

125-127 SPADINA AVENUE

TORONTO | ONTARIO

Exceptional Location in The Heart of Downtown Toronto with Immediately Available Leasing Upside

Investment Highlights

-  Prime retail space on Spadina Avenue in a densely populated node
-  Ideally positioned to the surrounding trade area – constant weekday, nightly event, and residential traffic
-  Highly liquid unit sizes of 2,500 sq. ft. & 2,584 sq. ft. cater to a wide variety of uses
-  Historic brick building built in 1900, with upgraded facades
-  Laneway access to the rear of the building

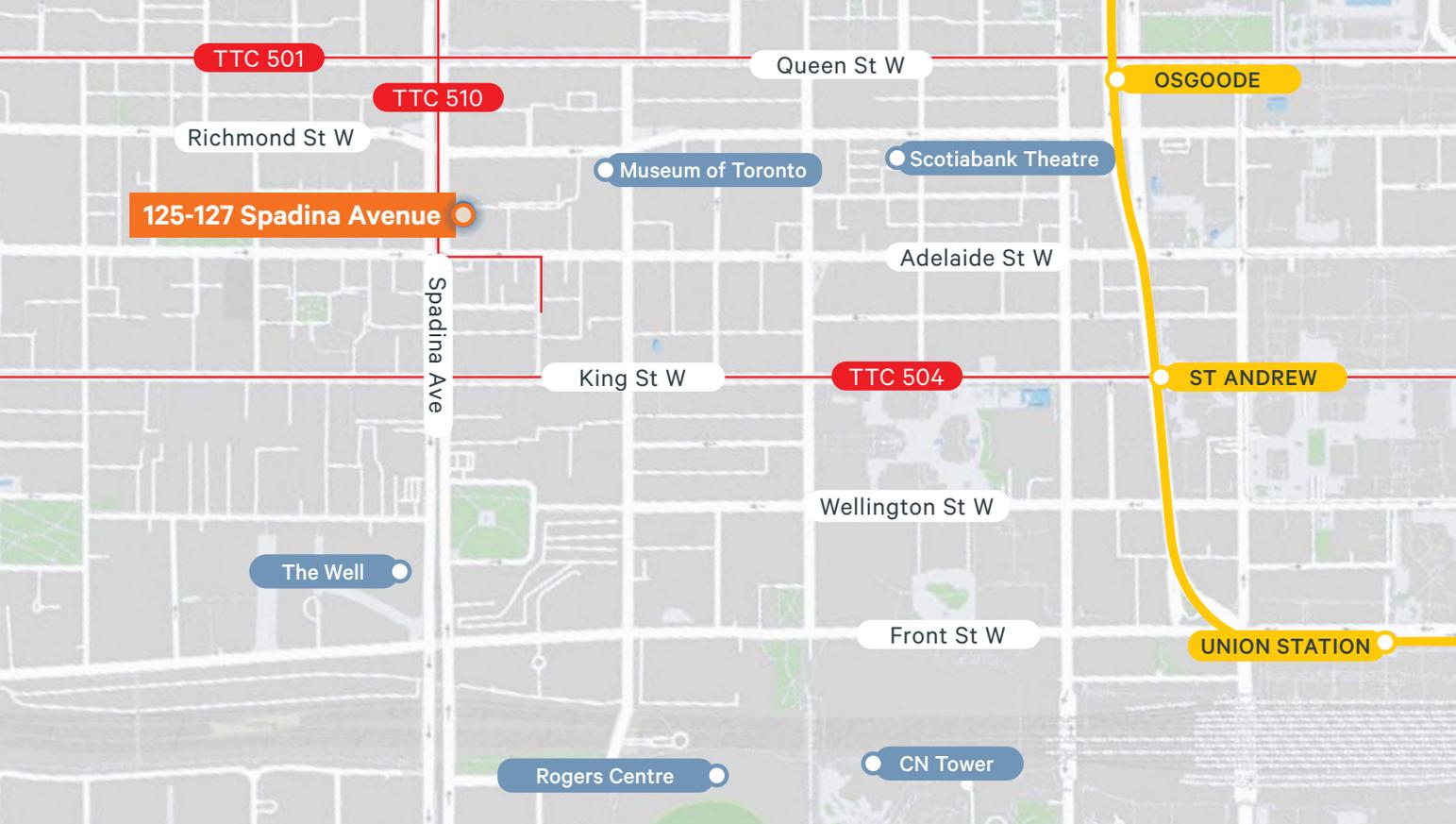
Property Profile

125-127 Spadina Avenue

NRA (SQ. FT.)	5,084
SITE AREA (AC.)	0.1
YEAR BUILT	1900
UNITS	2
OCCUPANCY	49%
WALT (YRS)	2.3
AVG. NET RENTS PSF	\$50.50

PART OF 8-PROPERTY HUMBOLDT GTA PORTFOLIO





Humbold GTA Portfolio Available For Sale

- | 80 & 85 Citizen Court, Markham
- | 4118 14th Avenue West, Markham
- | 5781 – 5789 Steeles Avenue West, Toronto
- | 3700-3900 Rutherford Road & 9311-9333 Weston Road, Vaughan
- | 1510-1530 Aimco Boulevard, Mississauga
- | 125-127 Spadina Avenue, Toronto
- | 1118-1126 Finch Avenue West, Toronto
- | 217 Adelaide Street West, Toronto

Interested buyers are invited to submit offers on the Property, the entire Humbold GTA Portfolio, or on subsets of the Portfolio. Please contact the Advisor for more information on the Offering Process.

CBRE

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