



\$20,000 Broker Incentive
for a firm sale by June 30, 2025

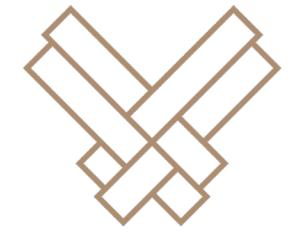
THE VANGUARD

7097-7101 Yonge Street • www.vanguardTO.com



Devron





THE **VANGUARD**

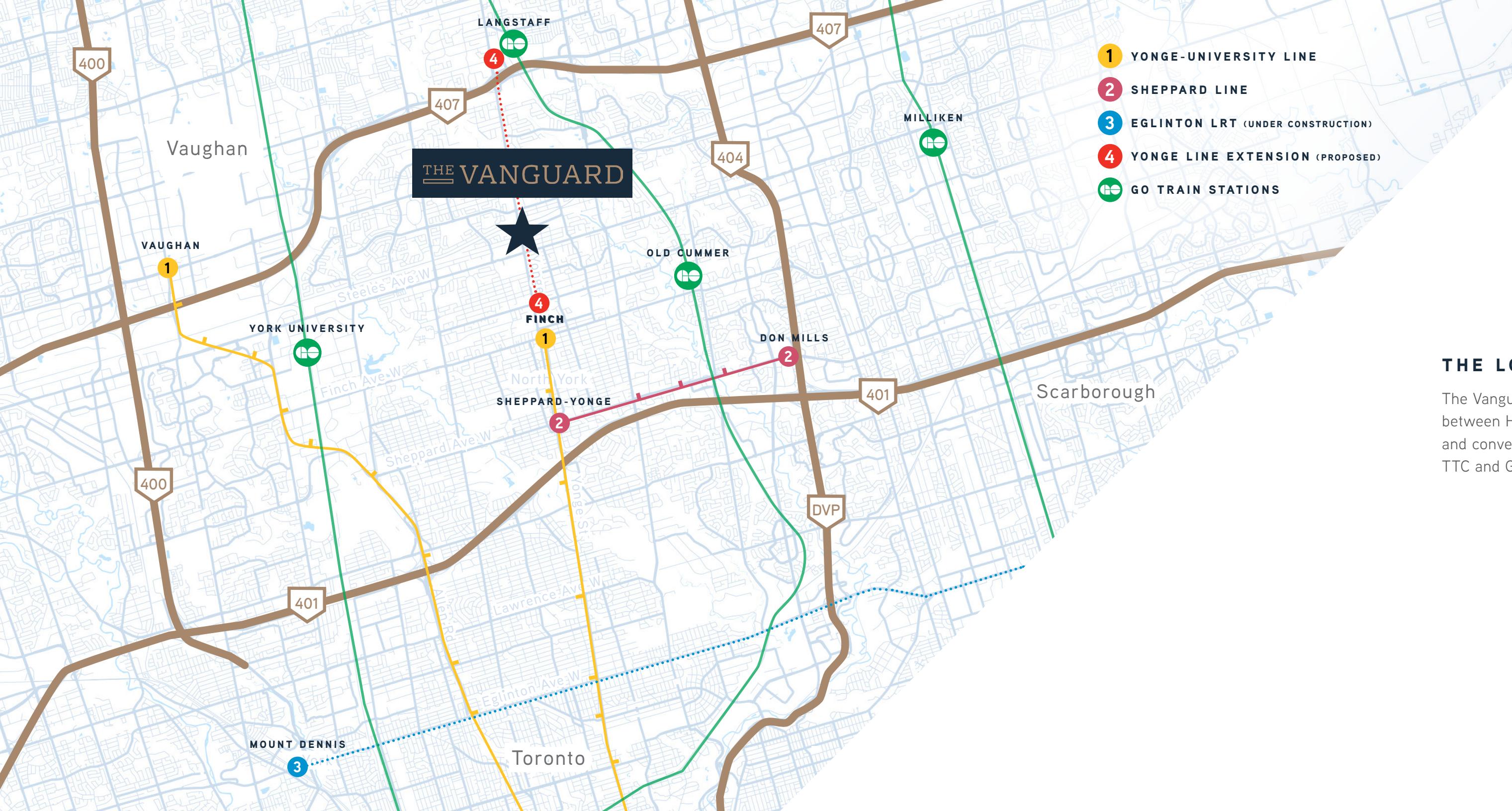
STEPS FROM YONGE & STEELES, THE VANGUARD, DEVRON'S NEWEST RESIDENCE, OFFERS SECOND FLOOR LOFT-INSPIRED OFFICE SPACES TO SUIT YOUR NEEDS. WITH FLEXIBLE FLOORPLANS BEGINNING AT 1,000 SQ. FT., CEILING HEIGHTS OF UP TO 12 FT., OPEN THE DOOR TO YOUR BUSINESSES POTENTIAL AT THIS LEED GOLD BUILDING.

