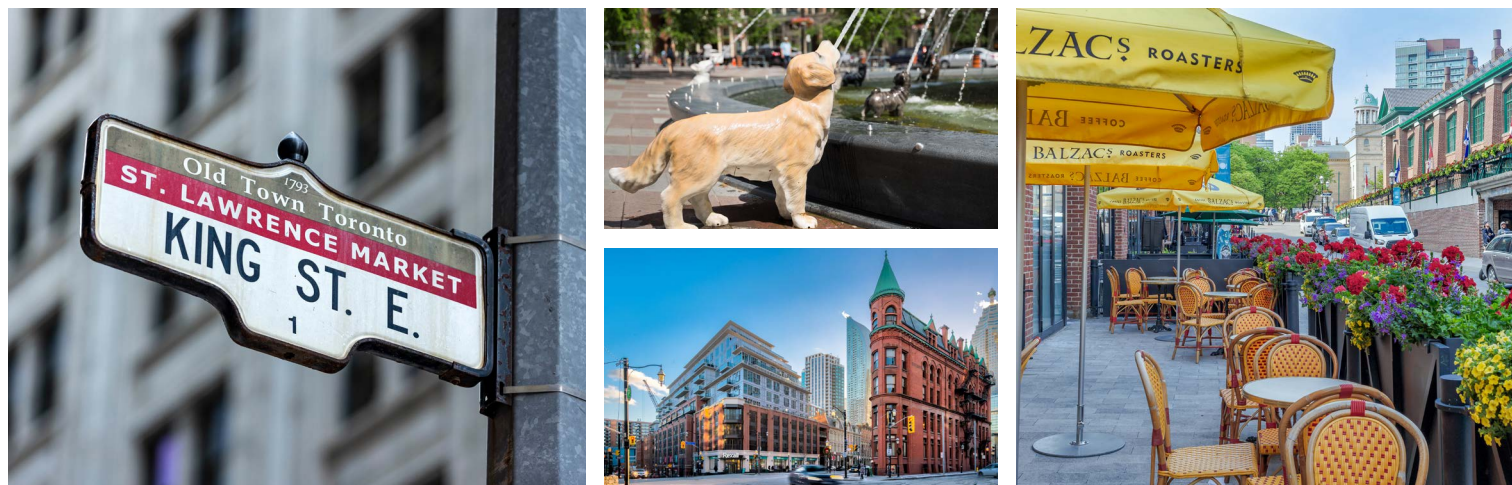
**CBRE**



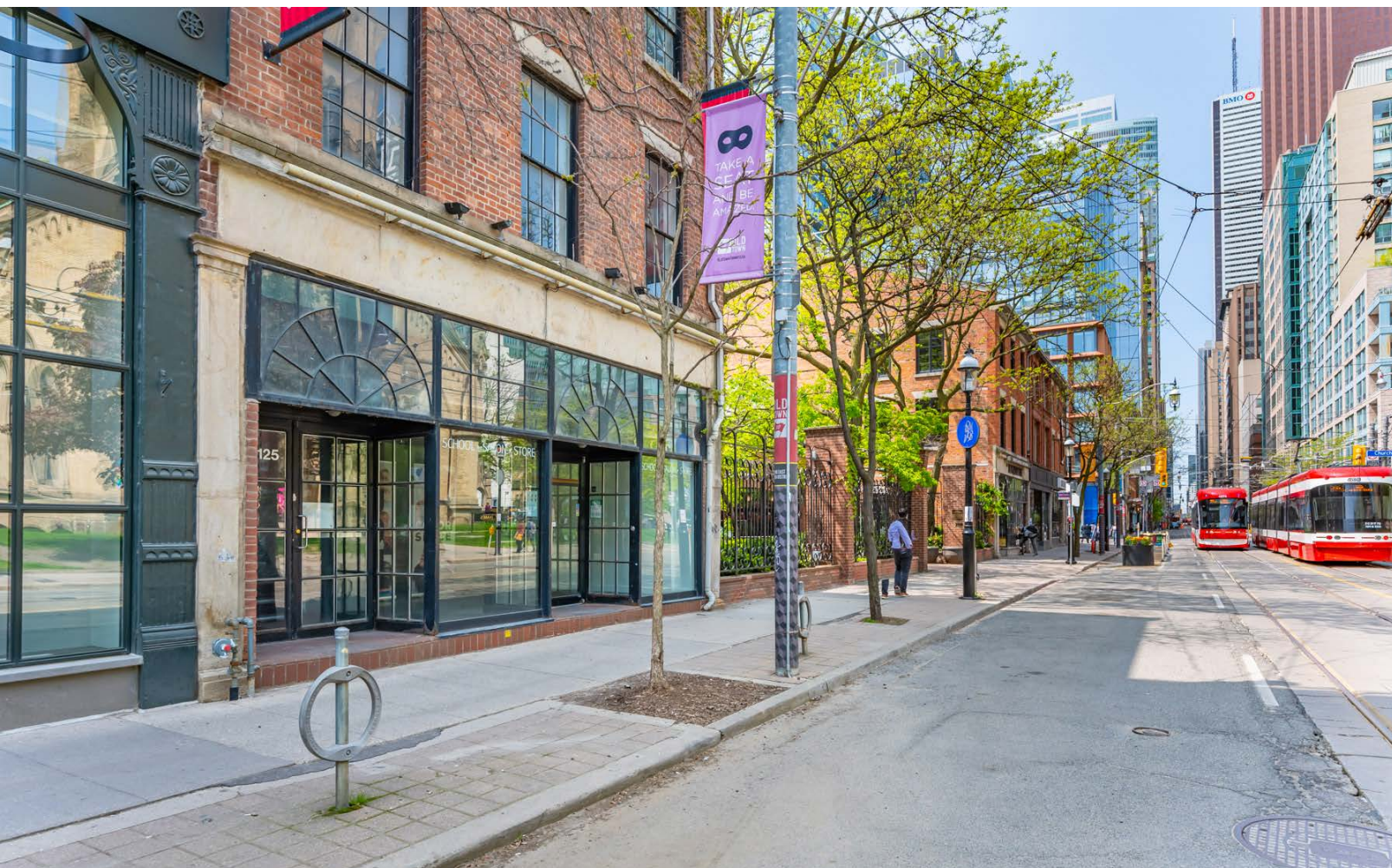
# one twenty five *king east*

CBRE Limited (the “Advisors”) are pleased to offer for sale 125 King Street East, Toronto (the “Property” or the “Site”), an unparalleled real estate opportunity in the heart of Downtown Toronto.

125 King offers the opportunity to acquire 11,060 sq. ft. of vacant space in a beautiful transit-adjacent building. The floors can be demised with private entrances providing multiple enhancement opportunities for investors and end-users alike. Located where St. Lawrence Market meets the Financial Core, 125 King Street East is ideally positioned between two dynamic nodes in the city.









PROPERTY DETAILS

Address:	125 King Street East, Toronto		
Size:	Lower:	2,516 sq. ft.	
	First:	2,516 sq. ft.	
	Second:	2,518 sq. ft.	
	Third:	2,518 sq. ft.	
	Fourth:	<u>992 sq. ft.</u>	
	Total:	11,060 sq. ft.	
Frontage:	27 ft.		
Depth:	95 ft.		
Ceiling Heights:	9-14 ft.		
Taxes:	\$62,394.19		

- Located in Downtown East, steps from the intersection of King Street East and Church Street and a four minute walk to King subway station
- Beautiful brick-and-beam building, suitable for both retail and office
- Ability for the floors to be demised with private entrances
- Steps to the St. Lawrence Market and Berczy Park and across the street from St. James Cathedral and park
- Abundance of public parking available immediately to the west of the property

INVESTMENT HIGHLIGHTS

A Building with History

A beautiful character building complete in 1842, part of a row of original 19th-century commercial warehouses all designed by architect William Thomas. The building features neoclassical architectural features, red brickwork with stone detailing and glazed storefronts.

