

# For Sale



1230 & 1240  
Dundas Street East

TORONTO | ONTARIO





## PROPERTY OVERVIEW

### 1230 Dundas Street East

Legal Description:	PT LT A1 PL 96 BEING PARTS 28, 48, 49, 61 AND 75 ON PLAN 66R28263
Unit Size:	12,193 SF total
Occupancy:	Vacant
Private Offices:	15
Large Boardrooms:	2
Open Area Seating:	20 upstairs and 55 downstairs
Front Lobby:	Gorgeous and welcoming

Private Washrooms:	7
Dedicated Gym:	Fully equipped
Property Taxes:	\$130,999*
Common Element Fees:	\$25,450*
Year Built:	2016
Parking:	36 stalls Private underground, directly accessible from the space

### 1240 Dundas Street East

Unit Size	4,755 SF
Above Grade:	3,060 SF
Below Grade:	1,695 SF
Occupancy:	Leased
Lease Expiry:	January 31, 2030
Year Built:	2016

\*Figures are calculated for both 1230 & 1240 Dundas St E, please speak to Listing Team for further information.

## LOCATION

# Leslieville – a vibrant, eclectic neighbourhood in Toronto

Home to an abundance of local boutiques, trendy cafés, craft breweries, and award-winning restaurants, the locale is suited for businesses seeking to connect with a diverse, engaged community.

Leslieville offers ample foot traffic, high visibility, and nearby daily conveniences. Watch your business flourish in one of Toronto's most sought-after neighbourhoods!



## LOCATION

## Amenities

### Restaurants

1. Maker Pizza Carlaw
2. Eastside Social
3. Avling
4. Ocha's Leslieville
5. Leslie's Sandwich Room
6. La Roma Piccola
7. Ricky+Olivia
8. Fruitful Market
9. Maple Leaf Tavern
10. Wynona Toronto
11. Samaira's Kitchen
12. The Real Jerk
13. Mercatino E Vini
14. Slowhand Sourdough Pizza
15. Leslieville Pumps

### Cafes

1. Bevy
2. Maha's Cafe
3. Pilot Coffee Roasters
4. Mercury Espresso
5. Starbucks

### Essentials

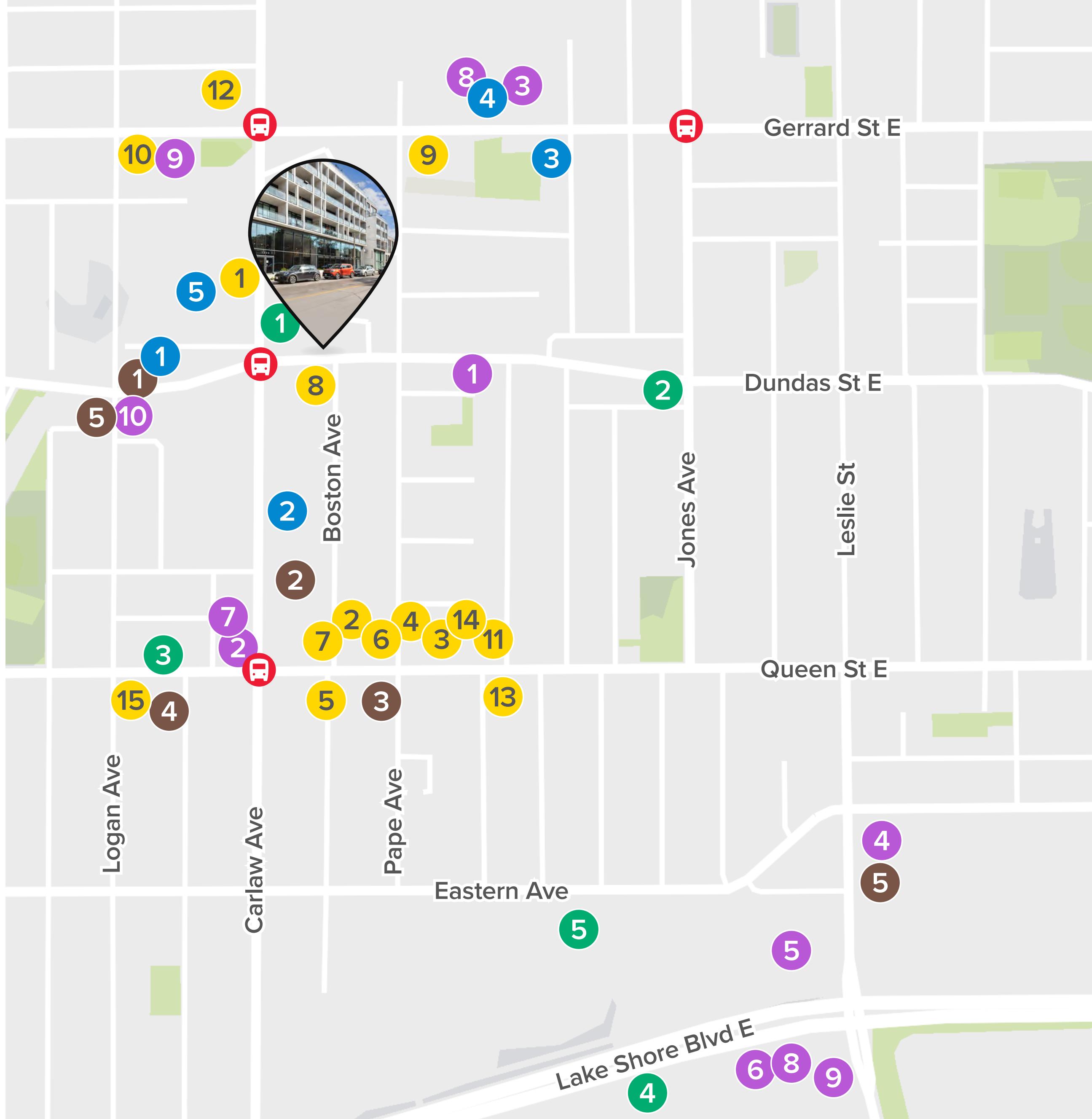
1. RBC Royal Bank
2. TD Canada Trust Branch
3. Gerrard Square Shopping Centre
4. Loblaws
5. FreshCo
6. Farm Boy
7. Shoppers Drug Mart
8. LCBO
9. Canadian Tire
10. Rowe Farms

