



XPRESSION CONDOS
9471 YONGE ST.

FOR SALE & LEASE

EXCLUSIVE ADVISORS:

RYAN BOBYK*

Sales Associate
T +1 416 495 6200
ryan.bobyk@cbre.com

BROCK MEDDICK*

Senior Sales Associate
T +1 416 815 2305
brock.meddick@cbre.com

SENTH SELLATHURAI

Sales Representative
T +1 416 495 6286
senth.sellathurai@cbre.com

CBRE

*Sales Representative

Specializing in Urban Investment & Development

**XPRESSION CONDOS
9471 YONGE ST.**

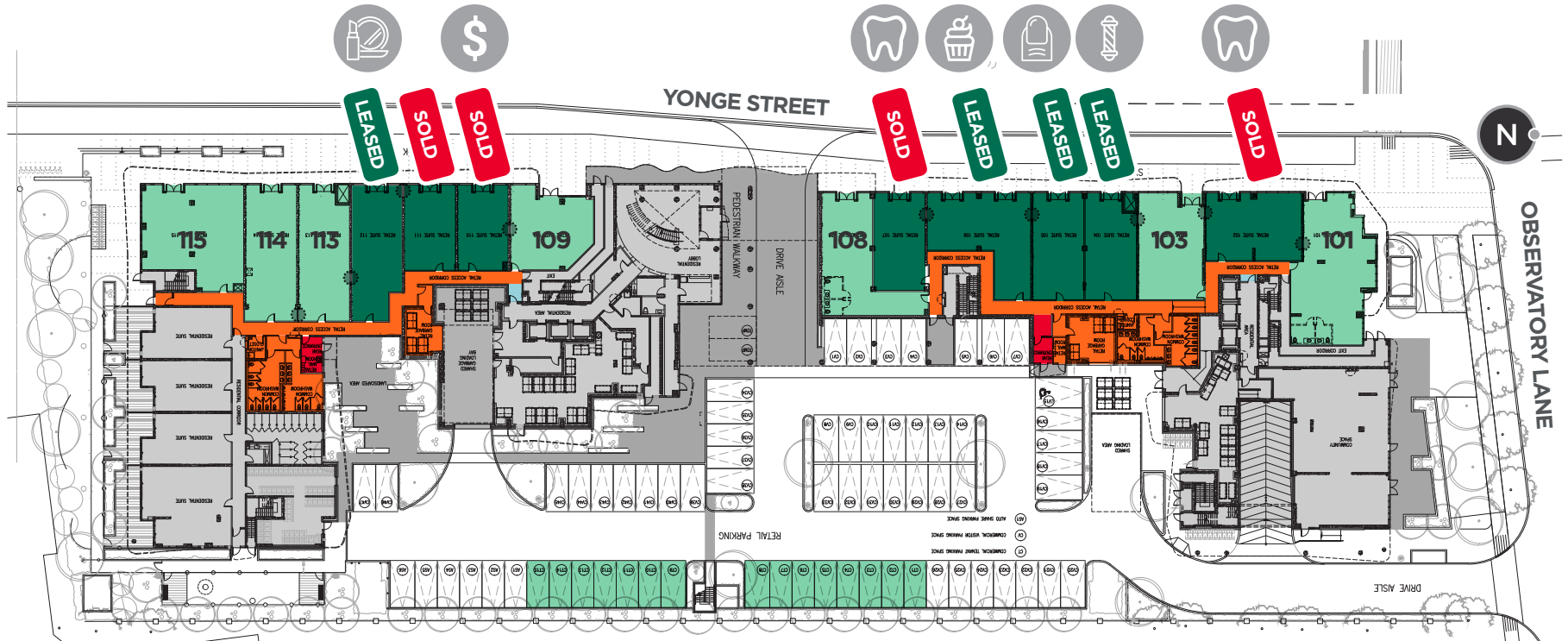
PROPERTY DETAILS

LOCATION:	Yonge St. / 16th Ave. (all units front on Yonge St.) Richmond Hill.
UNITS AVAILABLE:	Lease: 7 Sale: 11
MULTIPLE CONFIGURATIONS RANGING FROM:	1,570 sq. ft. - 2,363 sq. ft.
CEILING HEIGHT:	11 ft.
ZONING:	Range of retail, office, medical, and personal service uses. Café use may be permitted subject to some zoning limitations.
PARKING:	Ample on site visitor parking. One parking spot is allocated to each commercial unit.
UNITS AMENITIES:	<ul style="list-style-type: none"> • Easily accessible shipping and receiving • Some units can be combined • Common area washrooms provided to all commercial tenants • Restricted food use
ASKING NET RENT:	\$37.00 per sq. ft.
ADDITIONAL RENT:	\$12.00 per sq. ft. (2020 estimate)
ASKING SALE PRICE:	\$775.00 per sq. ft.
POSSESSION:	Immediate

DEMOGRAPHICS

	1 KM	2 KM	3 KM
POPULATION:	16,156	51,605	92,323
AVERAGE HH INCOME:	\$83,219	\$103,011	\$121,459
% POPULATION CHANGE:	12.8%	6.3%	6.0%

XPRESSION CONDOS
9471 YONGE ST.