Value-Add Opportunity & End User Potential

The Property is being offered vacant with the ability to demise, providing astute investors multiple enhancement opportunities as well as end-users looking for right-sized office or retail space steps from Toronto's Financial Core

Ability to Add an Addition/Further Density

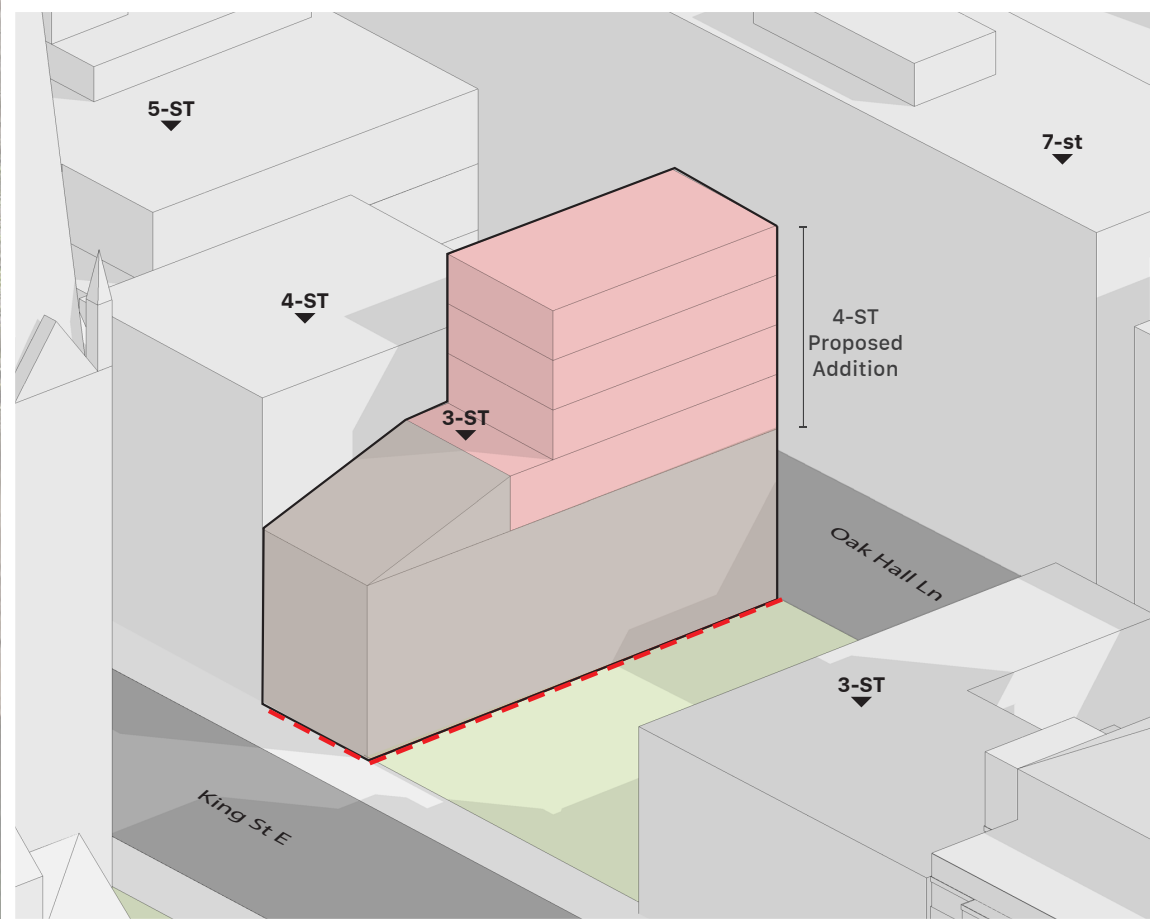
Potential to add 4-storeys to the rear portion of the building for an additional 5,834 sq. ft. of space