### Gyms

1. F45 Training
2. Dwell Gym
3. FIIT Co
4. Planet Fitness
5. The Rock Oasis

### Entertainment

1. Crow's Theatre
2. Toronto Public Library
3. Red Sandcastle Theatre
4. Studio City Toronto
5. Revival Film Studio



## LOCATION



# Connected

## Leslieville offers great connectivity to public transportation.

With the neighbourhood continuing to grow and attract new businesses and developments, Leslieville is increasingly becoming a hub of urban advantages and a welcoming environment for both tenants and visitors. Leslieville is a desirable spot for those wanting a quieter, more community-oriented area while remaining close to the action. Within a 10-minute walk, commuters will have access to both Gerrard and Riverside-Leslieville Stations which will be a part of the Ontario Line, a 15.6-kilometre stand-alone rapid transit line that will connect the Ontario Science Centre to Exhibition grounds.

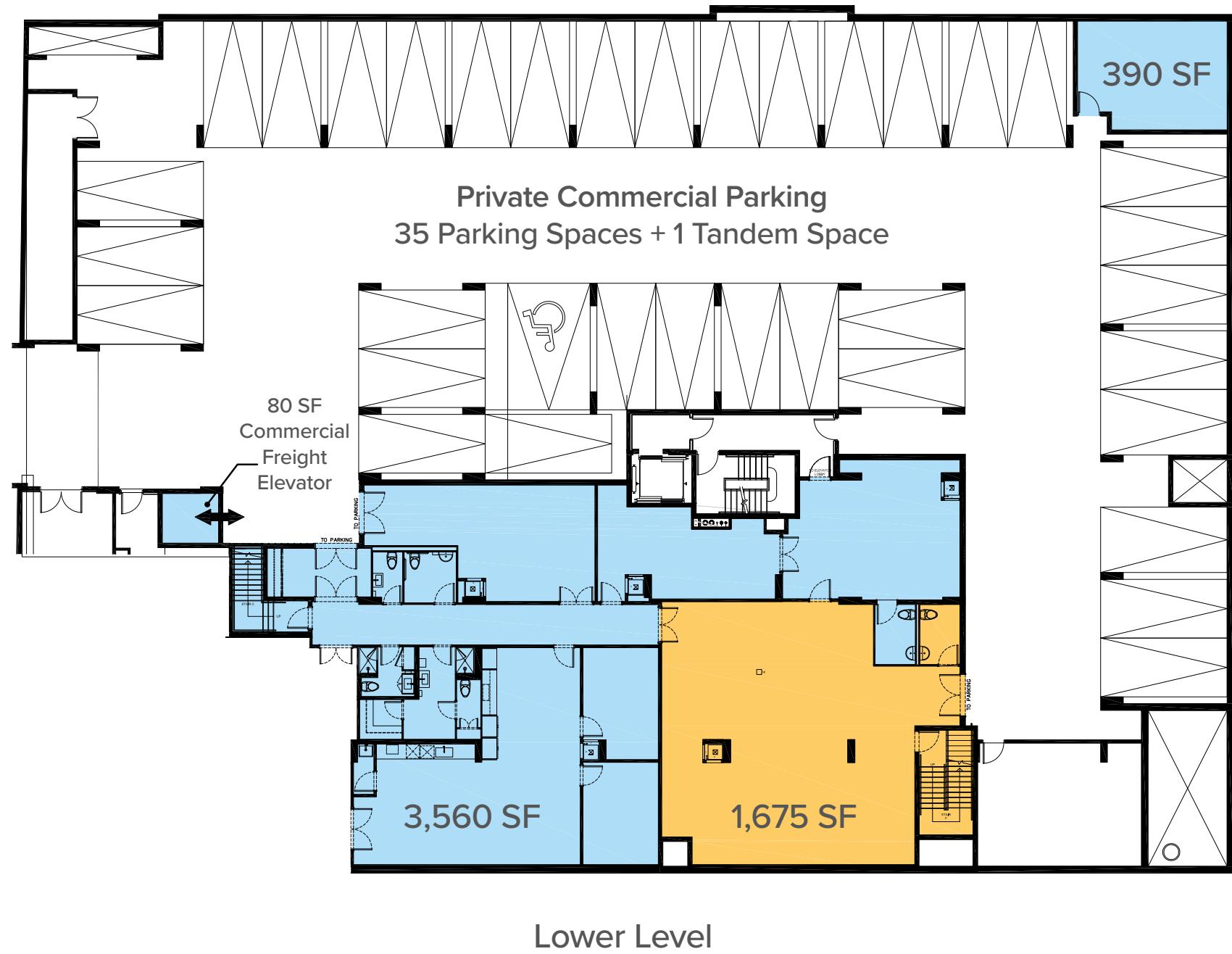
## Travel Times

Walk Score	98
Transit Score	88
Gardiner Expressway	12 Min Drive
Don Valley Parkway	5 Min Drive
Billy Bishop Airport	19 Min Drive
	45 Min Transit