DISCOVER SPACES FOR YOUR BUSINESS TO THRIVE

THE AREA

With a desirable Yonge Street address, and overlooking a new 3/4 acre park, The Vanguard is in the heart of a neighbourhood poised for growth. North Yonge is in the midst of rapid transformation, with average home prices over \$1.6M, ample access to the subway and major highways, development plans focused on the creation of pedestrian friendly streetscape, expanded green spaces, and upgrades to transit.





- 1 YONGE-UNIVERSITY LINE
- 2 SHEPPARD LINE
- 3 EGLINTON LRT (UNDER CONSTRUCTION)
- 4 YONGE LINE EXTENSION (PROPOSED)
- GO TRAIN STATIONS

THE LOCATION

The Vanguard is perfectly positioned between Highways 401, 407, 404 and 400; and conveniently accessed through nearby TTC and GO Transit lines.



THE AMENITIES

You're in good company at The Vanguard. The area is rich in premium amenities, allowing for errand running, socializing, and everyday living.

- 1 Starbucks
- 2 Hudson's Bay
- 3 Canadian Tire
- 4 Galleria Supermarket
- 5 HSBC Bank
- 6 Staples Thornhill
- 7 CIBC Branch
- 8 Bike Depot
- 9 The Pickle Barrel
- 10 Ginza Sushi Restaurant
- 11 Muncheez Creperie

THE VANGUARD

SPECIFICATIONS



Structural concrete slab flooring and exposed concrete surface.



Demising walls separating the unit from adjacent units constructed of taped and sanded drywall on metal studs.



Approximately 12' high ceilings and 9' to underside of pipes in some areas.



Electrical service is delivered to each unit via a junction box with 60A 120/208 volts capacity.



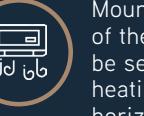
Common area lighting is 24hr LED lighting.



Centralized washrooms for dedicated use of 2nd floor office tenants.



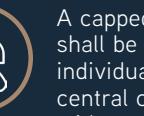
Coiled CAT5 cables will be provided to a point within the unit from the condominium's telephone/cable room.



Mounted on the underside of the ceiling, each unit will be serviced with year-round heating and cooling by a horizontal heat pump, fresh air supply & return ducted from the central corridor.



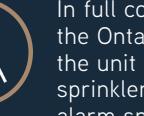
The unit will be sub-metered for electrical, heating and cooling.



A capped water line shall be supplied to each individual unit from the central corridor, equipped with a water meter.



Dedicated commercial garbage room on the ground floor



In full compliance with the Ontario Building Code, the unit will include full sprinkler coverage, fire alarm speaker and strobe, smoke & carbon monoxide detectors.

