

TWO NINETY NINE
ADELAIDE

FREEHOLD RETAIL OFFERING FOR SALE IN DOWNTOWN TORONTO

299 ADELAIDE STREET WEST / TORONTO



CBRE

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THE OFFERING

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer an exceptional retail property & 166 parking stalls located at 299 Adelaide Street West (the "Property" or the "Site"), situated in the heart of Toronto's Entertainment District. This prime retail space spans 11,618 sq. ft. across two levels, featuring soaring 20+ ft. ceiling heights and more than 50 ft. of frontage along Adelaide Street, ensuring high visibility and foot traffic. The property is 100% leased to Petros 82, a well-established restaurant, under a 10-year lease, providing stable, long-term cash flow. This property represents a rare investment opportunity in one of Toronto's most dynamic neighborhoods, offering beautiful retail space with a reliable tenant in an area known for its thriving cultural and entertainment scene.



ASKING PRICE: \$14,495,000

(RETAIL: \$7,855,000 | PARKING: \$6,640,000)



PROPERTY DETAILS

Address: 299 Adelaide Street West, Toronto

Size: Ground: 6,792 sq. ft.
Mezzanine: 4,584 sq. ft.
Storage: 242 sq. ft.
Total Rentable Area: 11,618 sq. ft.

Parking: 166 stalls (P1, P2,P3 and part of P4)

Patio Size: 500+ sq. ft.


Ceiling Height: 20+ ft.

Frontage: 50+ ft.


Annual Taxes: \$173,212.78

LLBO Capacity: Ground: 210 people
Mezzanine: 120 people
Patio: 69 people
Total Capacity: 399 people



 High-profile location with **50 ft. of frontage** on Adelaide Street West

 **166 Parking Stalls**

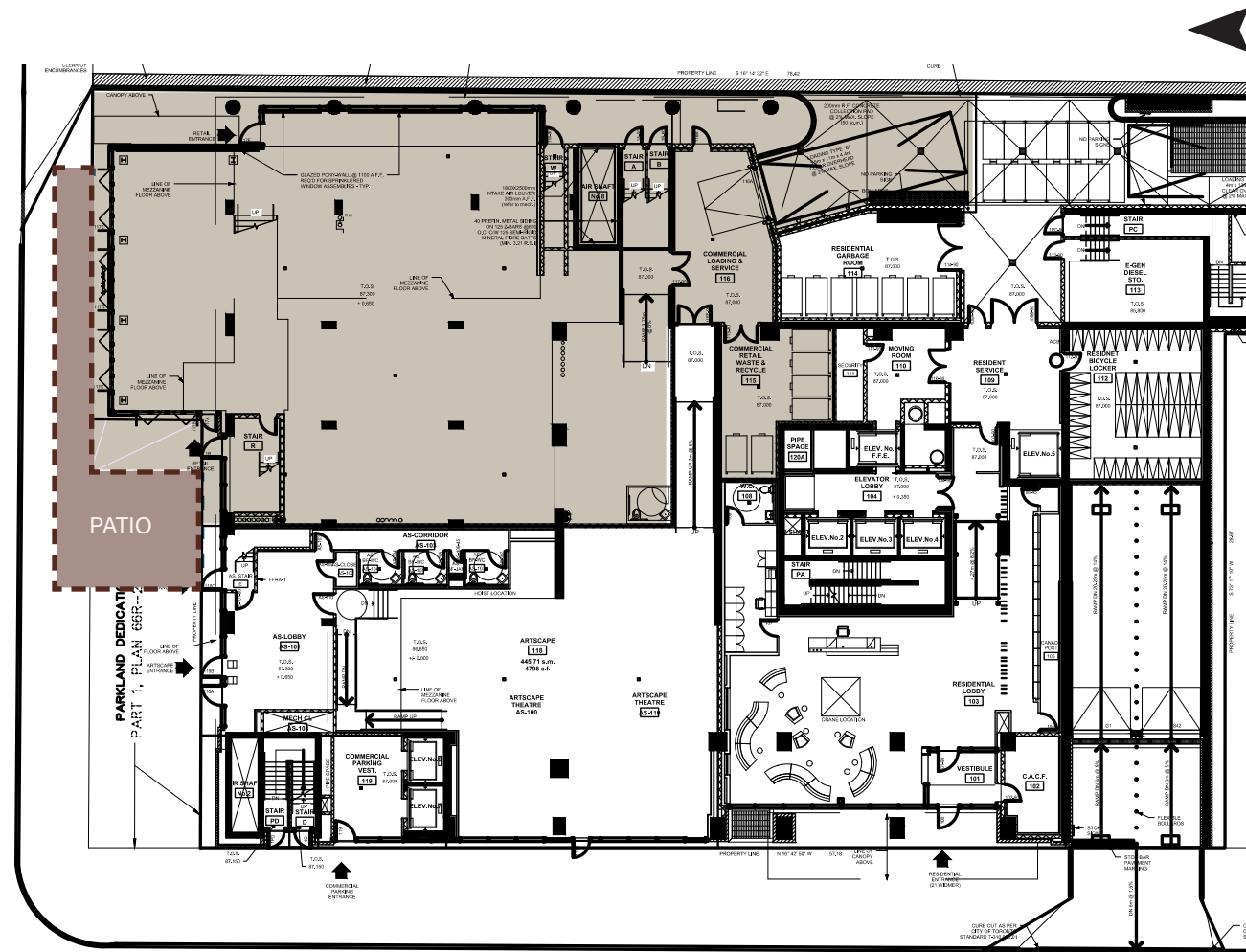
 Rare investment opportunity in **Toronto's Entertainment District**

 Fully leased to a reputable restaurant by **Peter & Pauls Hospitality Group**

FLOOR PLANS

Ground Floor: 6,792 sq. ft.