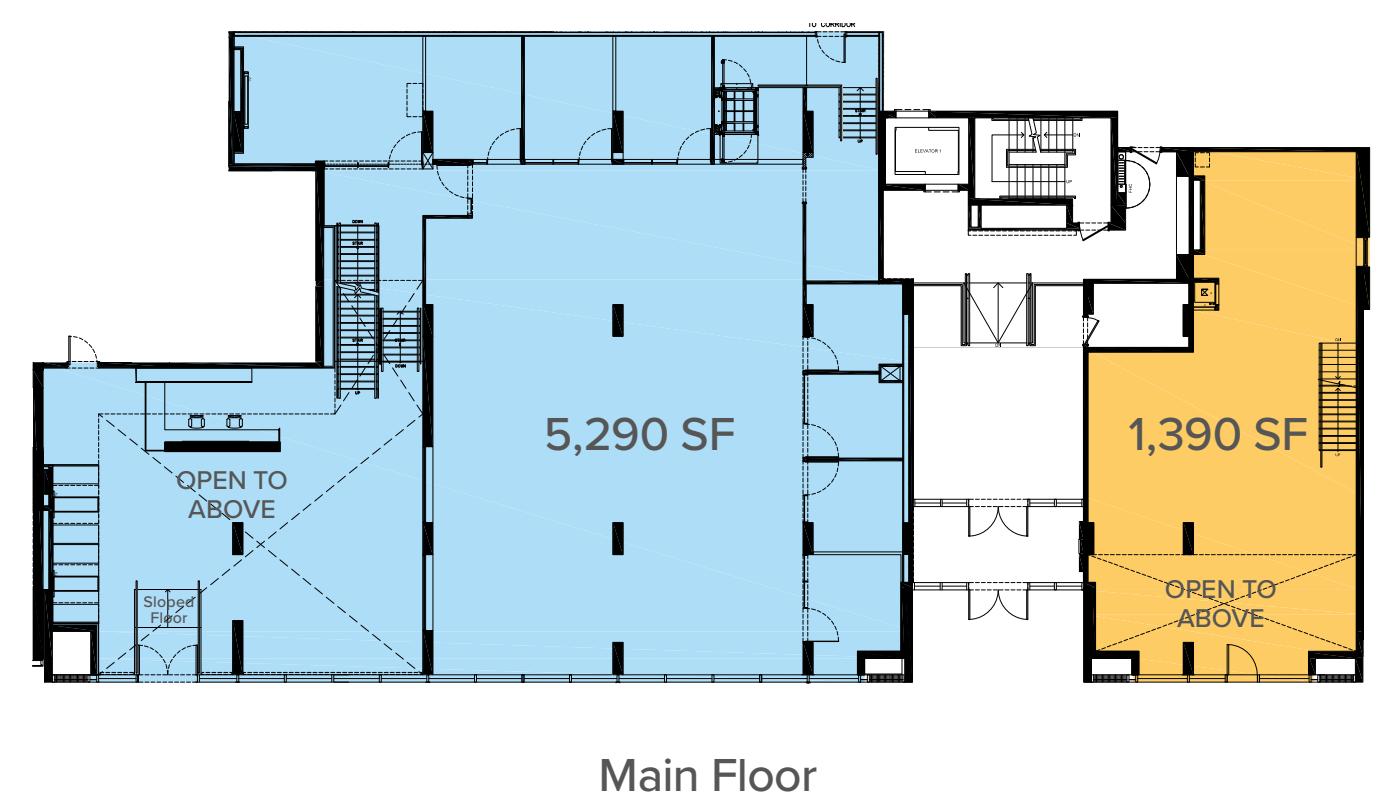


## THE SPACE

### ■ 1230 Dundas Street East



### ■ 1240 Dundas Street East



# OFFERING PROCESS

The Vendor has retained Colliers Macaulay Nicolls Brokerage Inc. (the “Advisor”) on an exclusive basis to offer for sale the ground floor retail units of 1230, 1240 Dundas Street East (the “Properties”). The Vendor welcomes interested parties to submit an offer to Purchase on the Purchaser’s choice of forms to Colliers Macaulay Nicolls Brokerage Inc. at any time. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers. The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

## Site Visits

Property tours can be coordinated on a case-by-case scenario. Please coordinate with listing team.

## Sale Conditions

The Properties and all fixtures, chattels and equipment included are to be Purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purchase, quantity or quality thereof.

Any information related to the Property which has

been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been 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.

## Due Diligence

Purchasers shall be provided with all due diligence materials regarding the Properties via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

## Deposits

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International in Trust, upon waiver of any Purchaser’s Conditions.

## Vendor

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damage alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

## Disclaimer

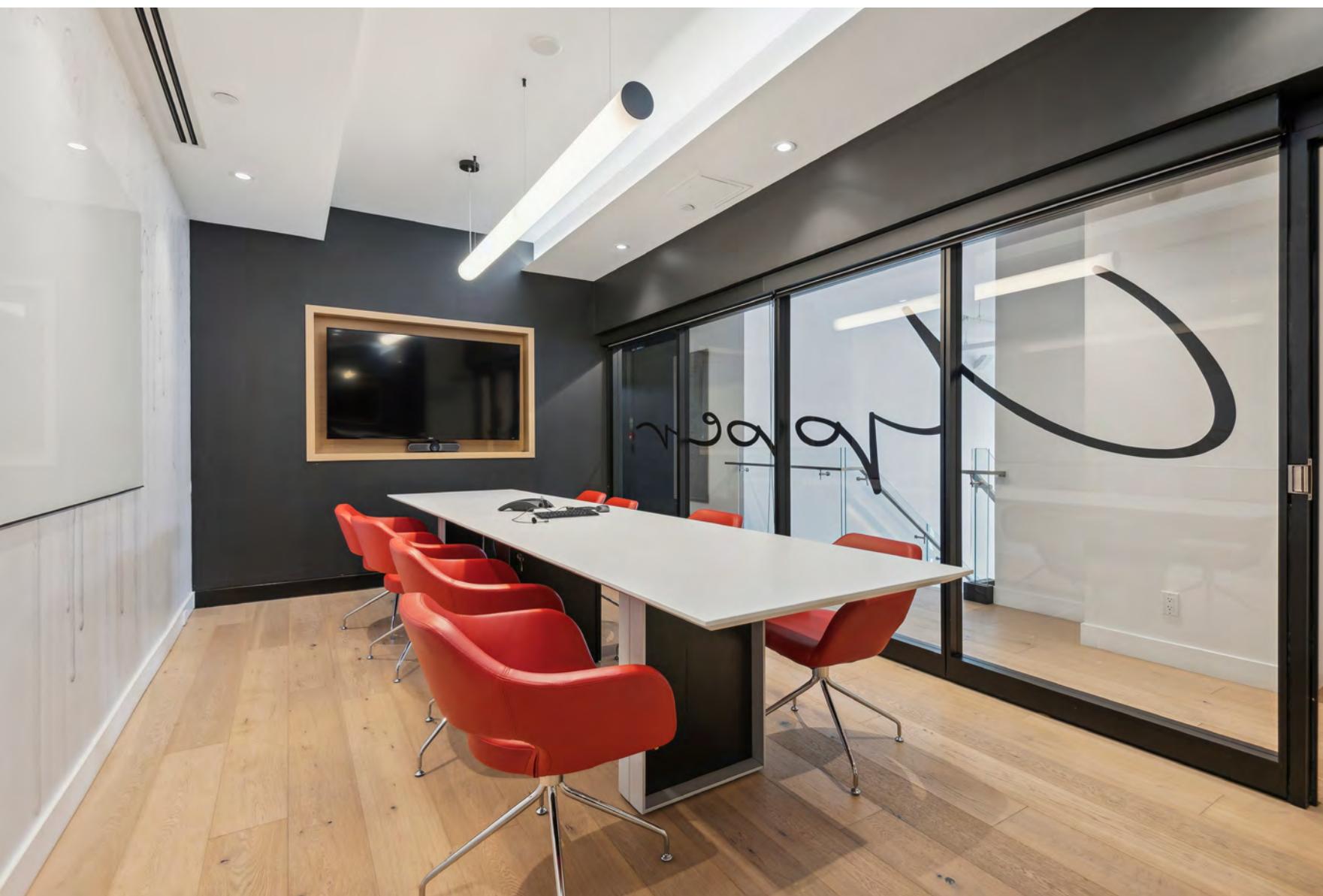
Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisor or other representatives, make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained

in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communication given or made available to the Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislated. No securities commission or regulatory authority in Canada, the United States of America or any other country has in any way passed judgement upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

