

55 DUNDAS

BUILDING FOR SALE BY COURT APPOINTED RECEIVER IN THE HEART OF TORONTO

FOR SALE | 13,762 SF COMMERCIAL PROPERTY | 55 DUNDAS STREET EAST, TORONTO



CBRE

55 DUNDAS

BUILDING FOR SALE BY COURT APPOINTED RECEIVER IN THE HEART OF TORONTO

The Offering

CBRE Limited (“CBRE” or the “Advisor”) has been retained by MNP Ltd., in its capacity as the Court Appointed Receiver of 11603531 Canada Inc. (the “Receiver” or the “Vendor”) to offer for sale 55 Dundas Street East (the “Property” or the “Site”), an unparalleled freestanding building steps from Yonge-Dundas Square in the heart of Toronto. The Property comprises of 6 floors of vertical retail / commercial units on a 31 ft. x 101 ft. lot. The Property benefits from stable holding income as well as massive upside potential through strategic re-leasing efforts.

ASKING PRICE: \$10,000,000

Offers to be reviewed on an as received basis



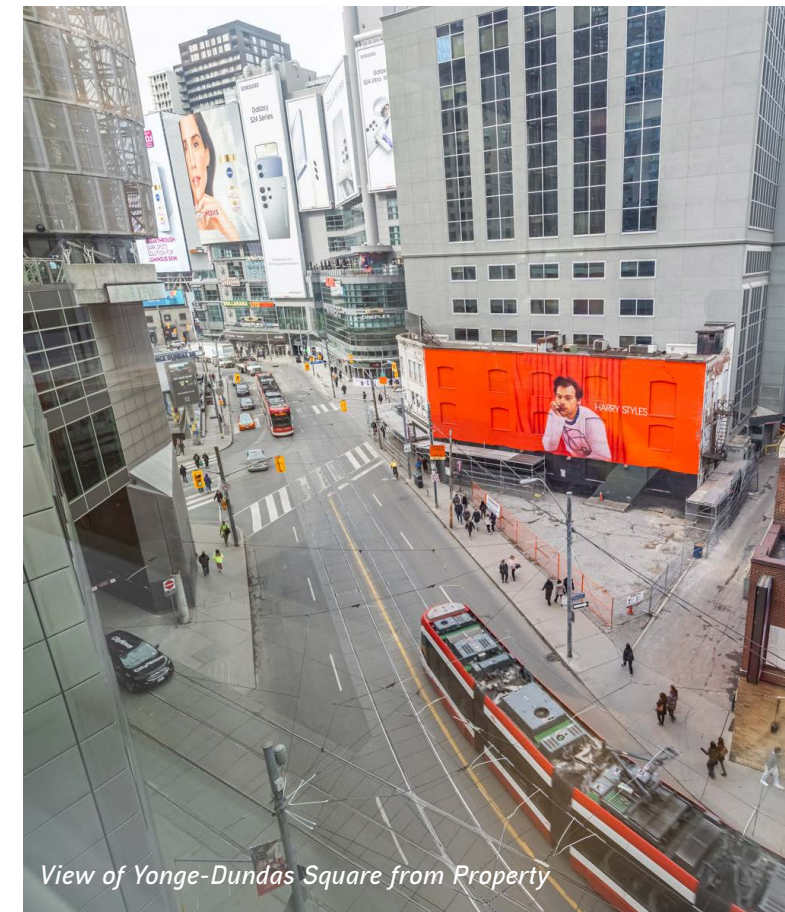
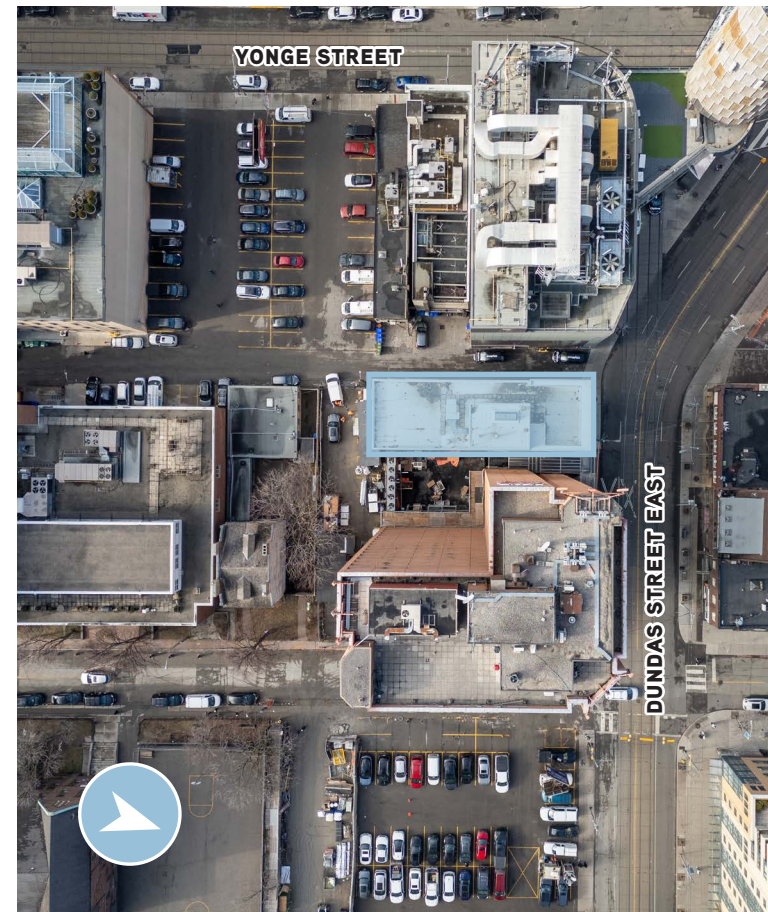
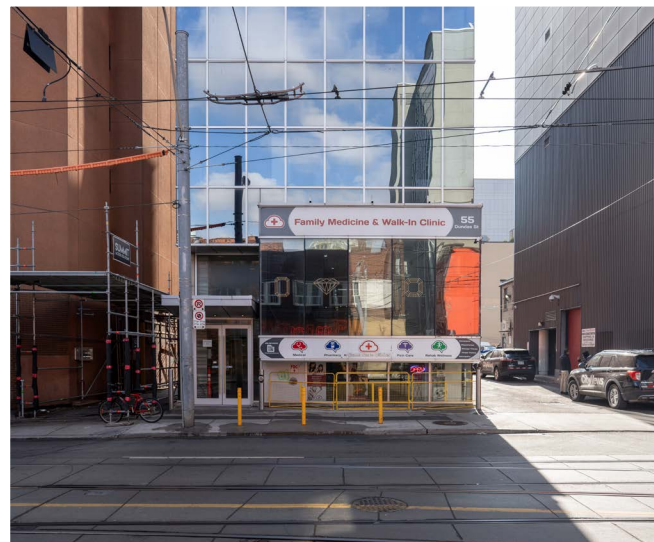
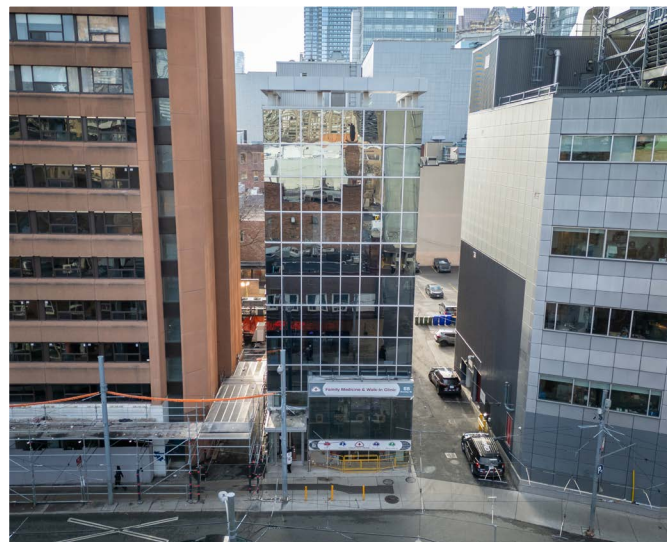
55 DUNDAS

PROPERTY DETAILS

| | |
|----------------------|--------------------------------|
| Address: | 55 Dundas Street East, Toronto |
| Total Building Size: | 13,762 sq. ft. |
| Frontage: | 31 ft. |
| Depth: | 101 ft. |
| Lot Size: | 3,100 sq. ft. |
| Asking Price: | \$10,000,000 |