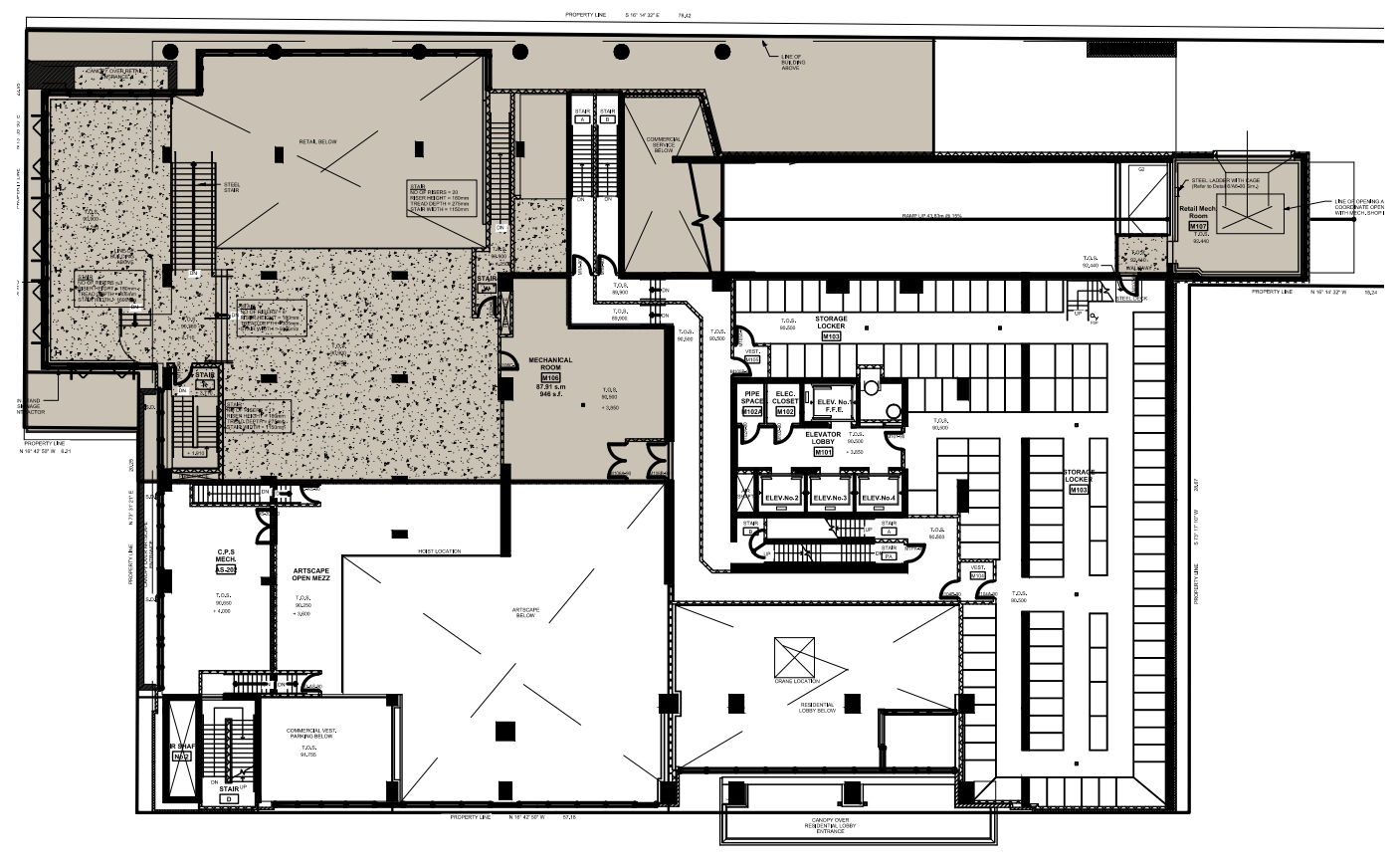
ADELAIDE STREET WEST



WIDMER STREET

Mezzanine: 4,584 sq. ft.