NORTH BLOCK

UNIT #	SIZE	STATUS
101	2,363 SF	
102	1,449 SF	SOLD
103	1,570 SF	
104	1,170 SF	LEASED
105	1,224 SF	LEASED
106	1,740 SF	LEASED
107	1,134 SF	SOLD
108	1,831 SF	

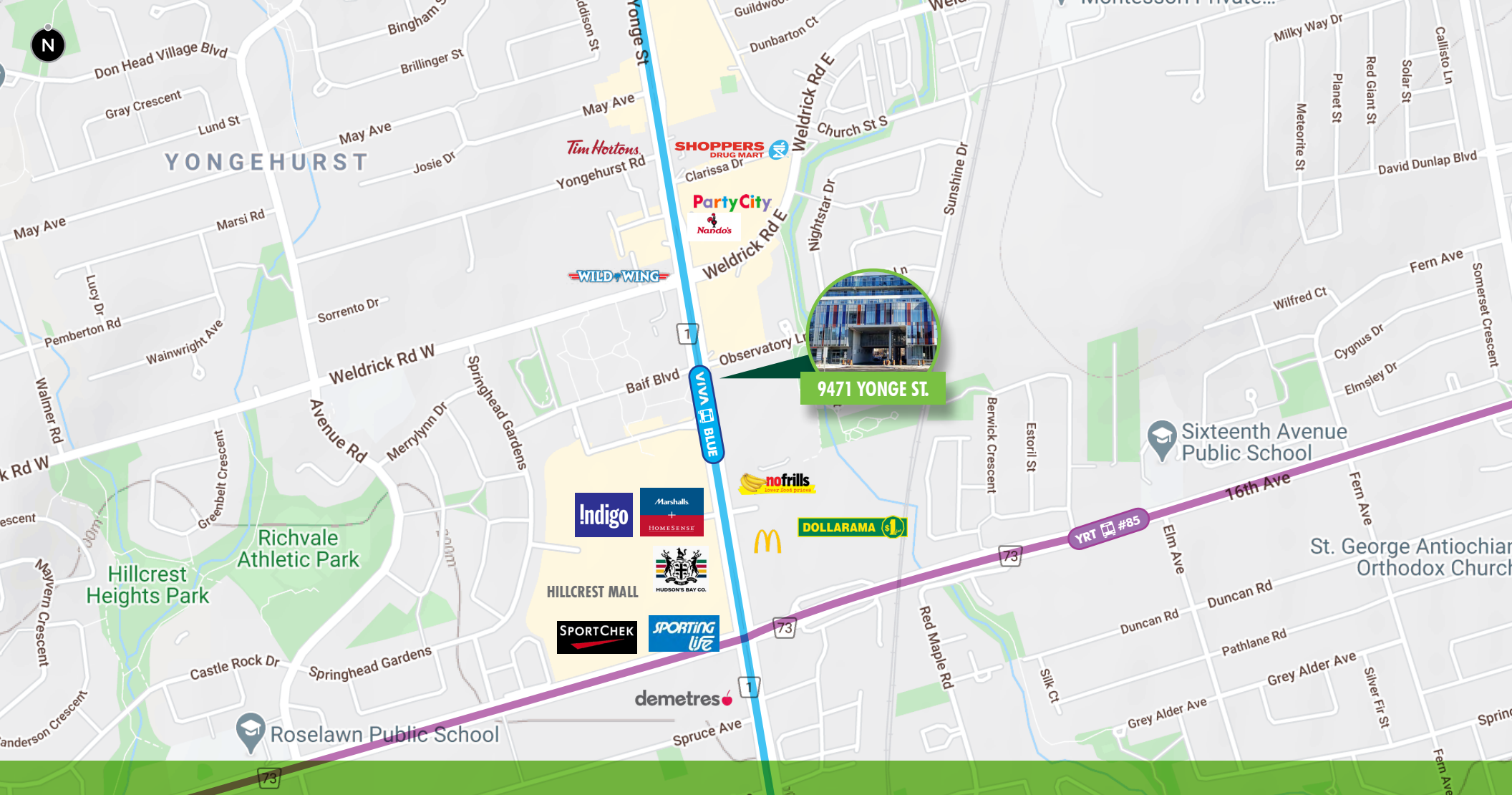
SOUTH BLOCK

UNIT #	SIZE	STATUS
109	1,498 SF	
110	984 SF	SOLD
111	991 SF	SOLD
112	1,476 SF	LEASED
113	1,501 SF	
114	1,564 SF	
115	2,164 SF	

- Commercial Owner Units & Parking
- Commercial Common Areas
- Commercial Entrances
- Commercial Owner access within Building
- Residential Building
- Unit may be combined via wall openings

PLEASE NOTE:

- North & South block units are being offered for sale or lease
- All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of commercial common areas and washrooms (highlighted in orange)



EXCLUSIVE ADVISORS:

RYAN BOBYK*
 Sales Associate
 T +1 416 495 6200
 ryan.bobyk@cbre.com

BROCK MEDDICK*
 Senior Sales Associate
 T +1 416 815 2305
 brock.meddick@cbre.com

SENTH SELLATHURAI
 Sales Representative
 T +1 416 495 6286
 senth.sellathurai@cbre.com

*Sales Representative

**SPECIALIZING IN
 URBAN INVESTMENT
 & DEVELOPMENT**

CBRE Limited | 2005 Sheppard Ave. E. Suite 800 | North York, ON | M2J 5B4 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth