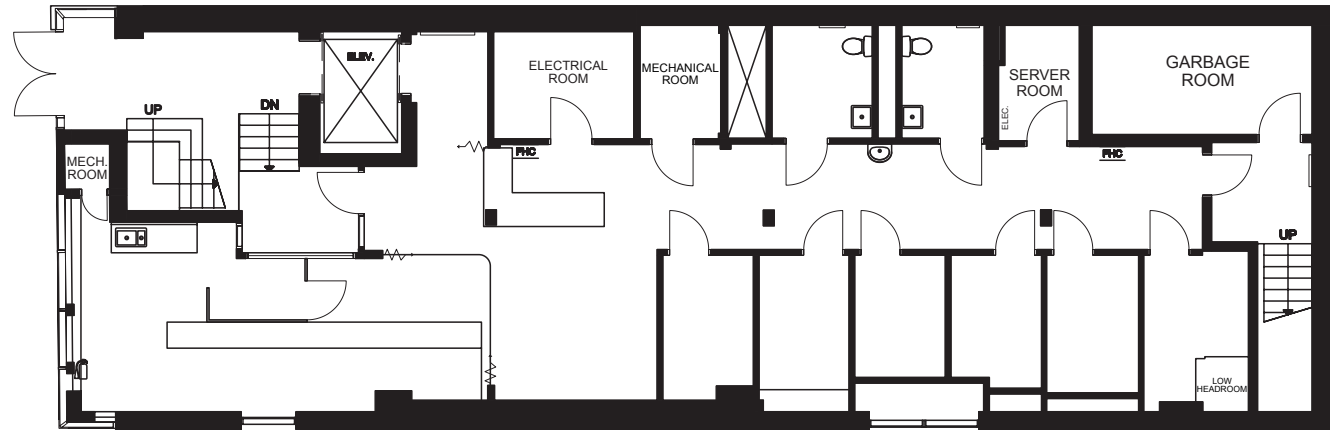
- + Freestanding building in the heart of Toronto
- + The building is leased to a mix of medical, jewelry, and service-based retailers
- + Excellent visibility from Dundas Street and steps to Yonge-Dundas, Toronto's busiest intersection
- + Small format floorplates with an abundance of natural light