ADELAIDE STREET WEST



WIDMER STREET

TENANT OVERVIEW

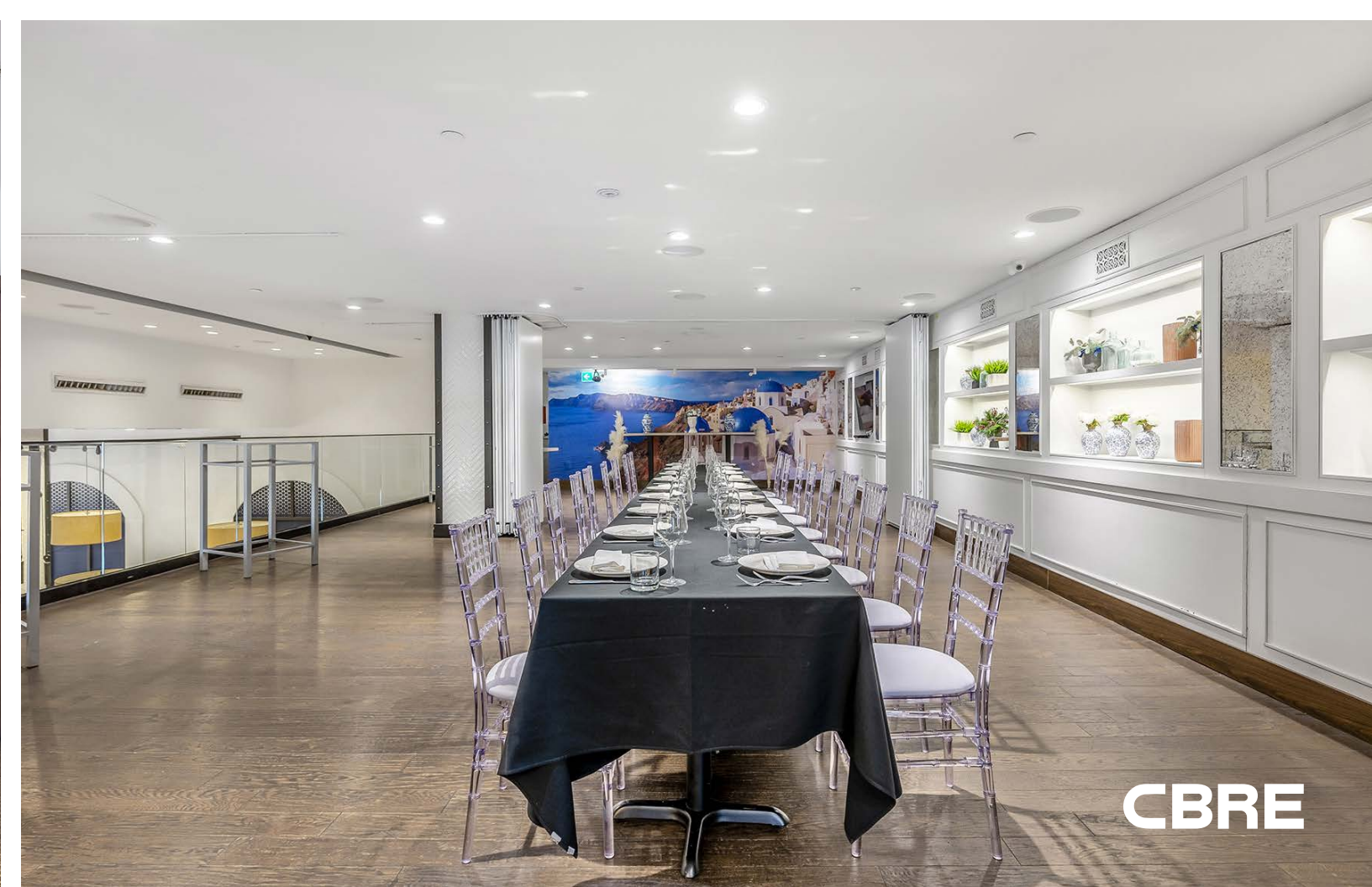
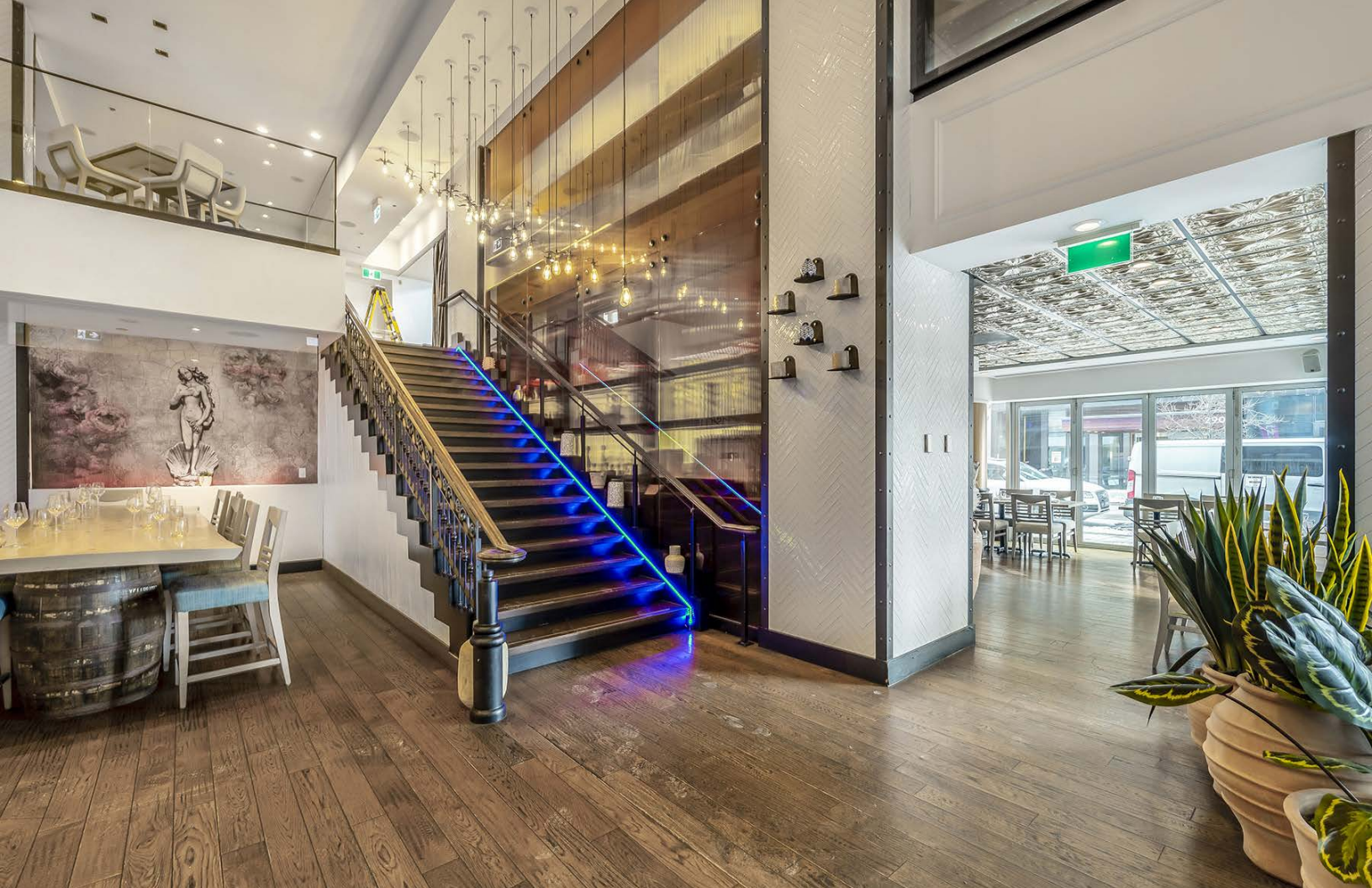
PETROS 82