THE SPACE

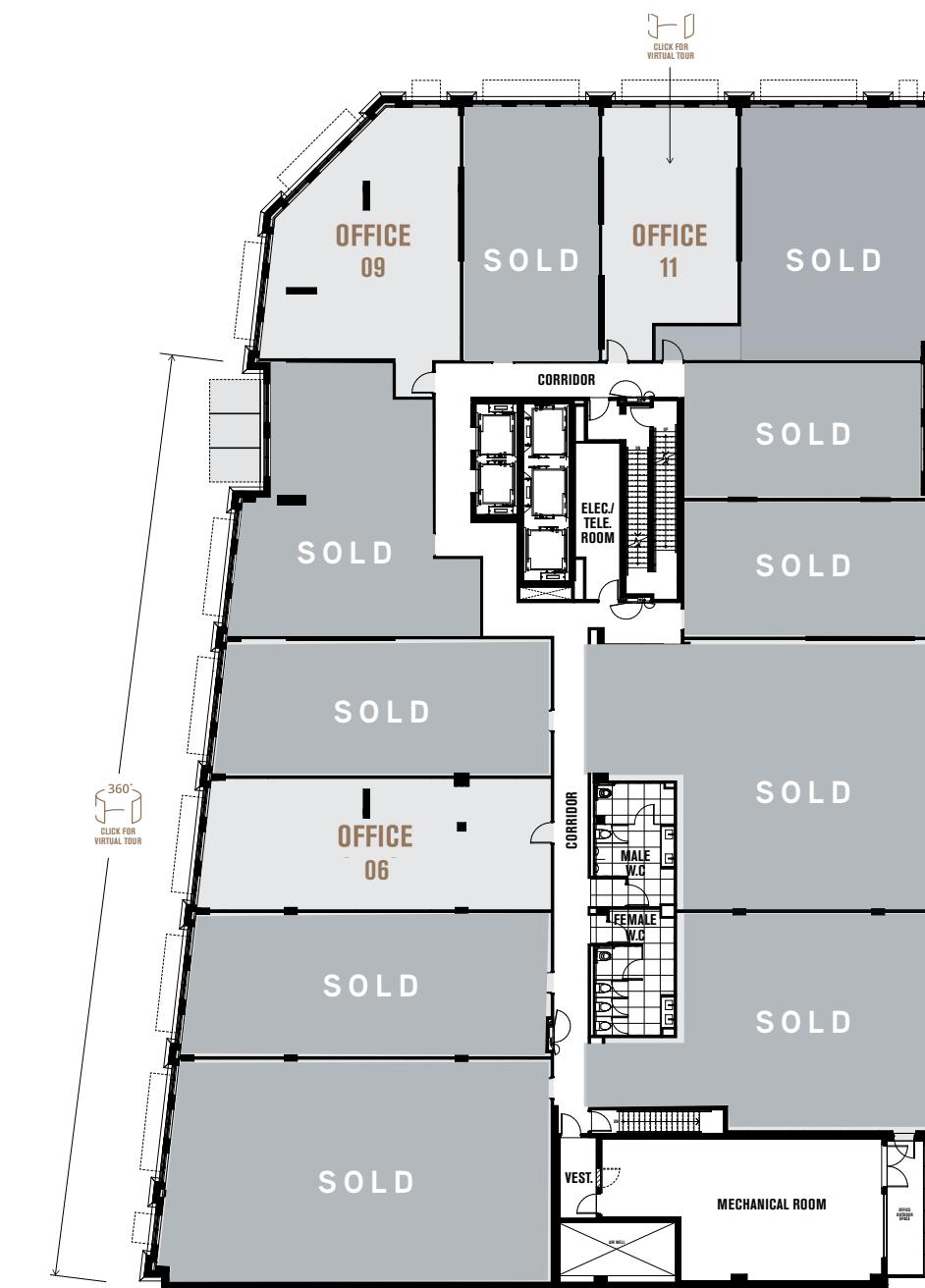
Sale Price	Please contact listing agent
Real Estate Taxes	\$15.30 - \$18.70 PSF
Condo Fees	Approx \$10.20 PSF
Available	Immediately
Deposit	20% (total payable in installments)
Parking	2 stalls included (add. spaces available for purchase)

UNIT	SIZE (SF)
1	SOLD
2	SOLD
3	SOLD
4	SOLD
5	SOLD
6	1,330
7	SOLD

UNIT	SIZE (SF)
8	SOLD
9	1,299
10	SOLD
11	923
12	SOLD
13	SOLD

*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

THE FLOOR PLAN





THE VANGUARD

OWNERSHIP BENEFITS

BUILD EQUITY

As you pay down the principal, you build equity in your condo unit. When you lease space and pay rent, you don't build any equity; the landlord builds equity in their property and not you.

SECURITY OF LOCATION

Owning a condo unit for your business gives you long term stability and security of location; no one can ask you to vacate and you don't need to negotiate the right to stay.

PREDICTABLE COSTS

The ability to lock in long term mortgage rates gives you financial certainty and removes unpredictable market rent increases.

TAX BENEFITS*

You may be able to write off expenses from an owned unit including depreciation, operating expenses and mortgage interest.

CAPITAL BENEFITS*

Capital investments in your condo unit increase the value of your property, while improvements made to leased premises benefit only the landlord.

LONG TERM BENEFITS

Long term benefits can include your own use of the unit, an income producing rental or the future sale of an appreciated asset.

FLEXIBLE EXIT STRATEGY

An owned unit offers multiple exit strategies including renting to a third party or selling the unit.





Devron

THE DEVELOPER

Devron Developments is committed to delivering meticulously crafted, inspiring buildings that outperform expectations. More than developers; they're architects and engineers, with backgrounds in sustainable design. Their buildings are built for the long-term, utilizing innovative practices and superior materials to ensure the highest quality. With an established reputation in custom-home design and award-winning condominiums, Devron thoughtfully considers every last detail to maximize livability for residents and tenants alike.

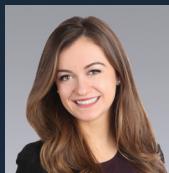




THE VANGUARD



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