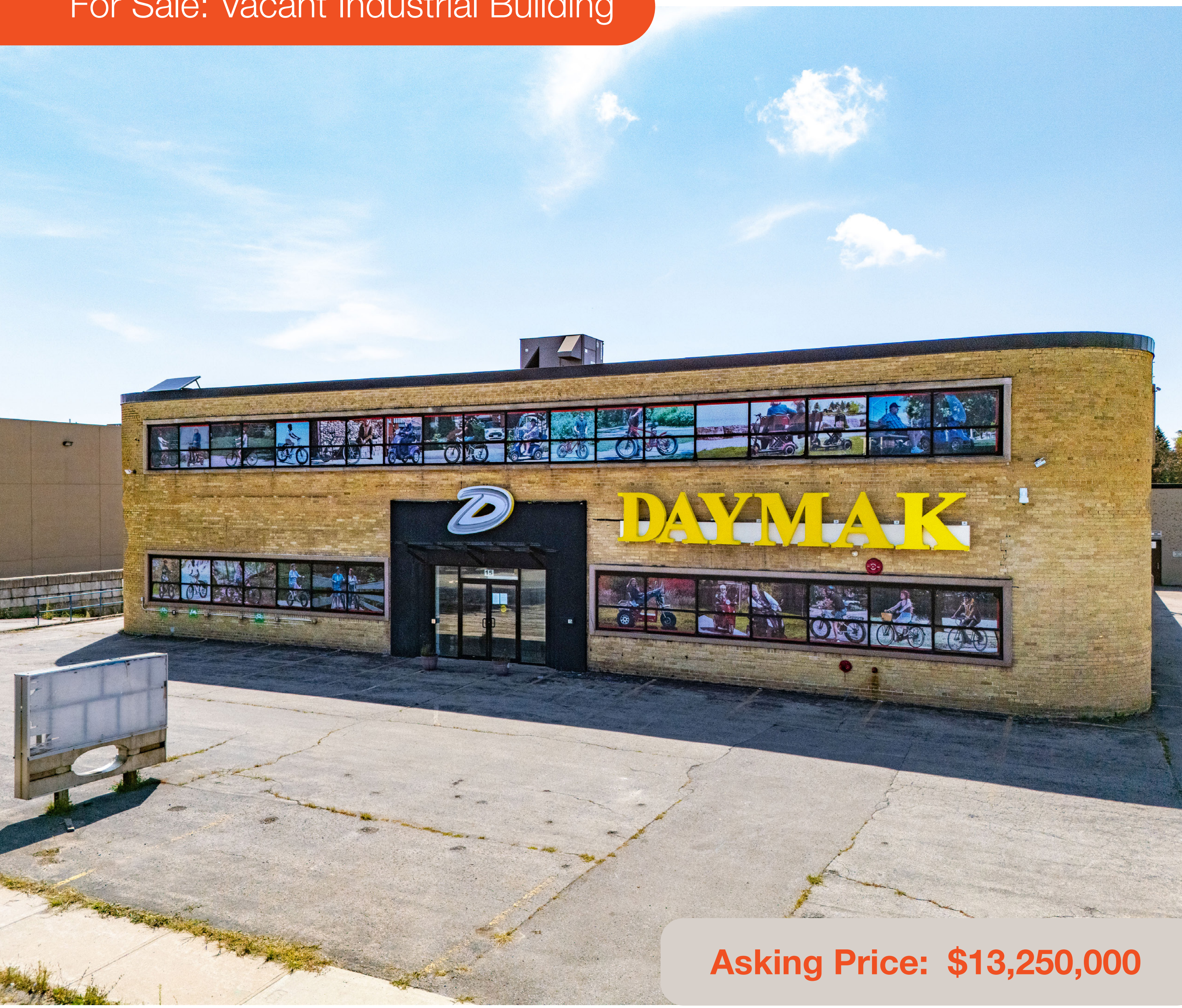
Under Receivership

15 Curity Avenue

User or Investor Opportunity

For Sale: Vacant Industrial Building



Asking Price: $13,250,000

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Property Overview

CDN Global (GTA) Real Estate Services Ltd and Lennard Commercial Realty, Brokerage (jointly the "Advisors") are pleased to offer for sale 15 Curity Avenue on behalf of Albert Gelman Inc, acting as Receiver of Baiocchi Ventures Inc., and not in its personal capacity (the "Vendor").

This 57,068 SF vacant building on an approximately 1.74 acre lot offers an irreplaceable central Toronto location with easy access to the downtown core, the Don Valley Parkway / Highway 404 and Highway 401.

The building has ample power, excellent shipping and receiving capabilities and very flexible zoning which will allow for a multitude of uses.

The property offers an owner occupier immediate availability for their own uses. Investors benefit from the ability to lease the property at very desirable market rents in this high demand area.

Address
15 Curity Avenue

Municipality
Toronto, Ontario

Site Area
1.74 acres (approx.)

Building Size
57,068 SF

Clear Height
14'-17'

Shipping
4 Loading Doors
2 Dock Level
2 Drive-In

Power
2000 Amps

Zoning
E 1.0 (x229) - Employment Industrial Zone

Property Highlights

- Located in the Eglinton Ave and DVP industrial node with excellent access to downtown Toronto and major transportation routes
- 13% built-out office space and public transit available less than 150 metres away
- Vacant possession
- Ideal for both owner-users and investors
- Flexible E1 zoning supports a broad range of industrial and commercial uses, including warehousing, manufacturing and other compatible uses
- Established industrial / commercial node in the heart of Toronto

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Zoning

E 1.0 - Employment Industrial Zone

Permitted Uses

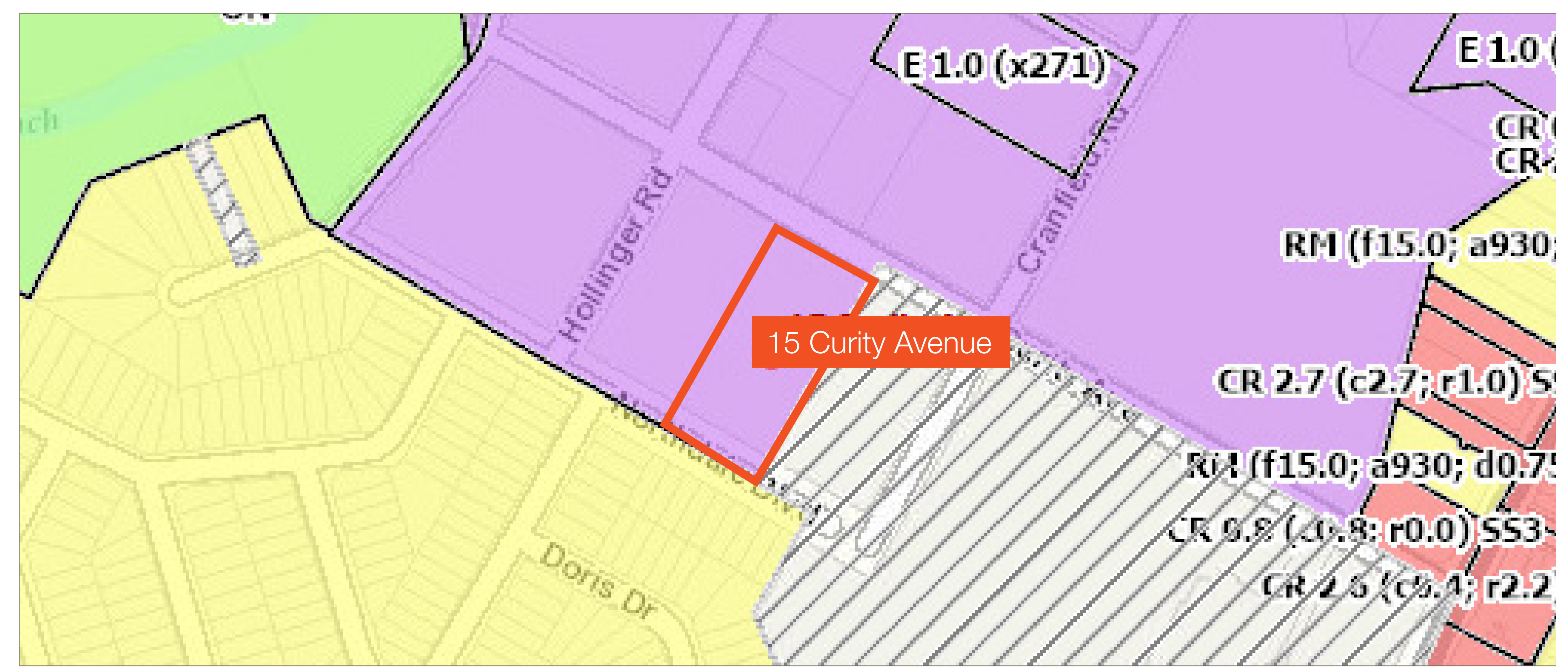
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

All Manufacturing Uses except:

- Abattoir, Slaughterhouse or Rendering of Animals Factory;
- Ammunition, Firearms or Fireworks Factory;
- Asphalt Plant;
- Cement Plant, or Concrete Batching Plant;
- Crude Petroleum Oil or Coal Refinery;
- Explosives Factory;
- Industrial Gas Manufacturing;
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- Pesticide or Fertilizer Manufacturing;
- Petrochemical Manufacturing;
- Primary Processing of Gypsum;
- Primary Processing of Limestone;
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- Pulp Mill, using pulpwood or other vegetable fibres;
- Resin, Natural or Synthetic Rubber Manufacturing;
- Tannery

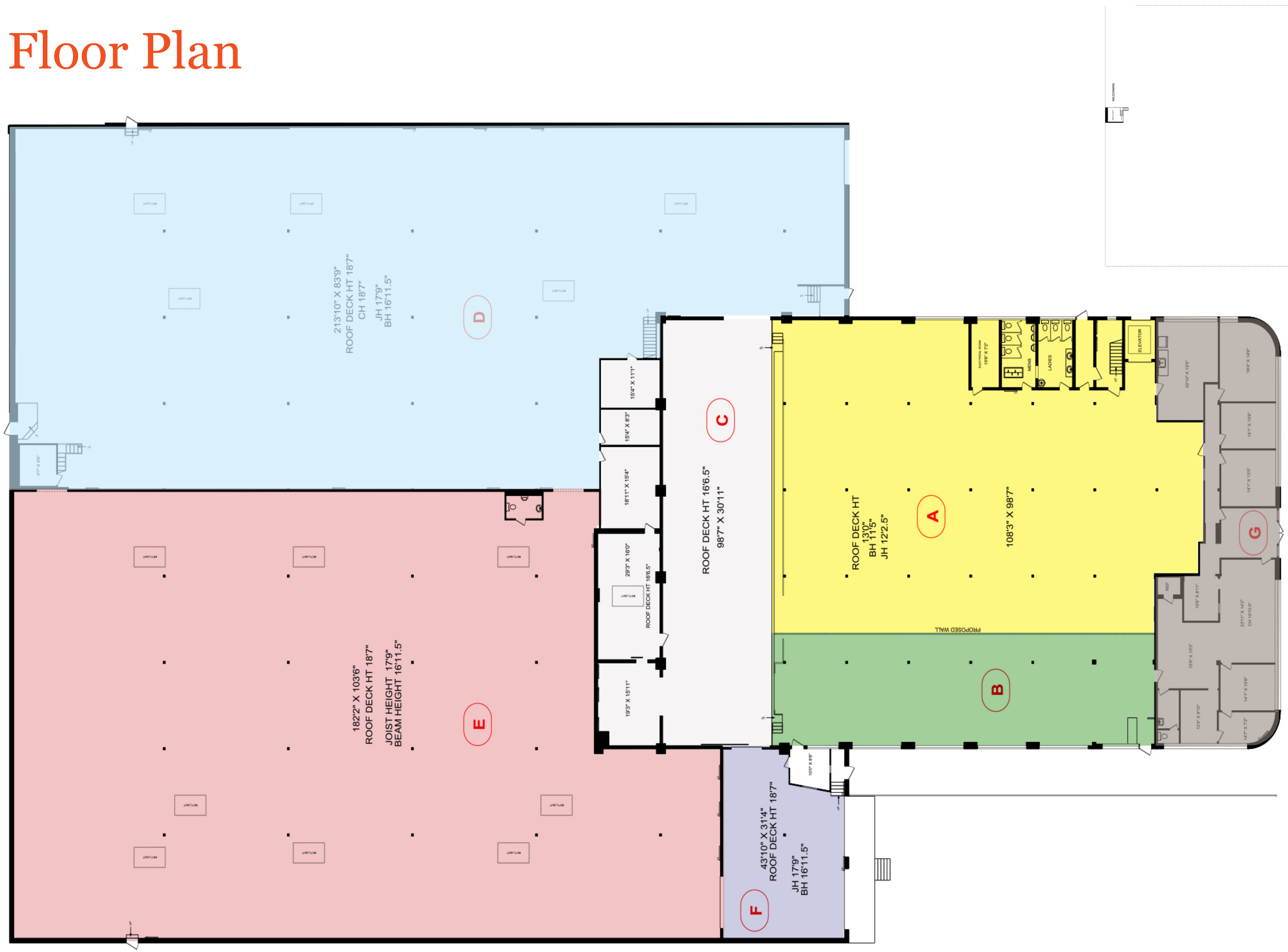
Permitted Uses With Conditions

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



For more zoning information, please visit City of Toronto's Website: https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm

Floor Plan



Main Floor	
(yellow)	8,044 SF
(green)	2,634 SF
(light grey)	4,375 SF
(light blue)	15,993 SF
(salmon)	17,337 SF
(purple)	1,476 SF
(brown-grey)	2,397 SF
Second Floor	
(pink)	4,812 SF
Mezzanines	828 SF

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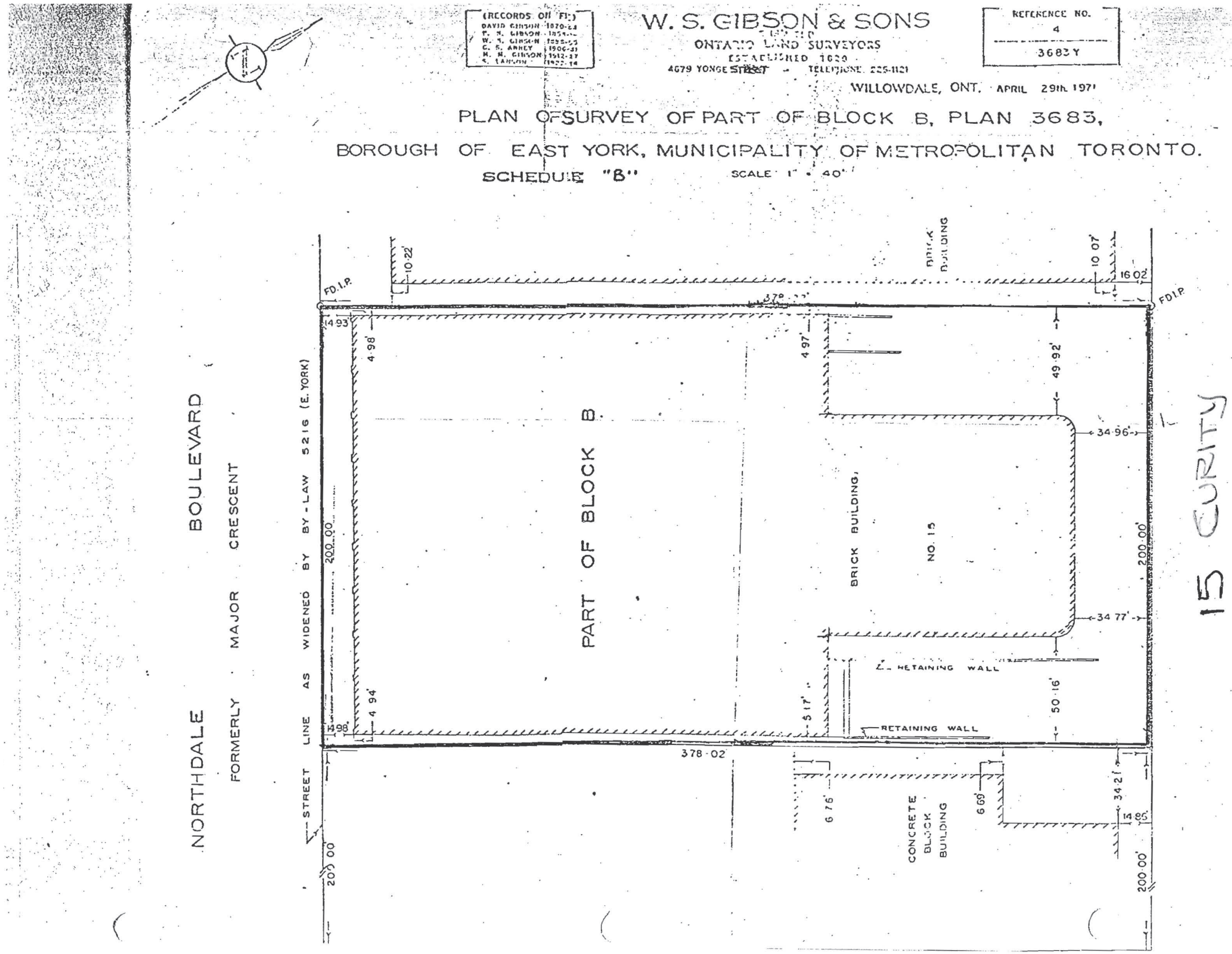
Survey