Offers to be reviewed on an as received basis

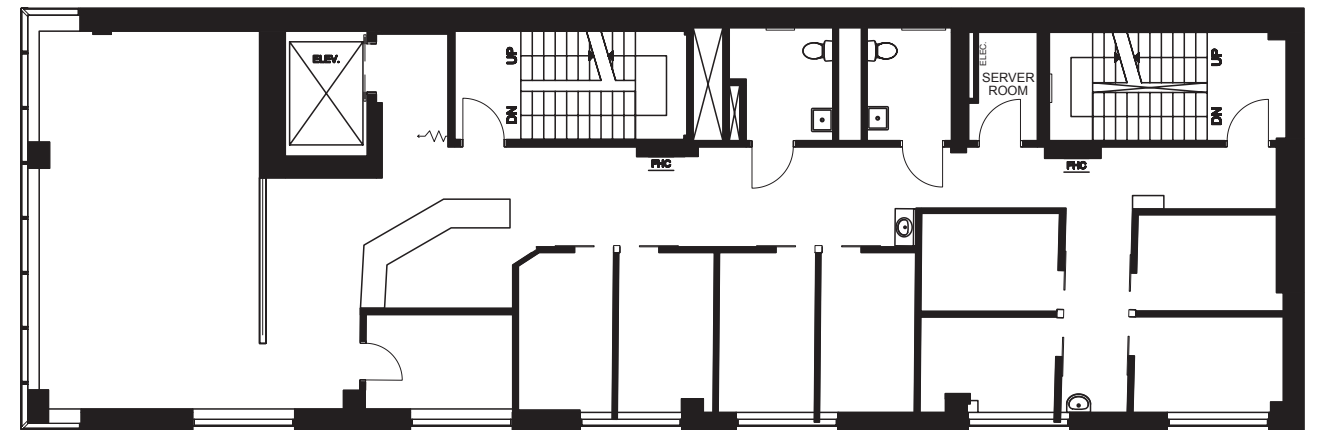


FLOOR PLANS

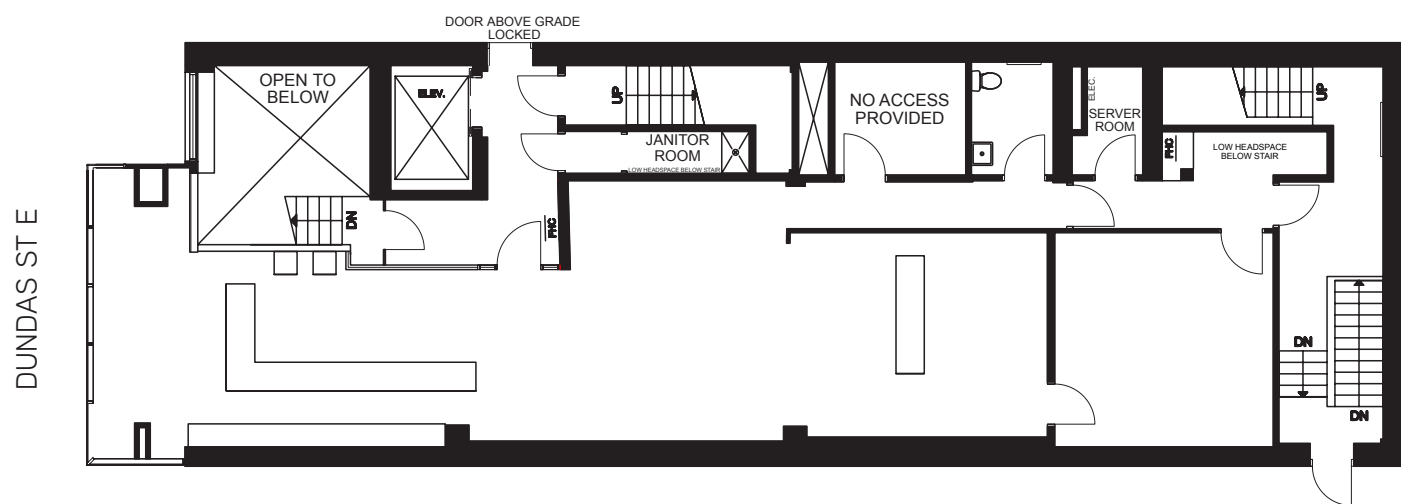
BASEMENT
2,554 SF



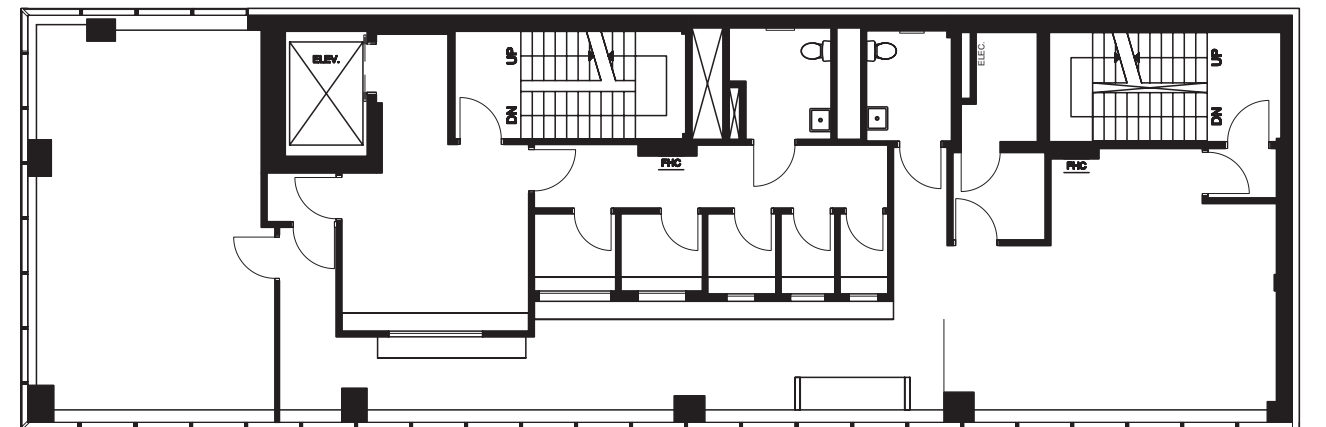
SECOND FLOOR
2,180 SF



GROUND FLOOR
2,260 SF



THIRD FLOOR
2,253 SF

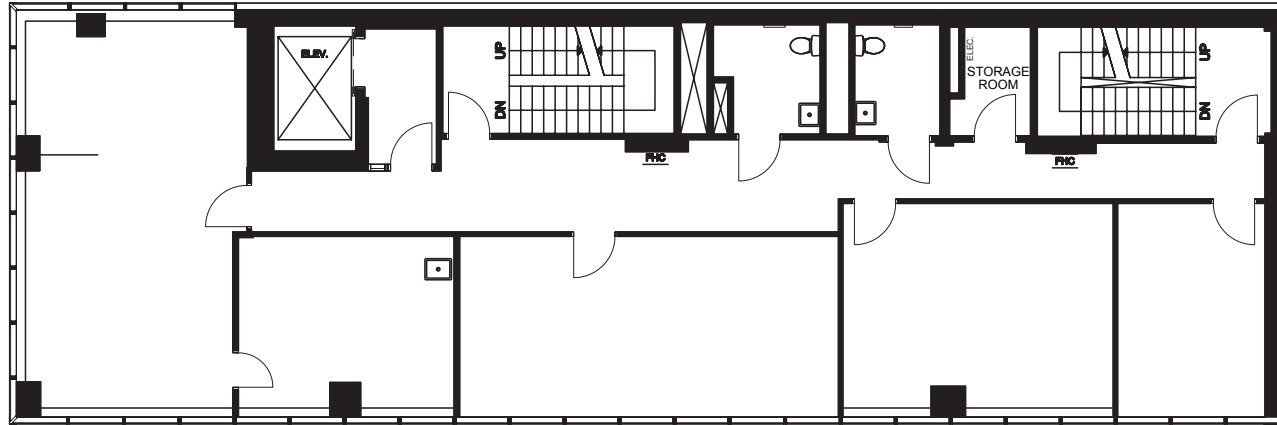


DUNDAS ST E

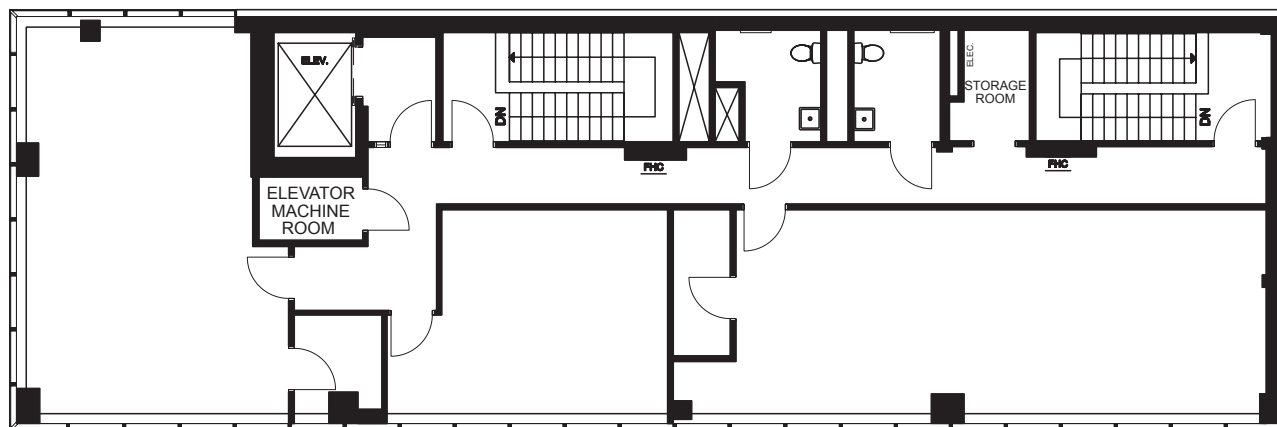


FLOOR PLANS

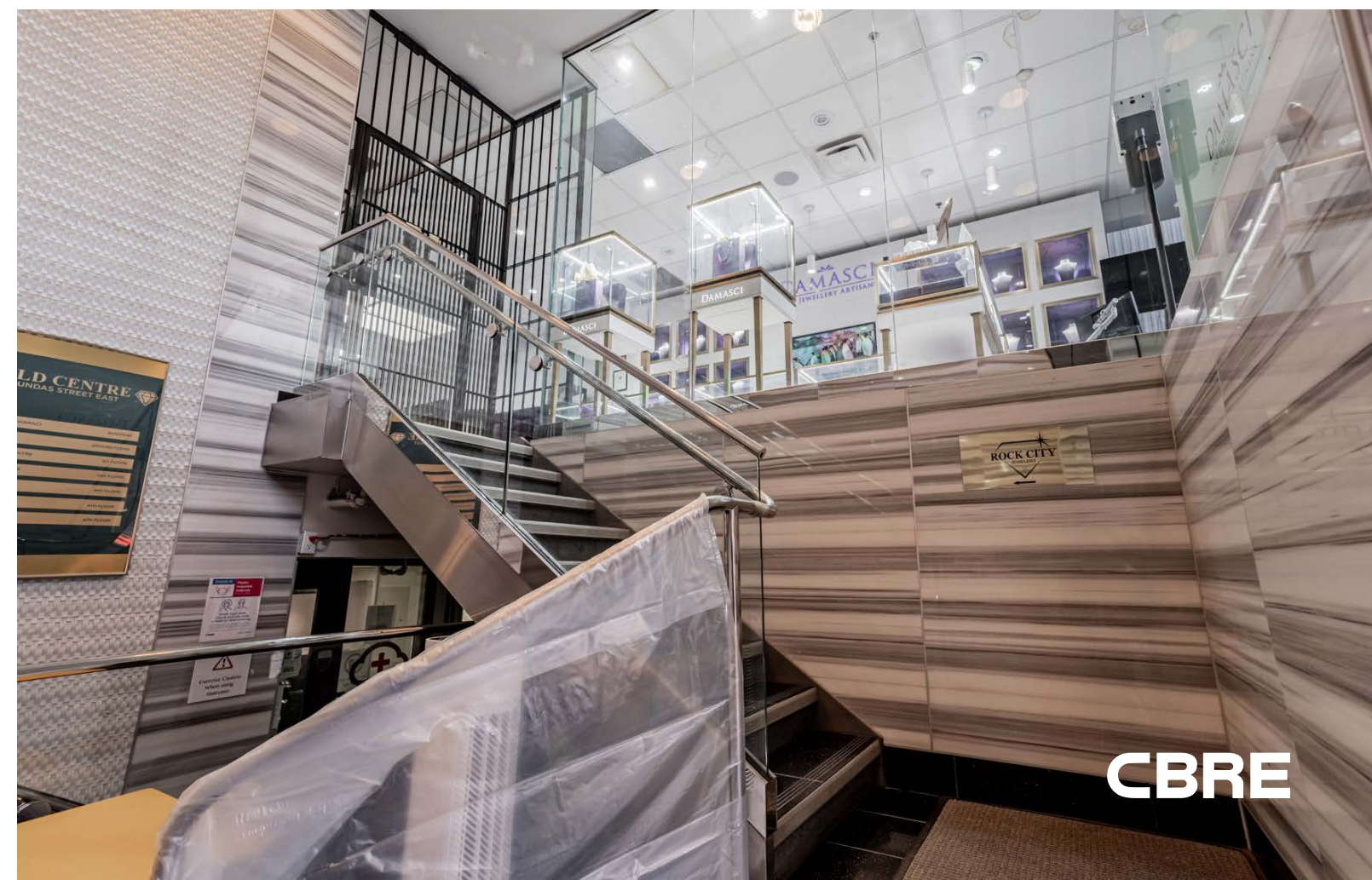
FOURTH FLOOR 2,265 SF



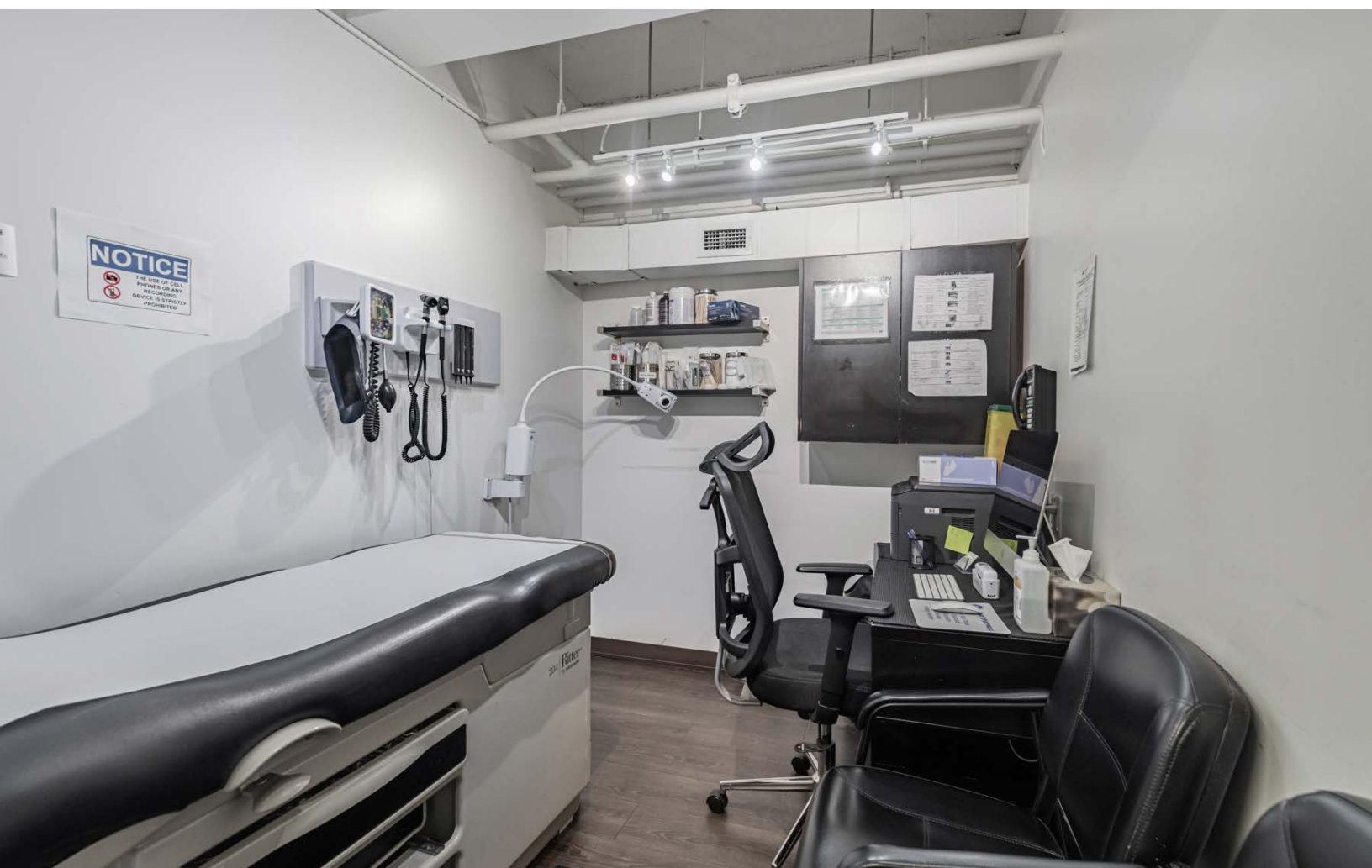
FIFTH FLOOR 2,256 SF



INTERIOR IMAGES



INTERIOR IMAGES



The Location

Perfectly Positioned in the Heart of Downtown Toronto