| | |
|---------------------------------|---|
| Tenant: | Petros 82 (Peter & Pauls Hospitality Group) |
| Rentable Area: | 11,618 sq. ft. |
| Lease Commencement Date: | December 1, 2021 |
| Lease Expiry Date: | November 30, 2031 |
| Options to Renew: | 2 x 5 |

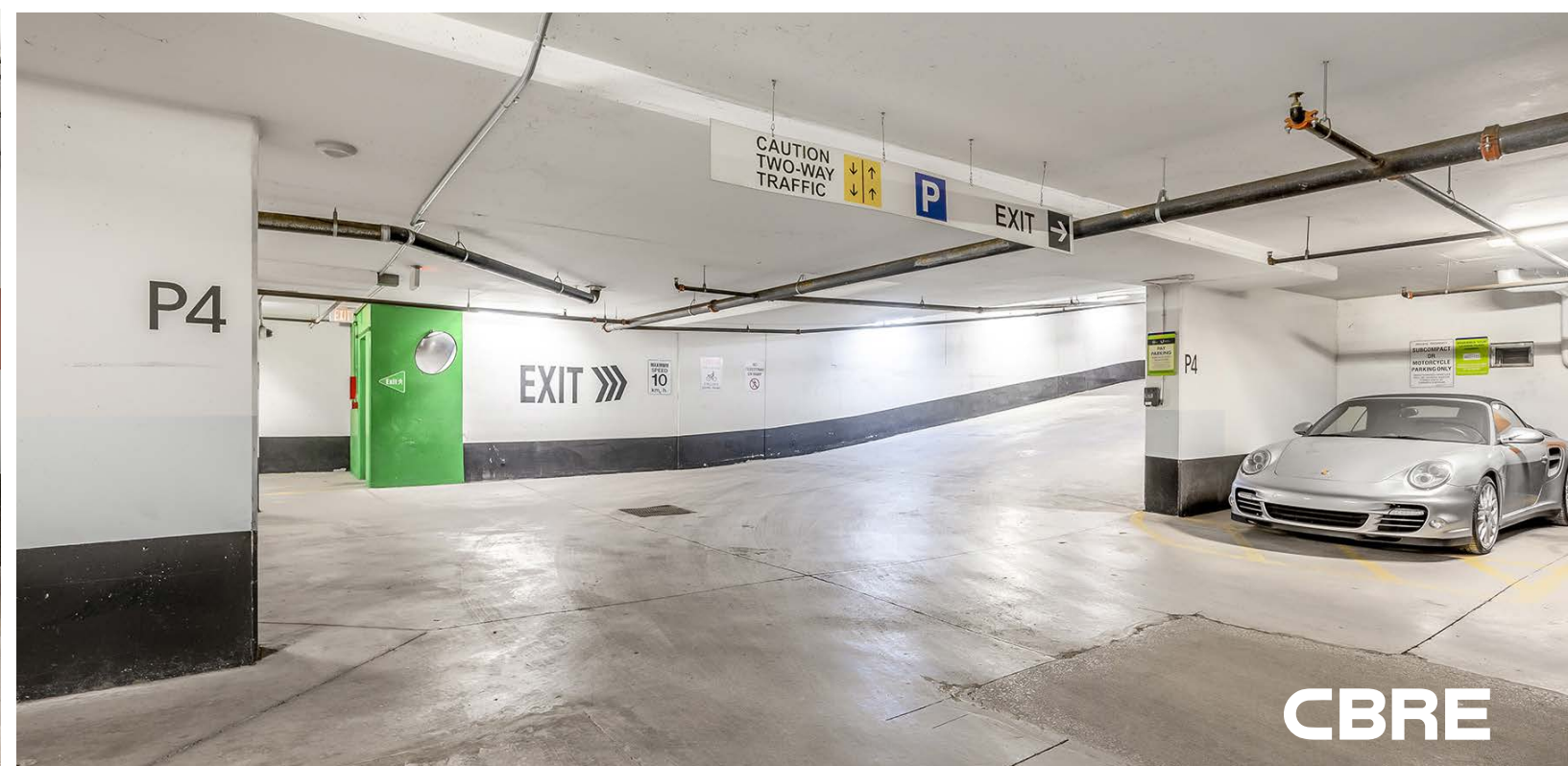
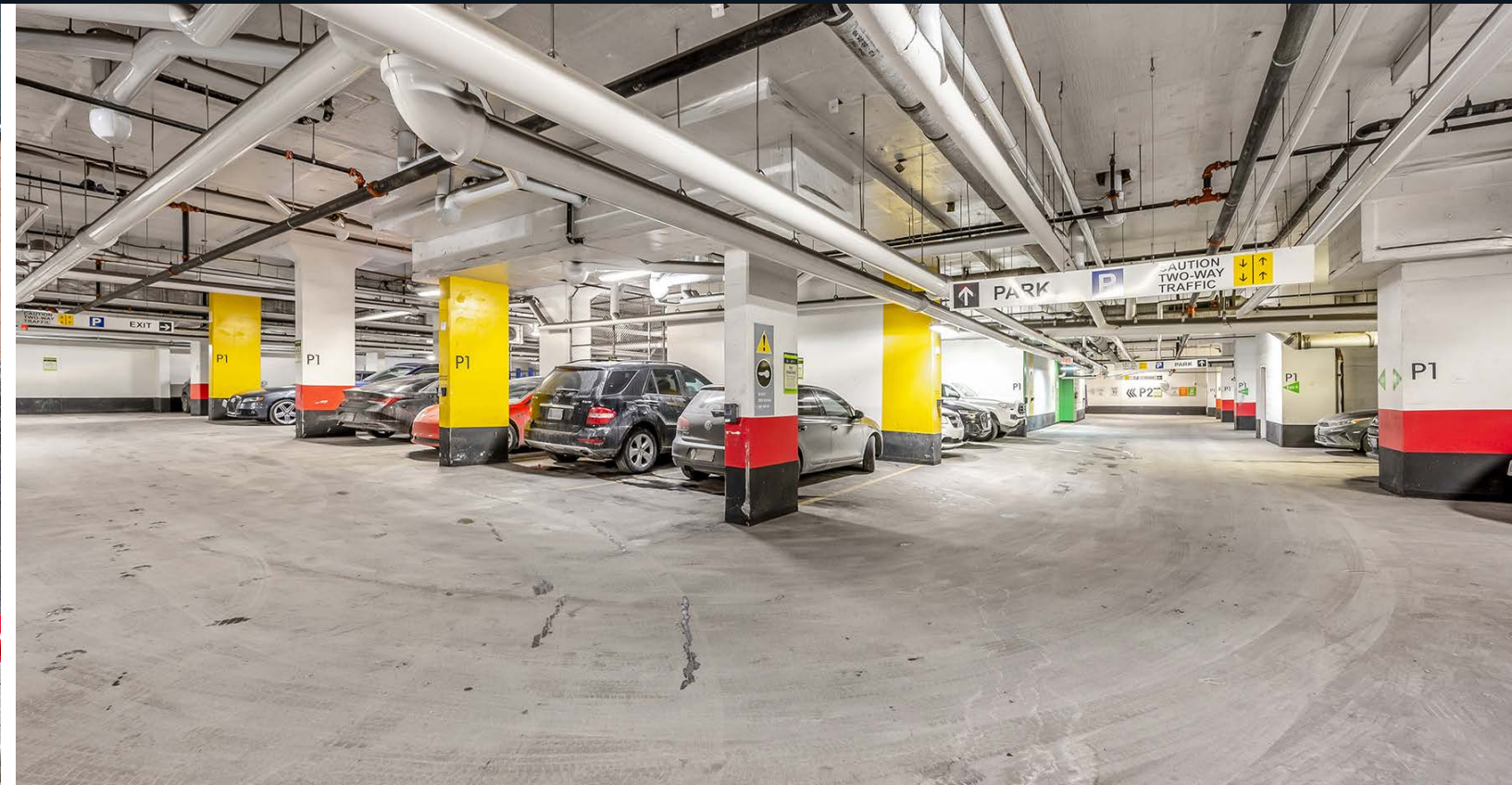
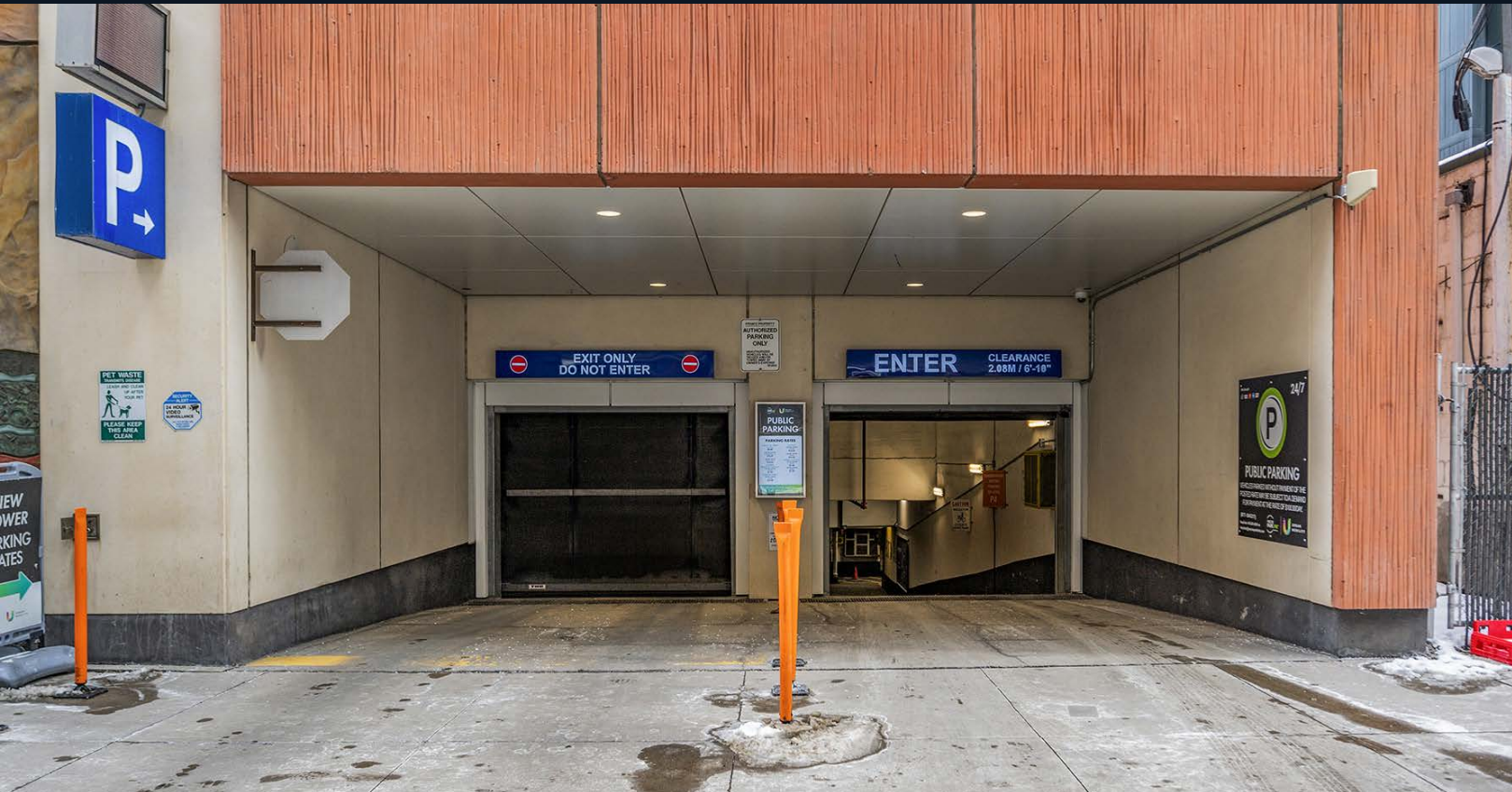
Petros 82 offers a premium casual Greek dining experience that emphasizes the traditional Greek hospitality concept of philoxenia, making strangers feel like friends. Launched by Peter and Paul's Hospitality Group, Petros 82 combines the simplicity of sharing meals with a modern twist, featuring fresh seafood, signature markets, various dining rooms, and cocktail lounges. The restaurant aims to create a welcoming atmosphere that celebrates togetherness, under the guidance of Peter Eliopoulos, a notable figure in Toronto's hospitality scene since 1982.

Website: www.petros82.to



PARKING

166 PARKING STALLS





THE LOCATION

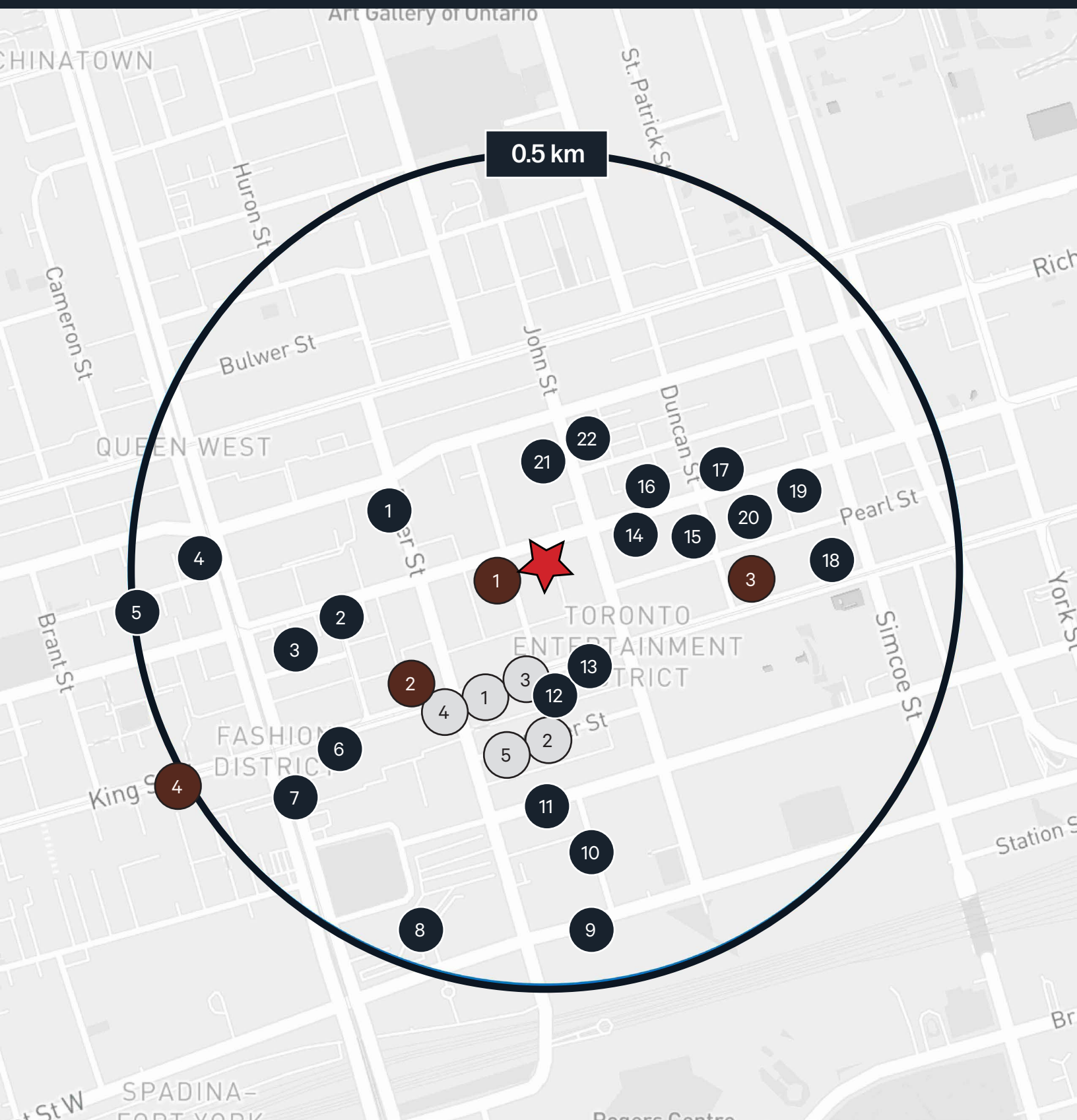
299 Adelaide Street West occupies a premier street-front location on Adelaide Street in the heart of Toronto's Entertainment District. With Queen Street West to the north and King Street West to the south, the Property is ideally positioned between two of the most dynamic retail nodes in the city.