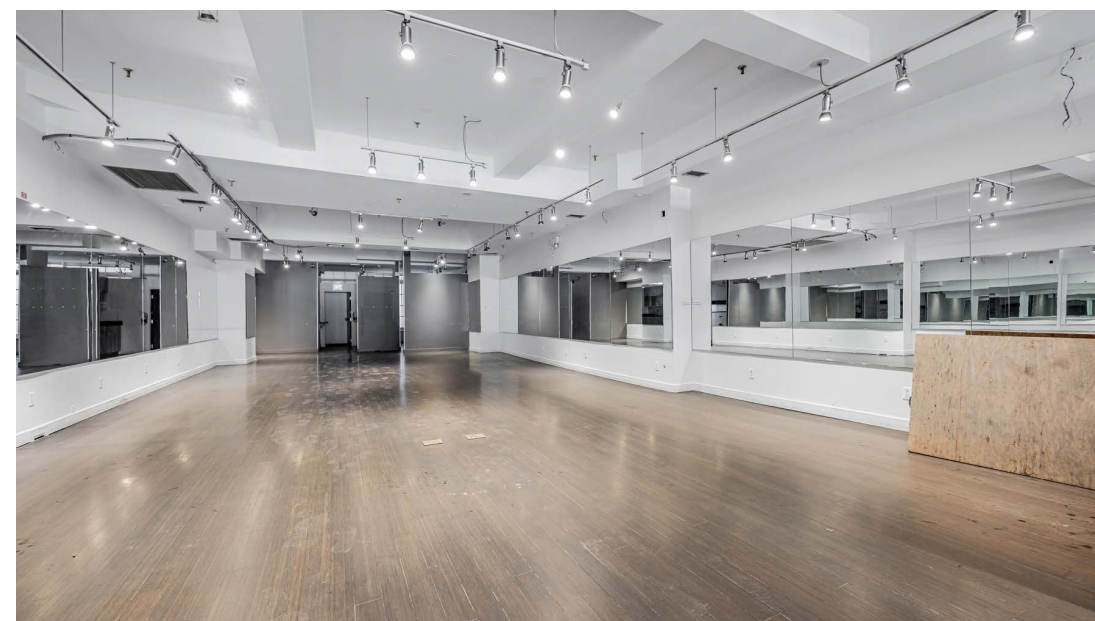
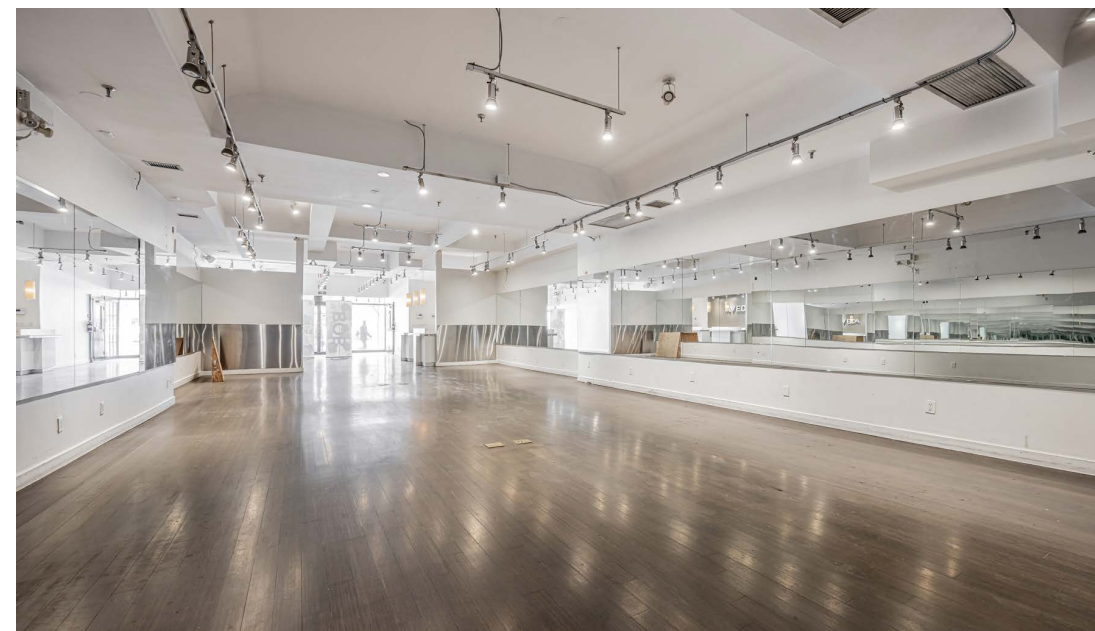
## Potential Development Opportunity