55 Dundas Street East is located in the heart of Toronto's vibrant downtown core, just east of the intersection of Yonge and Dundas. The property is surrounded by key landmarks including The Eaton Centre, Toronto Metropolitan University, Massey Hall, and Yonge-Dundas Square. The area is experiencing significant development, promising an influx of new residents to the neighbourhood.



AREA TRAFFIC GENERATORS

Toronto Eaton Centre is the city's top tourist attraction with over 52 million visitors annually. It is the busiest shopping centre in North America in terms of annual pedestrian count. It is consistently one of the top five performing malls in Canada. The Eaton Centre is anchored by Saks Fifth Avenue and Hudson's Bay.

Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year with an average of 1,000,000 + event attendees each year.

Toronto Metropolitan University (Formally Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. TMU has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.





ST. MICHAEL'S HOSPITAL

ED MIRVISH THEATRE

EATON CENTRE

YONGE-DUNDAS SQUARE

M
DUNDAS STATION

TORONTO METROPOLITAN UNIVERSITY

YONGE STREET

DUNDAS STREET WEST

DUNDAS STREET EAST

BOND STREET

55
DUNDAS



Advisory Team

Urban Retail Team

ARLIN MARKOWITZ*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

TEDDY TAGGART*
Vice President
416 847 3254
teddy.taggart@cbre.com

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

JACKSON TURNER**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

Land Services Group

MIKE CZESTOCHOWSKI**
Vice Chairman
416 495 6257
mike.czestochowski@cbre.com

LAUREN WHITE*
Executive Vice President
416 495 6223
lauren.white@cbre.com

*Sales Representative **Broker



Outlines are approximate.

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.