W. S. GIBSON & SONS
ONTARIO LAND SURVEYORS
4679 YONGE STREET
REFERENCE NO.
4
3683 Y
WILLOWDALE, ONT. APRIL 29th 1971
PLAN OF SURVEY OF PART OF BLOCK B, PLAN 3683,
BOROUGH OF EAST YORK, MUNICIPALITY OF METROPOLITAN TORONTO.
SCHEDULE "B"
SCALE 1" = 40'
NORTHDALE BOULEVARD
FORMERLY MAJOR CRESCENT
STREET LINE AS WIDENED BY BY-LAW 5216 (E. YORK)
PART OF BLOCK B.
BRICK BUILDING, NO. 15
RETAINING WALL
CONCRETE BLOCK BUILDING
BRICK BUILDING
FD.I.P.
378.02
200.00
15 CURITY

Location

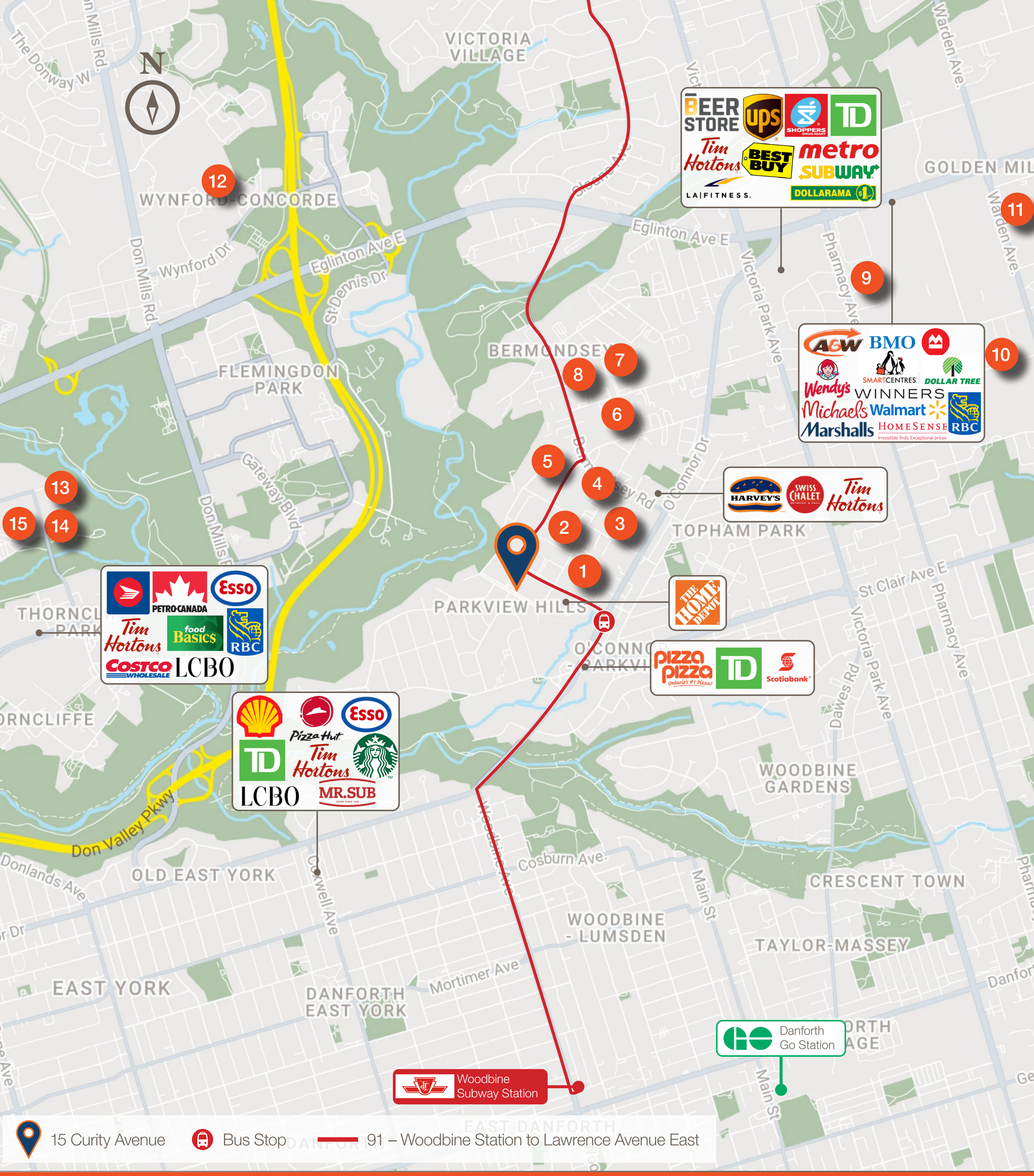
15 Curity Avenue sits within one of Toronto's most established industrial/commercial nodes, at the intersection of the Eglinton Avenue and Don Valley Parkway corridor in the city's east end. The property is minutes from the DVP and Highway 401, giving occupiers fast access to downtown Toronto, the broader GTA, and both Billy Bishop and Pearson airports. The surrounding area is home to a deep base of established industrial and manufacturing users — including IPEX, Ainsworth, Holcim, Tremco, TI Group, and U-Haul — reflecting the strength and stability of this employment district. The site is also well served by amenities, with Home Depot, Costco, LCBO, and a range of banking, dining, and retail options all within a short drive. Public transit is exceptionally convenient, with a bus stop directly in front of the building connecting to Woodbine Subway Station, and Danforth GO Station nearby — making the location equally attractive for attracting and retaining a skilled workforce.