Potential for a 4-storey addition to be constructed on the rear portion of the building, set back from the peaked roof adding 5,834 sq. ft. of space

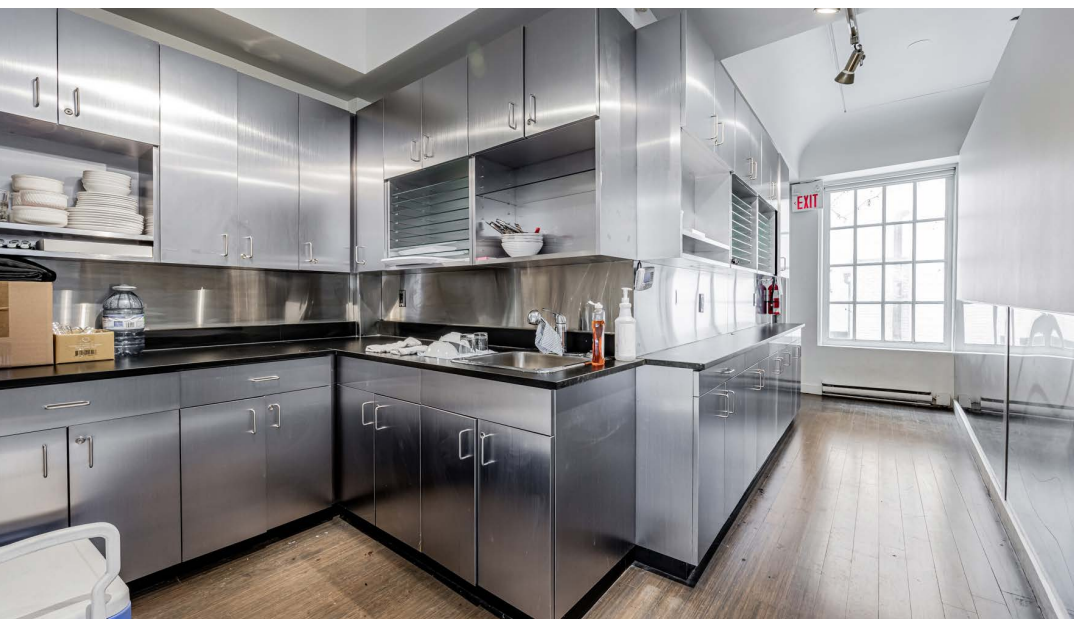


Massing Study





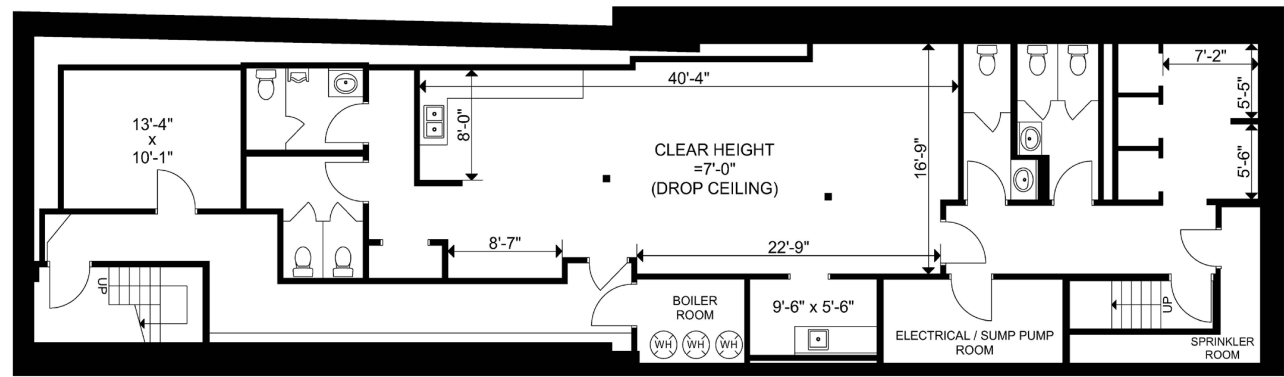




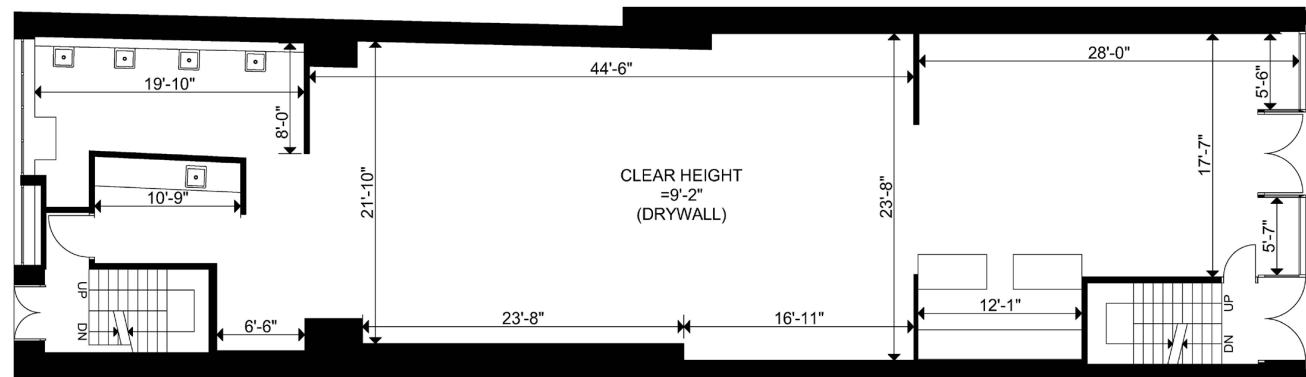


# FLOOR PLANS

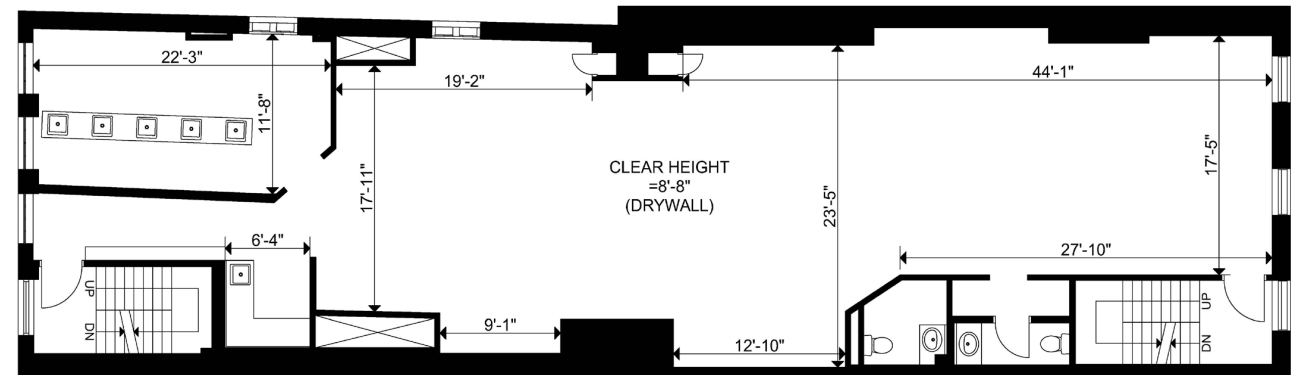
## LOWER LEVEL



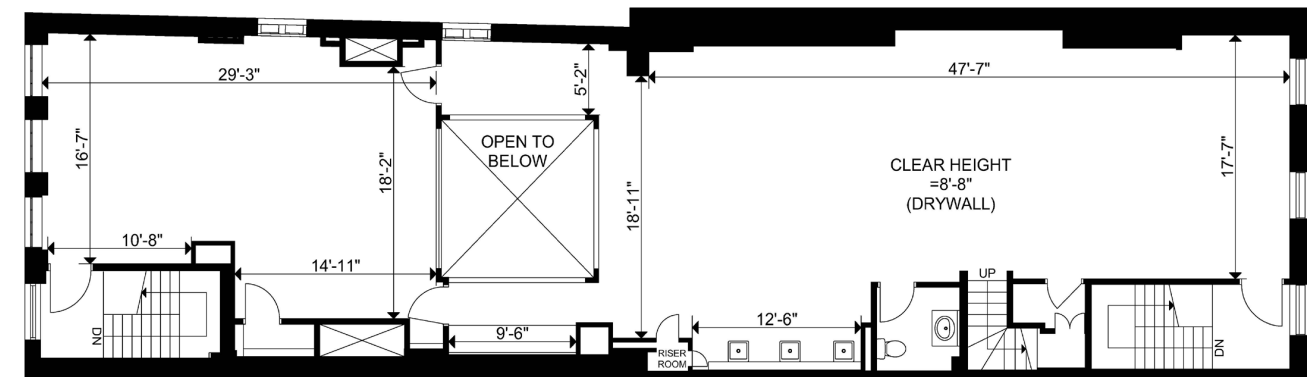
## FIRST FLOOR



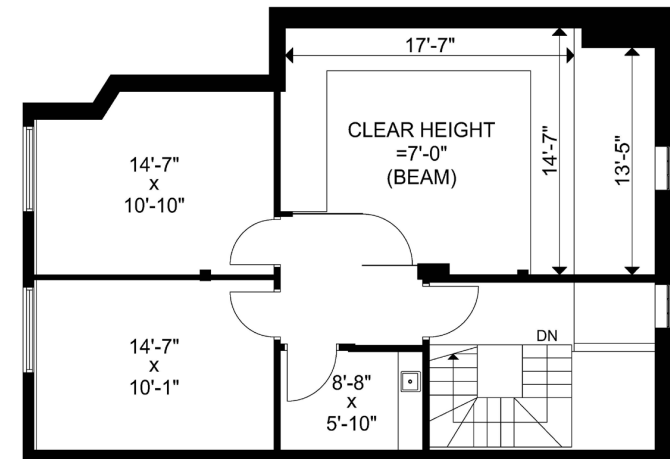
## SECOND FLOOR



## THRID FLOOR



## FOURTH FLOOR





# LOCATION OVERVIEW

Located in the heart of Downtown East, 125 King Street East is surrounded by iconic Toronto points-of-interests, unmatched transit infrastructure, urban amenities and high population density. Proximity to key employment nodes including the Financial Core, government offices, hospital districts, Toronto Metropolitan University and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students.

Located where the Financial Core and St. Lawrence Market neighbourhood meet, the area is uniquely characterized by older brick-and-beam commercial assets situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments.

Given the rapid pace of population growth and influx in investment and residential/office development activity, this area of Downtown Toronto remains one of the City's focal points for real estate.



**4 Minute Walk to King Station**

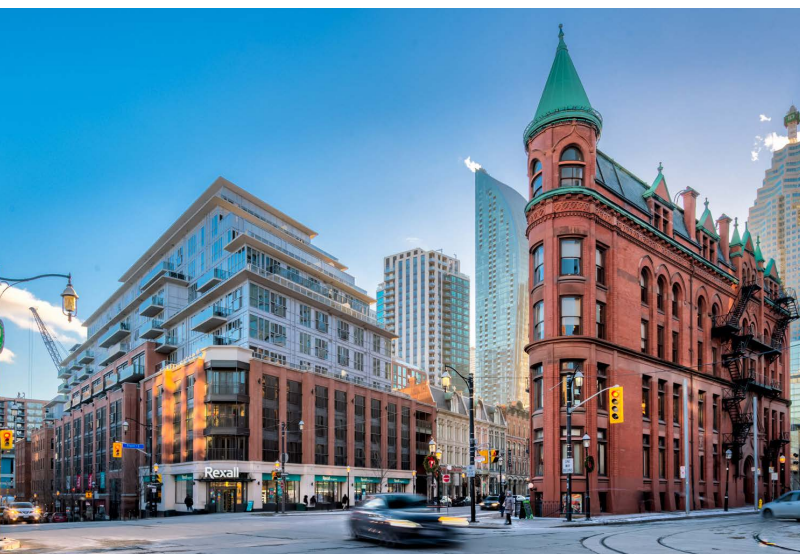


**5 Minute Walk to Financial Core**



**10 Minute Walk to Union Station**





# AREA TRAFFIC DRIVERS



## Food/Drink

1. Score on King
2. Third Wave Coffee
3. Pi Co. Pizza Bar
4. Piano Piano
5. Hothouse
6. Fresh
7. Sukho Thia
8. Playa Cabana
9. Cantina Mercatto
10. Terroni
11. Carisma
12. Presse Cafe
13. CC Lounge
14. Bar St. Lo
15. Craft Beer Market
16. Starbucks
17. Jump
18. O&B Cafe

19. The Corner Place
20. Au Pain Doré
21. PJ O'Brien
22. Freshii
23. Beerbistro
24. Amano Trattoria

## Shopping

1. Winners
2. LCBO
3. St. Lawrence Market
4. Rexall
5. Metro
6. Garrison Bespoke
7. Shoppers Drug Mart
8. Indochino
9. Roots

## Entertainment/Attractions

1. Hockey Hall of Fame
2. Meridan Hall
3. Flatiron Building (Goderham Building)
4. Berczy Park
5. St. James Cathedral
6. St. James Park
7. St. Lawrence Hall
8. St. Lawrence Centre for the Arts

## Hotels

1. King Edward Hotel
2. One King West
3. Executive Hotel Cosmopolitan Toronto
4. St. Regis



# DEVELOPMENT ACTIVITY

Highly centralized location, convenient access to abundant amenities and rapid population growth have propelled Toronto's Downtown Core and East high-rise sub-markets into the most active and prestigious node in Canada. With unparalleled demand for both residents and investors, the current development pattern and growth trajectory are anticipated to continue.

Within just half a kilometre of 125 King Street East, there are currently **8 projects under construction** and **an additional 13 in the pre-construction phase**, totaling **more than 9,300 residential units**.

#	Project/Address	Category	Units	Status
1	185 King Street East	Condo/Hotel	330	Pre-Construction
2	65 George Street	Condo/Retail/Office	16	Pre-Construction
3	Sonder Hotel	Hotel	TBA	Under Construction
4	St. Lawrence Market North	Commercial	N/A	Under Construction
5	15 Toronto Street	Condo/Retail/Office	296	Pre-Construction
6	34-50 King Street East	Condo/Retail/Office	219	Pre-Construction
7	The Saint	Condo/Retail	418	Under Construction
8	Alias	Condo/Retail	546	Under Construction
9	100 Lombard	Condo/Retail/Office	480	Pre-Construction
10	Celeste Condos	Condo/Retail/Office	516	Pre-Construction
11	133 Queen East	Condo/Retail	440	Pre-Construction
12	Queen Central	Condo/Retail	369	Under Construction
13	88 Queen	Residential/Retail	575	Under Construction
14	119 Church	Residential/Retail	718	Pre-Construction
15	QueenChurch	Condo/Retail	445	Pre-Construction
16	69 Yonge	Condo/Retail	127	Pre-Construction
17	55 Yonge	Condo/Retail/Office	482	Pre-Construction
18	49-51 Yonge	Condo/Office	256	Pre-Construction
19	45 The Esplanade	Condo/Hotel/Retail	1,039	Pre-Construction
20	Time and Space	Condo/Retail	1,586	Under Construction
21	The Whitfield	Condo/Retail	484	Under Construction



Over 9,300 Incoming Residential Units within Half a Kilometre of 125 King East







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\*\*Broker

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