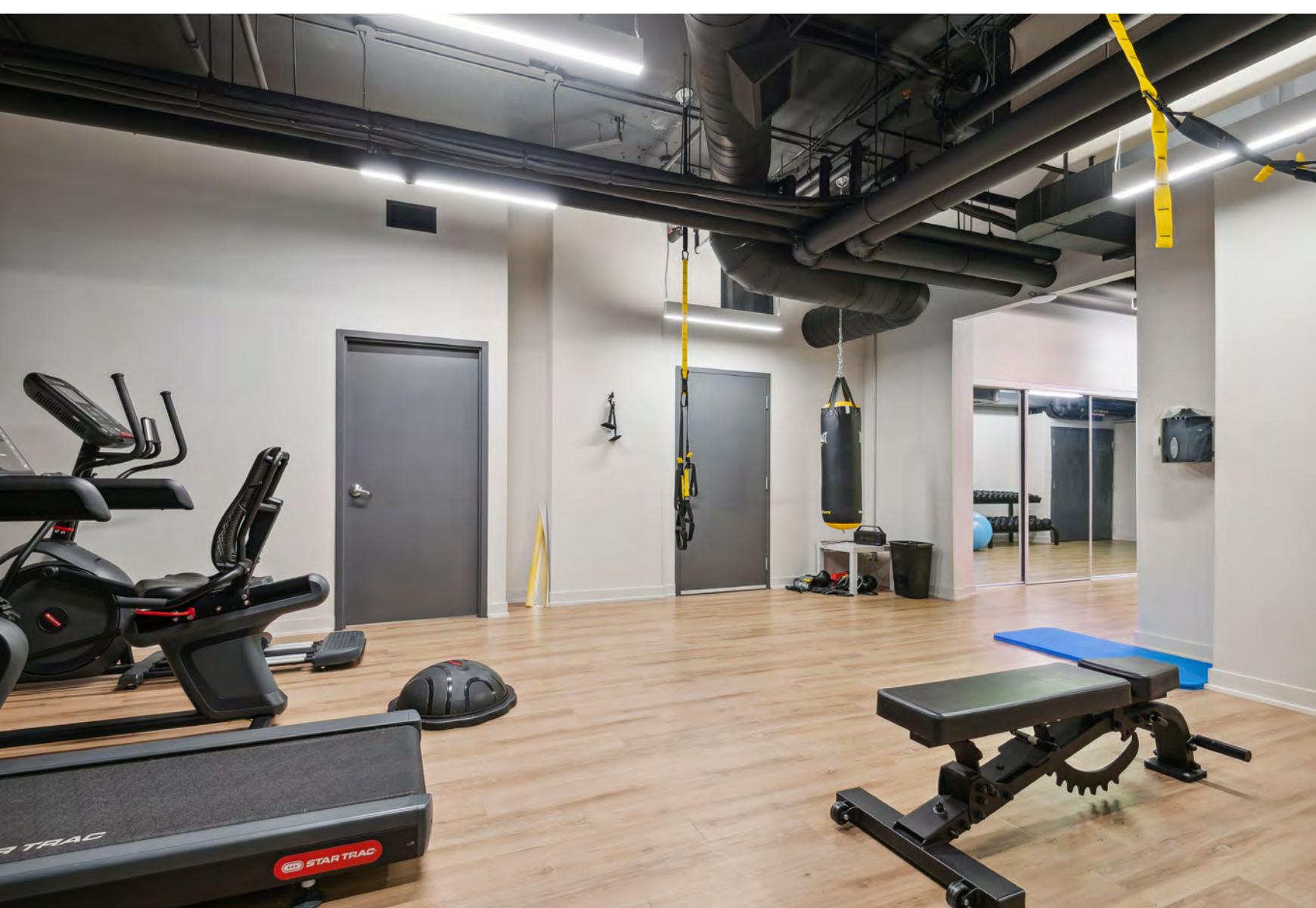
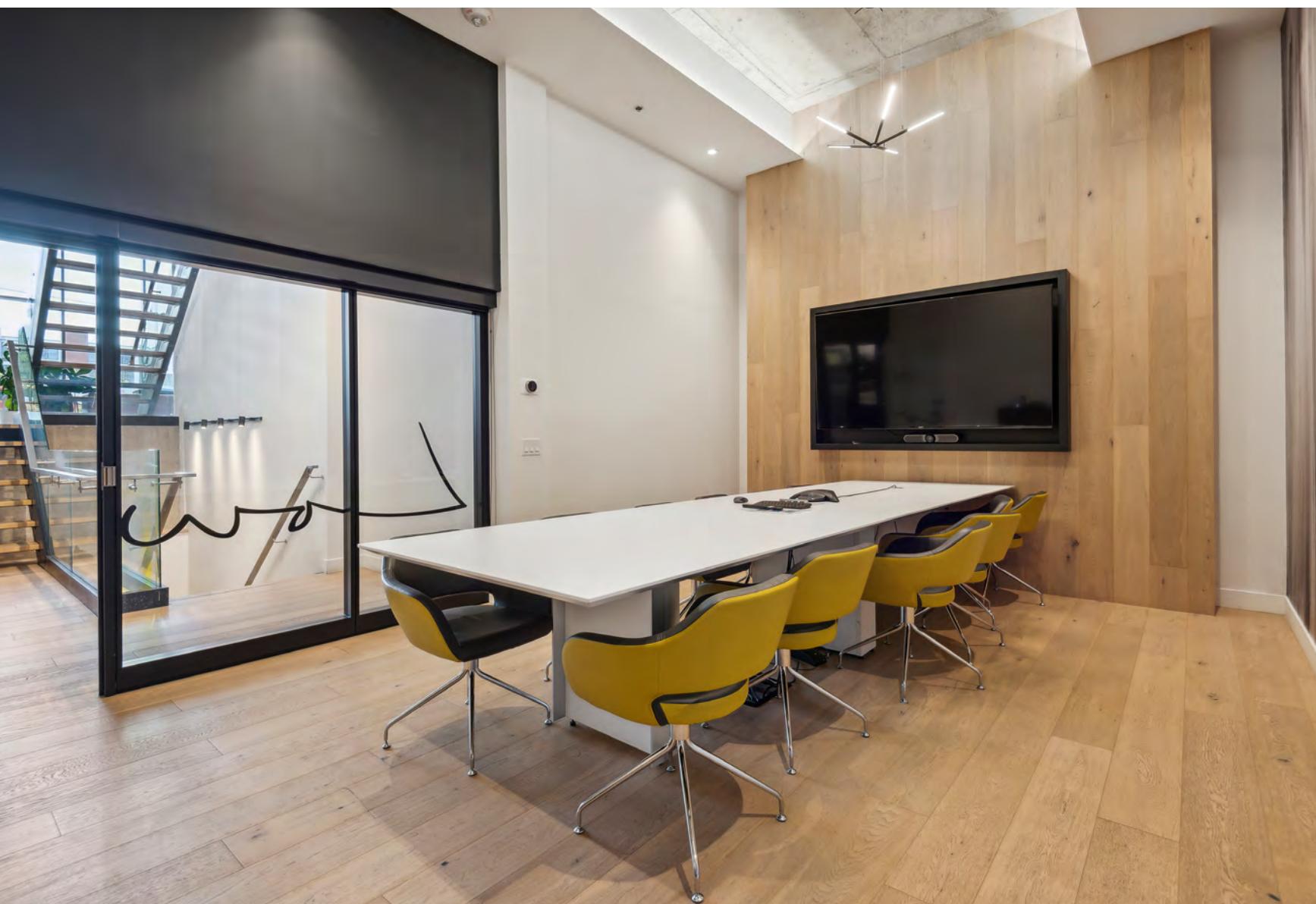
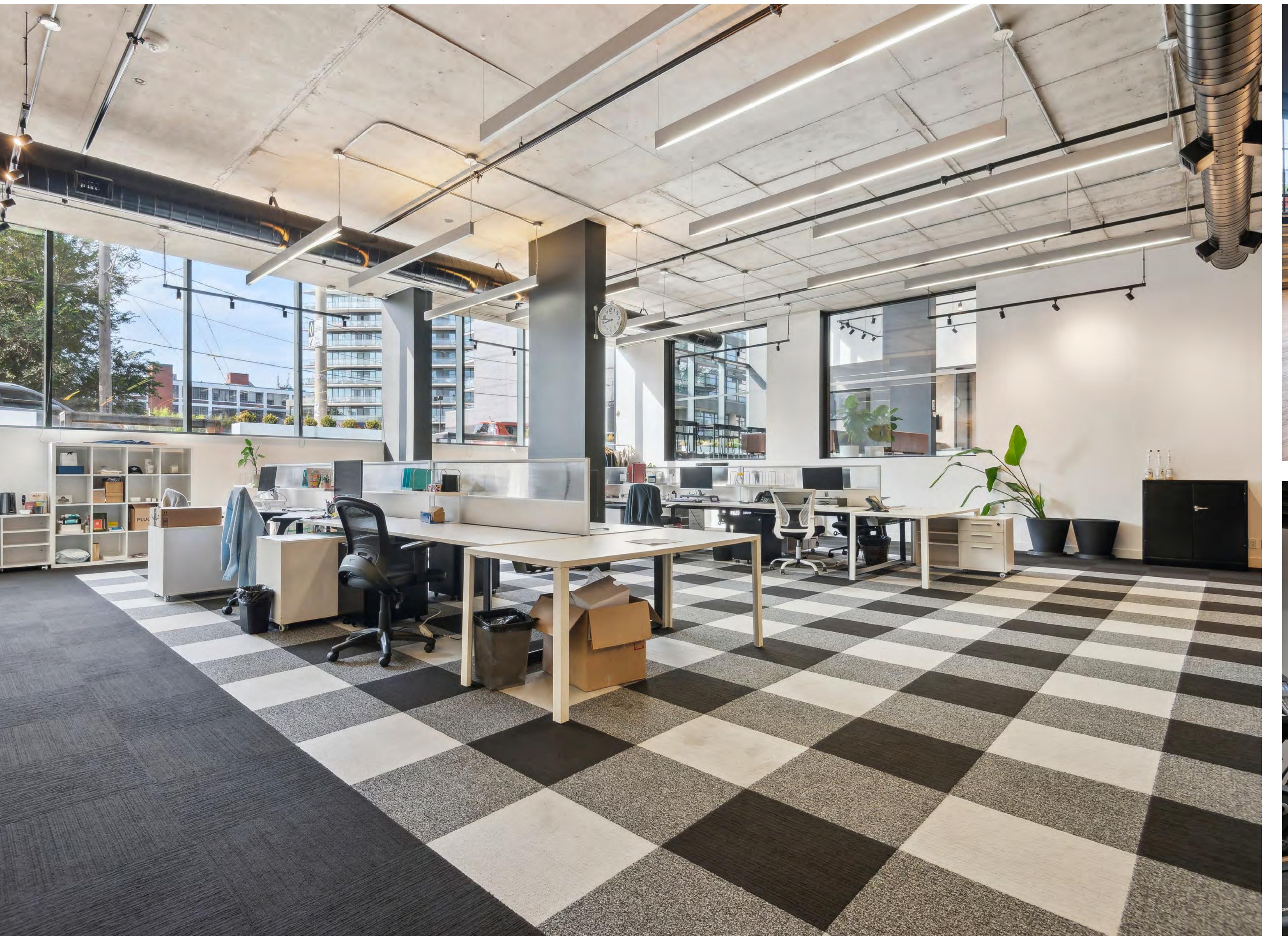
The Vendor and the Advisor reserves the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Properties will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.

## GALLERY

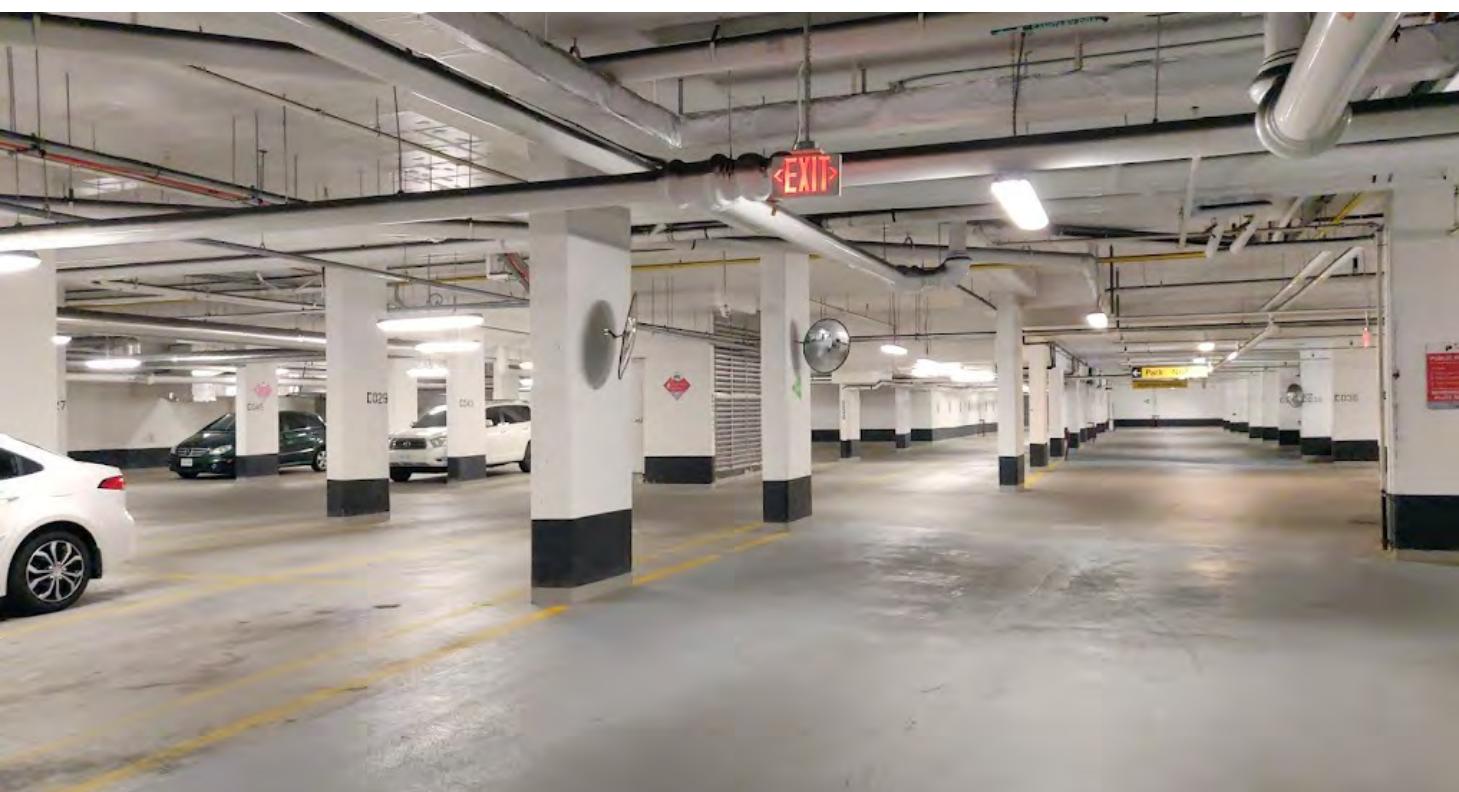
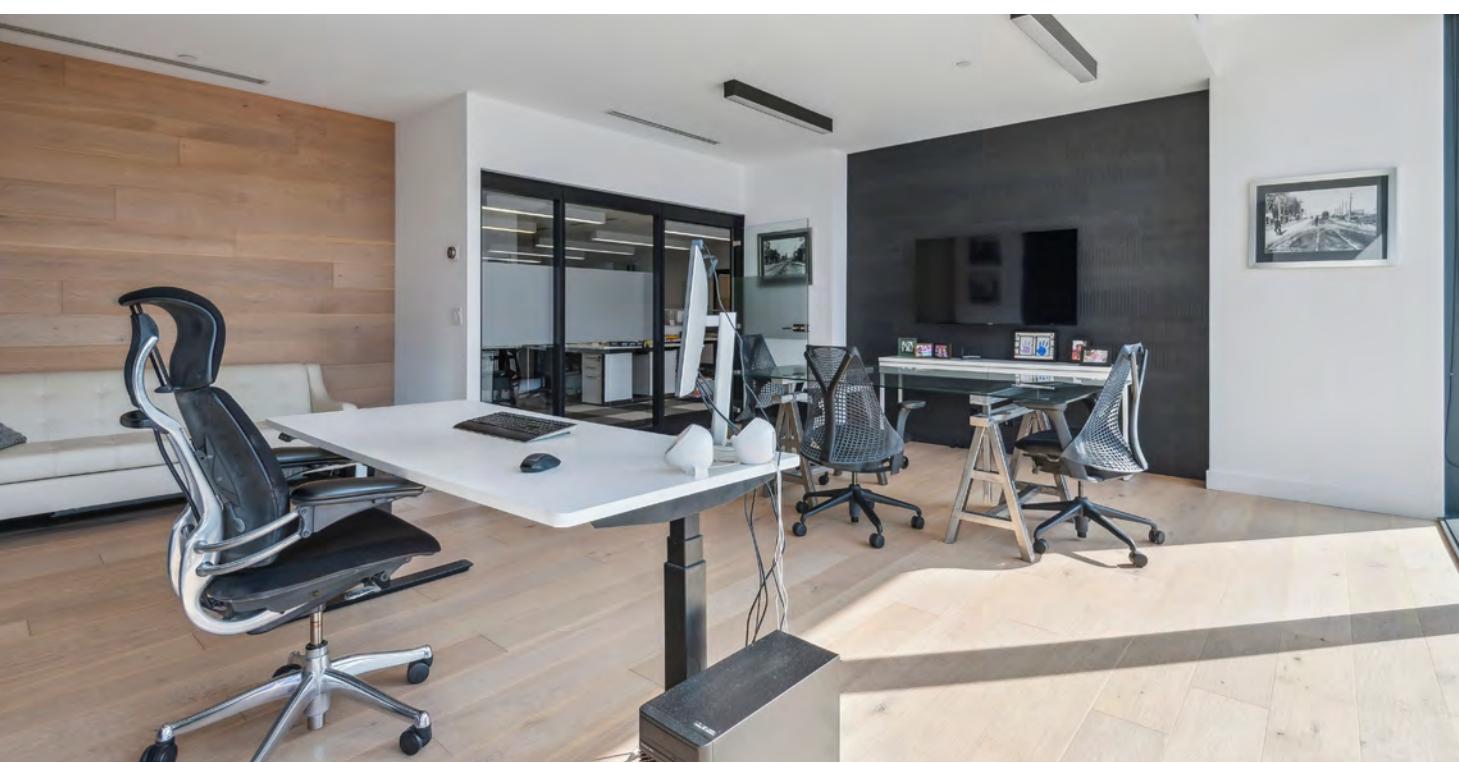
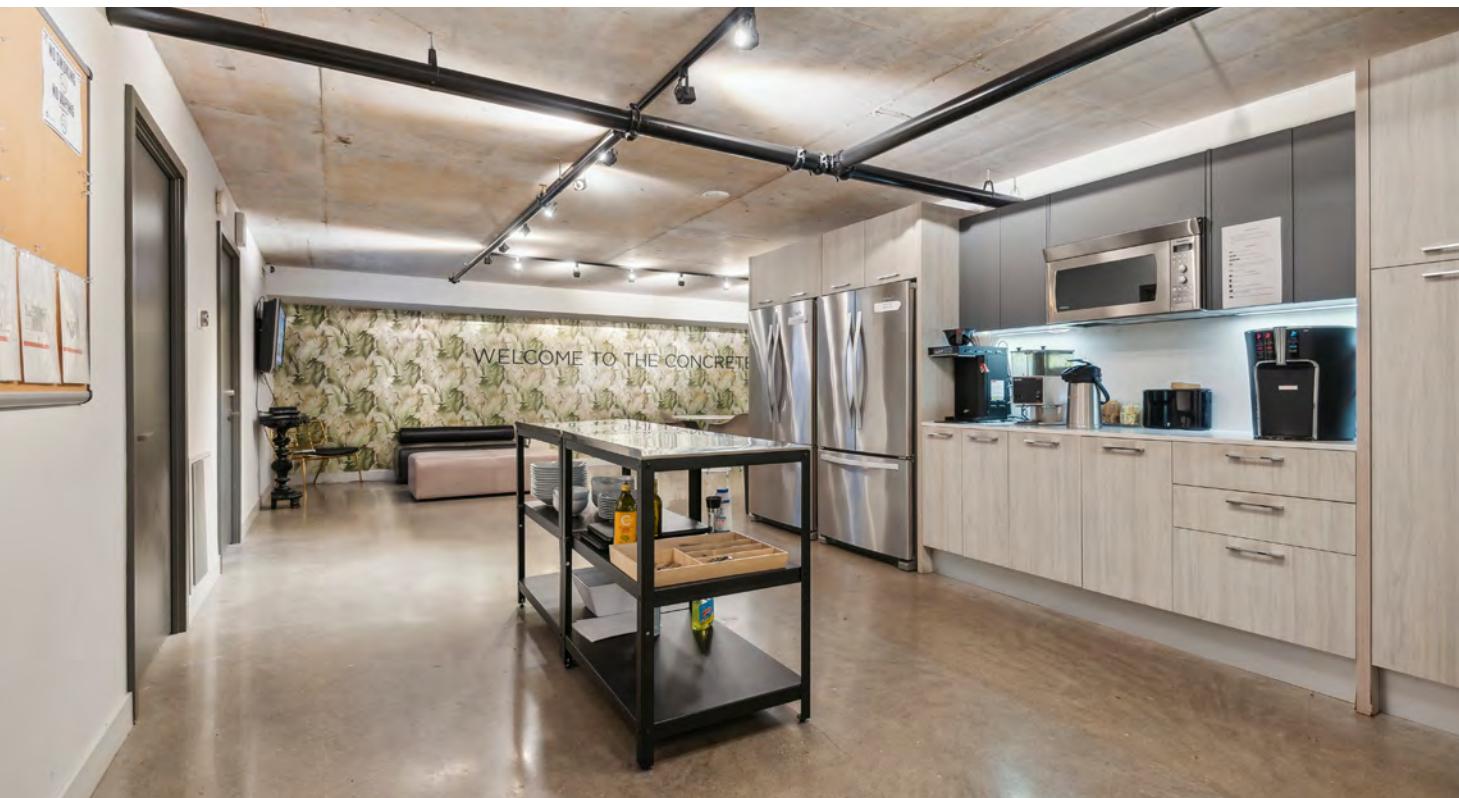


Take a Tour of Your Future Space

# GALLERY



# GALLERY



# Retail/Office Units for Sale

1230 & 1240  
Dundas Street East

TORONTO | ONTARIO

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