The Property is surrounded by countless amenities including unrivaled transit access, an assortment of retailers, restaurants, cafes, fitness concepts, world-class entertainment, hotels and nightlife. Neighbouring traffic generators include TIFF Bell Lightbox, Scotiabank Theatre, The Ballroom, Princess of Wales Theatre, Roy Thompson Hall, Ripely's Aquarium, CN Tower, AGO and the Rogers Centre.



NEIGHBOURING DEVELOPMENTS

INCOMING UNITS: 17,172 + (WITHIN 0.5KM)



NOTABLE ACTIVE DEVELOPMENTS

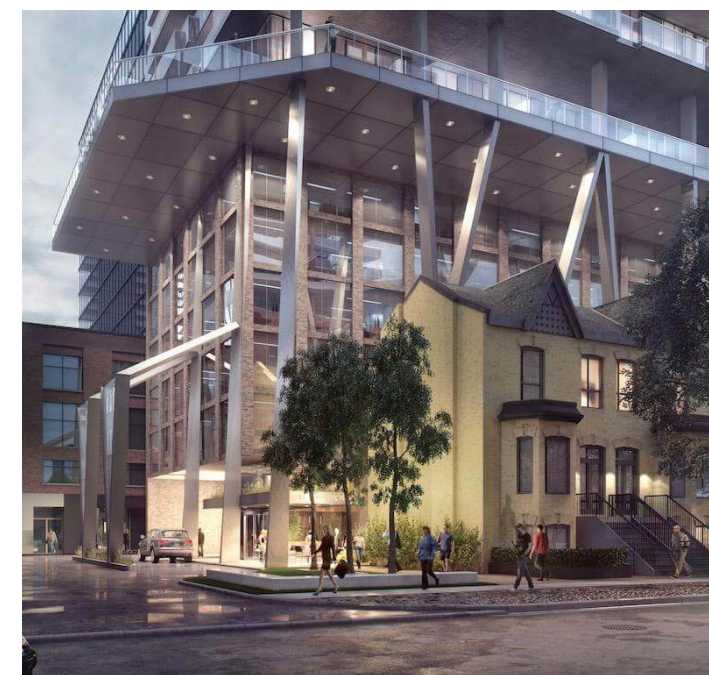
| # | Condo | Units |
|---|-------------------------------------|--------------|
| 1 | Theatre District Condos & Rui Hotel | 1,005 |
| 2 | 400 King West | 612 |
| 3 | Forma | 2,034 |
| 4 | KING Toronto | 440 |
| | Total | 4,091 |

NOTABLE DEVELOPMENT APPLICATIONS

| # | Condo | Units |
|----|--------------------------|---------------|
| 1 | 122 Peter | 386 |
| 2 | Spadina Adelaide Square | 557 |
| 3 | 101 Spadina Avenue | 397 |
| 4 | 8 Camden | 200 |
| 5 | Camden House | 237 |
| 6 | Four Eleven King Condos | 435 |
| 7 | 46 Spadina Avenue | 550 |
| 8 | 400 Front Street | 2,171 |
| 9 | Union Park | 732 |
| 10 | 310 Front West | 1,782 |
| 11 | 255 Wellington St W | 300 |
| 12 | Bungalow on Mercer | 12 |
| 13 | 305-319 King West | 403 |
| 14 | Natasha Residences | 432 |
| 15 | 14 Duncan | 369 |
| 16 | 260 Adelaide West | 813 |
| 17 | Freed Hotel & Residences | 493 |
| 18 | 212 King Street West | 569 |
| 19 | 100 Simcoe | 526 |
| 20 | 150 Pearl | 482 |
| 21 | RioCan Hall | 693 |
| 22 | 241 Richmond West | 479 |
| | Total | 13,081 |

NOTABLE RECENTLY COMPLETED CONDOS

| # | Condo | Units |
|---|-----------------|--------------|
| 1 | King Blue | 911 |
| 2 | Nobu Residences | 656 |
| 3 | Maverick | 310 |
| 4 | 357 King West | 340 |
| 5 | 55 Mercer | 543 |
| | Total | 2,760 |



NEIGHBOURING RETAILERS & TRAFFIC DRIVERS



Shopping

- 1 Michael's
- 2 Marshalls
- 3 MAC Cosmetics
- 4 Arc'teryx
- 5 Aldo
- 6 Brandy Melville
- 7 Aritzia
- 8 Icebreaker
- 9 MEC
- 10 Lululemon
- 11 Reigning Champ
- 12 Club Monaco
- 13 Adidas Originals
- 14 Kit and Ace
- 15 Shoppers Drug Mart
- 16 Fjallraven
- 17 Casper
- 18 Umbra
- 19 Miniso
- 20 Rexall
- 21 HomeSense
- 22 Shoppers Drug Mart
- 23 Dollarama
- 24 Bulk Bar

Food/Drink

- 1 Figo
- 2 La Carnita
- 3 Parlour
- 4 O&B Canteen
- 5 PAI
- 6 Michael's
- 7 Mott 32
- 8 Soho House
- 9 Byblos
- 10 Pigeon Cafe & Bar
- 11 Bar Hop
- 12 Luma
- 13 District Eatery
- 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
- 24 Chipotle
- 25 Starbucks
- 26 Alo
- 27 McDonald's
- 28 What A Bagel
- 29 Miss Likklemore's
- 30 Pink Sky Seafood
- 31 Patria
- 32 The Haam
- 33 Fresh & Wild Food Market
- 34 Wendy's
- 35 Tim Hortons
- 36 Belly Busters
- 37 Imperfect Fresh East
- 38 Abrielle