Neighbourhood Companies

1. TriBro Studios
2. Gallimore Products Inc.
3. Allanson International Inc
4. Ipex Inc
5. Kiangtex Company Limited
6. Optus Corporation
7. Select Food Products Limited
8. Ainsworth
9. IPEX Inc
10. Sullivan Entertainment
11. U-Haul
12. LUMEN
13. TI Group
14. Holcim
15. Tremco Incorporated

Connectivity

- 6 Minutes to Don Valley Pkwy
- 15 Minutes to Highway 401
- 20 Minutes to Downtown Toronto
- 25 Minutes to Billy Bishop Toronto City Airport
- 35 Minutes to Toronto Pearson International Airport



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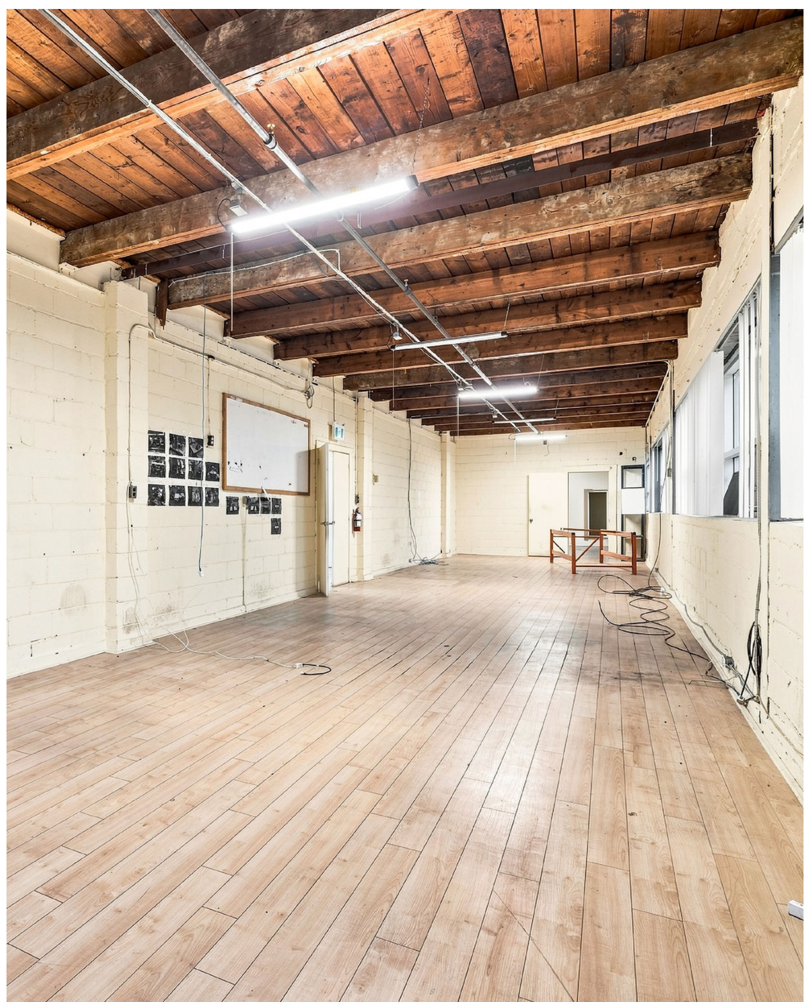
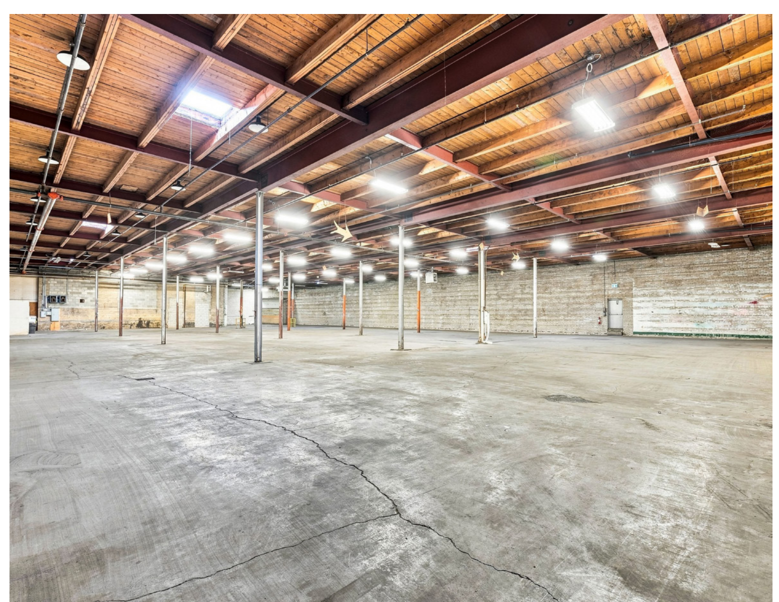
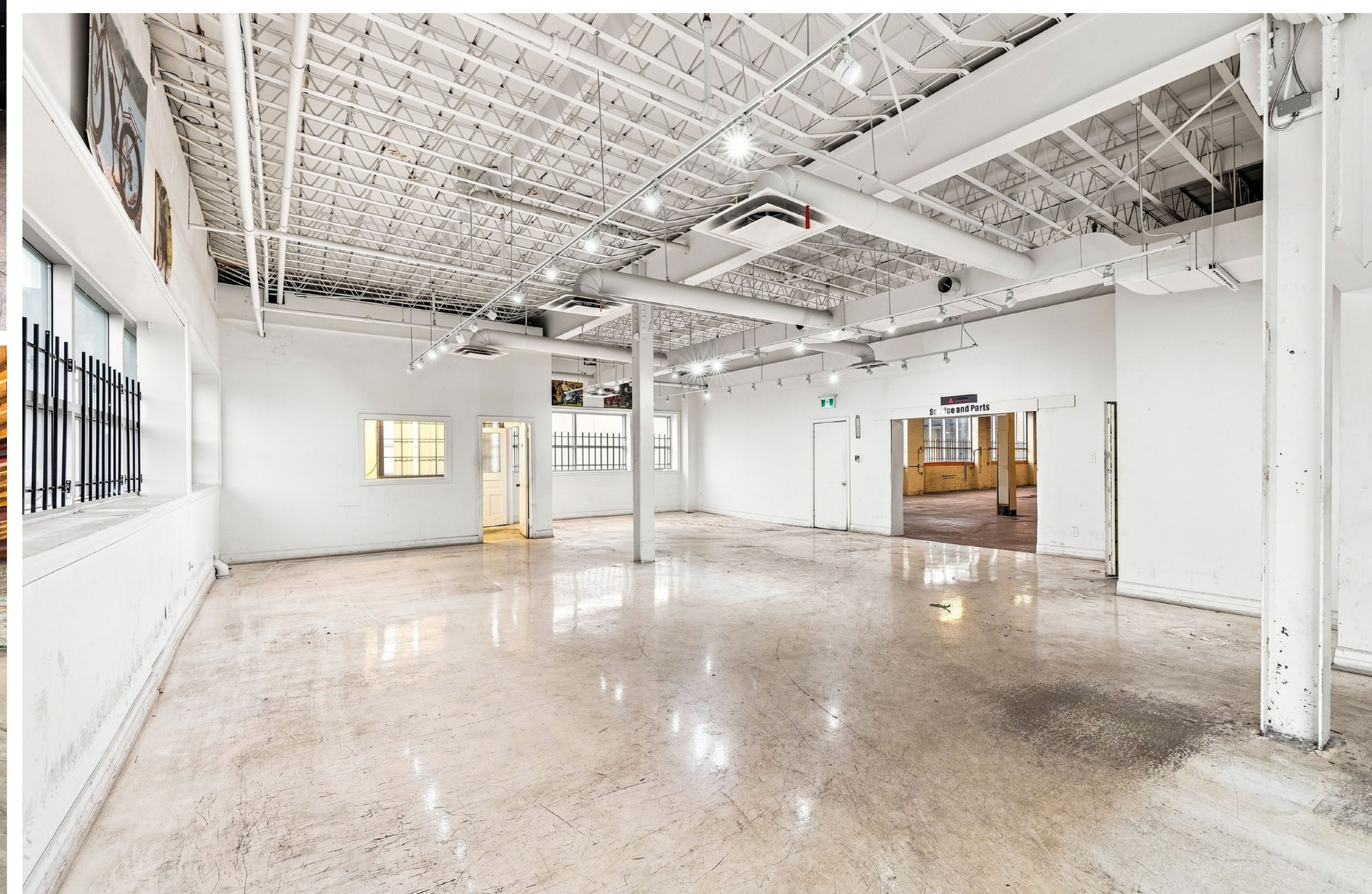
Exterior Photos