Entertainment

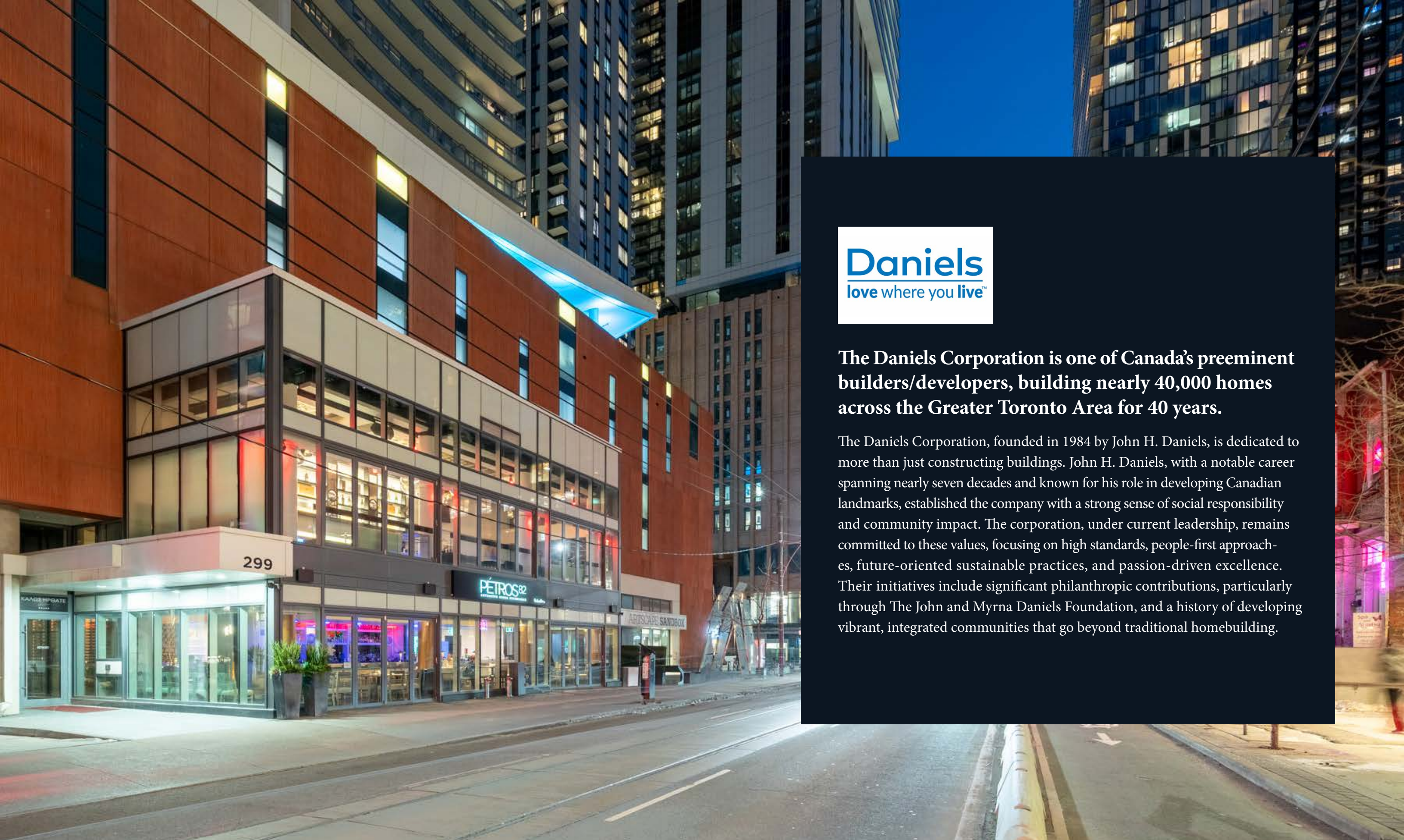
- 1 TIFF Bell Lightbox
- 2 Scotiabank Theatre
- 3 CBC Headquarters
- 4 Princess of Wales Theatre
- 5 Royal Alexandra Theatre
- 6 Roy Thompson Hall
- 7 Bell Media Headquarters
- 8 Four Seasons Centre
- 9 Ballroom Bowl
- 10 Ripley's Aquarium
- 11 CN Tower
- 12 Rogers Centre
- 13 AGO

Hotels

- 1 Shangri-La
- 2 Nobu Hotel
- 3 Revery Toronto
- 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
- 12 Sonder
- 13 Sutton Place Hotel

 **299 Adelaide St W**





Daniels
love where you live™

The Daniels Corporation is one of Canada's preeminent builders/developers, building nearly 40,000 homes across the Greater Toronto Area for 40 years.

The Daniels Corporation, founded in 1984 by John H. Daniels, is dedicated to more than just constructing buildings. John H. Daniels, with a notable career spanning nearly seven decades and known for his role in developing Canadian landmarks, established the company with a strong sense of social responsibility and community impact. The corporation, under current leadership, remains committed to these values, focusing on high standards, people-first approaches, future-oriented sustainable practices, and passion-driven excellence. Their initiatives include significant philanthropic contributions, particularly through The John and Myrna Daniels Foundation, and a history of developing vibrant, integrated communities that go beyond traditional homebuilding.

SUBMISSION GUIDELINES

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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ing this document, the Vendor and the Advisor undertake no obligation to provide the recipient with access to additional information.

Offering Process

The process for offers will be communicated by the Advisor to all parties who sign a confidentiality agreement. 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: Jordan Lunan/Jackson Turner

Submission Guidelines

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing)
- Name of the ultimate beneficial Owner(s) 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:

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*Sales Representative **Broker

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