Interior Photos







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Offering Process

Disclaimer

The information contained in this offering memorandum contains selected information pertaining to the Property detailed herein and is based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Each potential purchaser is encouraged to verify the information contained herein as this transaction shall be an “as is where is” purchase. The offering memorandum is not a substitute for the buyer’s thorough due diligence investigation. Any verification, analysis or information contained herein are solely the responsibility of the recipient. The Advisors and Vendor make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any of the information contained herein. The Advisors and Vendor expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

Sale Conditions

The Property and all fixtures, chattels and equipment included therein are to be purchased on an “as is where is” basis and there is no expressed or implied warranties as to title, description, condition, cost, size, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been obtained from the Advisor and/or vendor is 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. Further information can be obtained by contacting the listing agents.

Sale Process

The Property is being offered at an asking price of $13,250,000. As per the Court approved sale process, offers may only be considered after a 60 day period from the commencement of marketing. The Advisor shall provide at least two weeks notice before an offer date is set. Offers must be submitted on the vendor’s form of Agreement of Purchase and Sale which will be provided in the data room. Access to the dataroom shall only be provided once a vendor’s Non-Disclosure Agreement has been executed and approved by the vendor. The dataroom shall contain information to assist the prospective purchaser in their due diligence of the Property. Purchase terms shall be set out in the APS document.

Any offer shall be delivered to the Advisors electronically and/or directly by the Bid Date to be set. All offer deliveries should include a signed copy of the APS as well as a redline version of any changes made to the APS template provided.

The vendor reserves the right to not accept any of the offers and will base their decision on the overall merits of the offer, rather than price alone.

Any sale is conditional upon Court approval.

Offering Details

Asking Price	$13,250,000
Vendor	Albert Gelman Inc, acting as Receiver of Baiocchi Ventures Inc. , and not in its personal capacity
Address	15 Curity Avenue, Toronto, ON M4B 1X4
Legal Description	Pt BLK B Pl 3683 East York As In Ca300801, Toronto (E York), City of Toronto
PIN	10375-0118

Data Room Contents

Those who have been approved for access to the 15 Curity Avenue dataroom will find the following folders:

1. Agreement of Purchase and Sale
2. BCA Report
3. DSS Report
4. ESA Reports
5. Floor Plans
6. Marketing Brochure
7. Property Survey
8. Property Tax and MPAC Assessment

Please note that files may be added and/or updated during the sale process. For those who have been provided data room access, you shall be notified if an addition and/or update has occurred in the data room. As this is an 'as is where is' sale we strongly encourage the review of the data room contents before submitting an offer.

CDNGLOBAL

Patrick Langdon**, President
C. 416.452.1523
plangdon@cdnglobal.com

Lennard:

Nick Yanovski, AACI**, Executive Vice President
Capital Markets
C. 416.843.5822
D. 416.915.5693
nyanovski@lennard.com

Gregory D. Lever*, Senior Vice President
Capital Markets
C. 416.910.4548
D. 416.915.5687
glever@lennard.com

CDN Global (GTA) Real Estate Services Ltd.
100 King Street W, Ste. 5600, Toronto
416.452.1523
CDNGlobal.com

Lennard Commercial Realty, Brokerage
200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative **Broker