



FOR SALE

76 Church Street | 19,500 SF

Contact

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cresa

PROPERTY HIGHLIGHTS

FOR SALE



**76 CHURCH STREET,
TORONTO, ON
M5C 2G1**

PIN: 214010084

Roll Number: 190406439001100

Site Area: 0.064 AC

Building Area: 19,500 SF

Number of Floors: 9 + Basement

Year Built: 1975

Zoning: CR4.0

Legal Description: LT 2 W/S
CHURCH ST PL D87TORONTO;PT
LT 1 W/S CHURCH ST PL D87
TORONTO AS IN CA553323; T/W
INTEREST IN CA553323; CITY OF
TORONTO

INVESTMENT DETAILS

FOR SALE



Cresa Toronto Inc., Brokerage, is bringing the full fee simple ownership of 76 Church Street to market. The building is currently under a long-term lease with the City of Toronto and is being used as a men's shelter. The lease terms are very complimentary to a prospective asset owner looking for limited operational and maintenance responsibilities. There is substantial secured long-term revenue in place with the strong covenant of the City of Toronto. Further details of which shall be included in the data room.

In addition to the long-term lease, the site has a strong redevelopment potential in the future in a community that is undergoing significant changes, including the close proximity of the new Ontario Line subway.

INVESTMENT DETAILS

FOR SALE

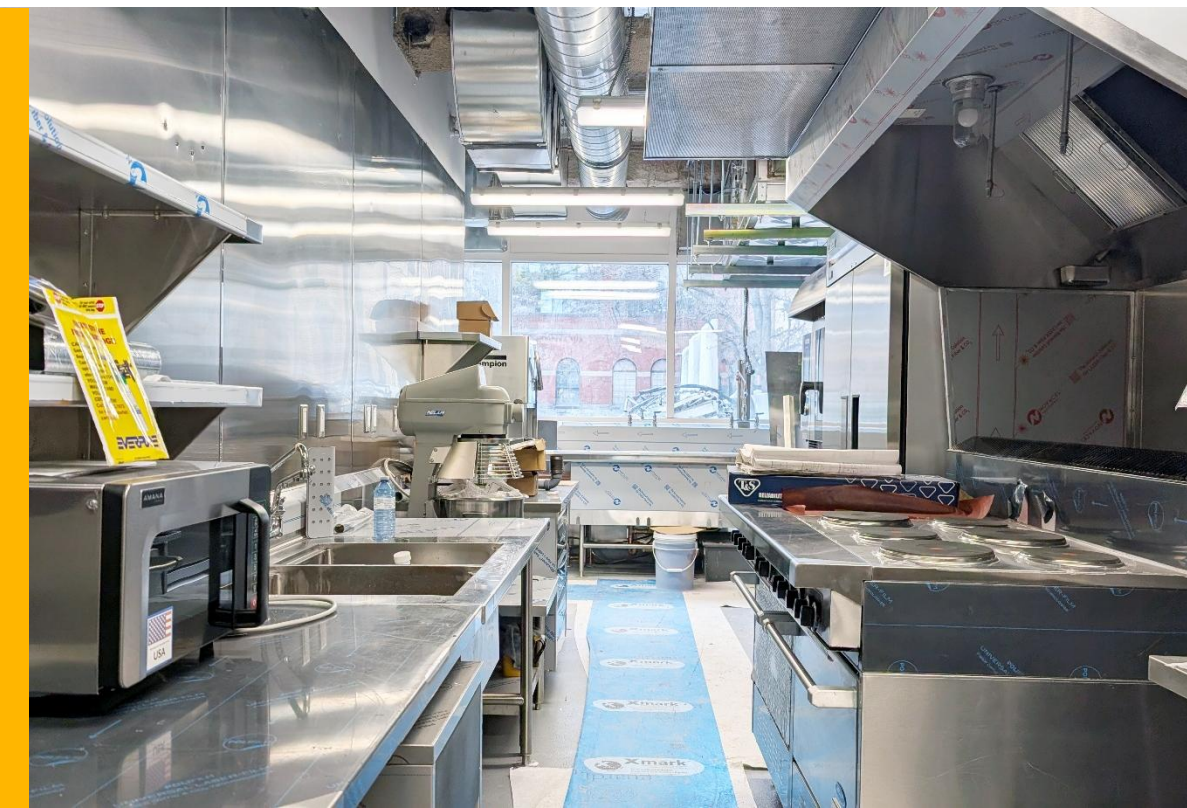
Current Rental Structure

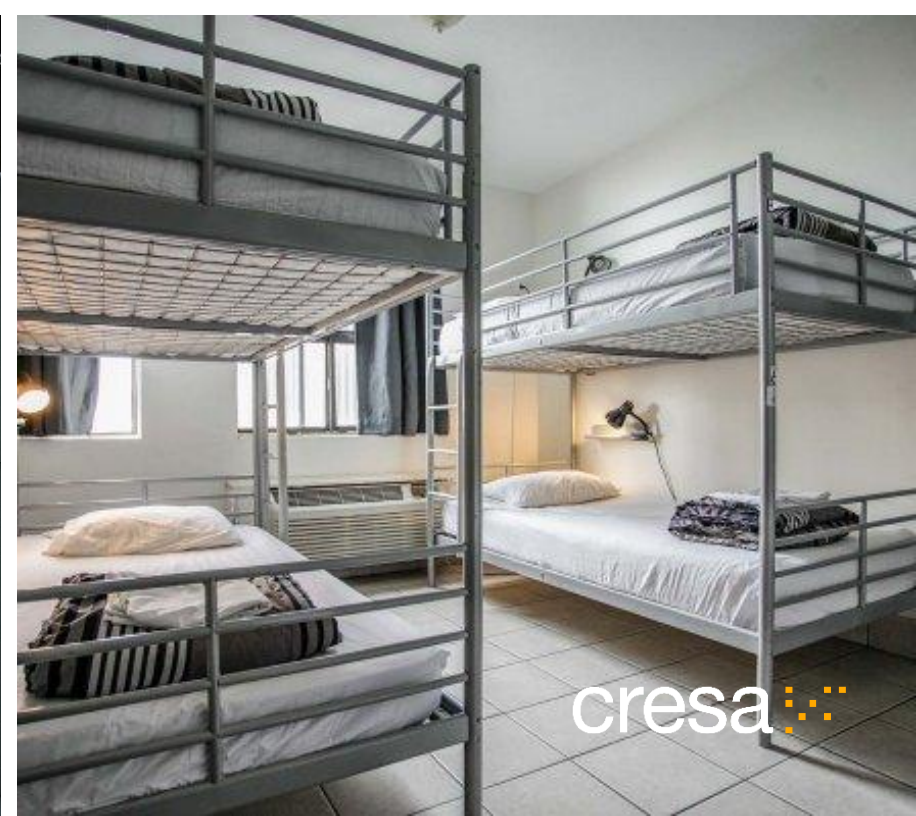
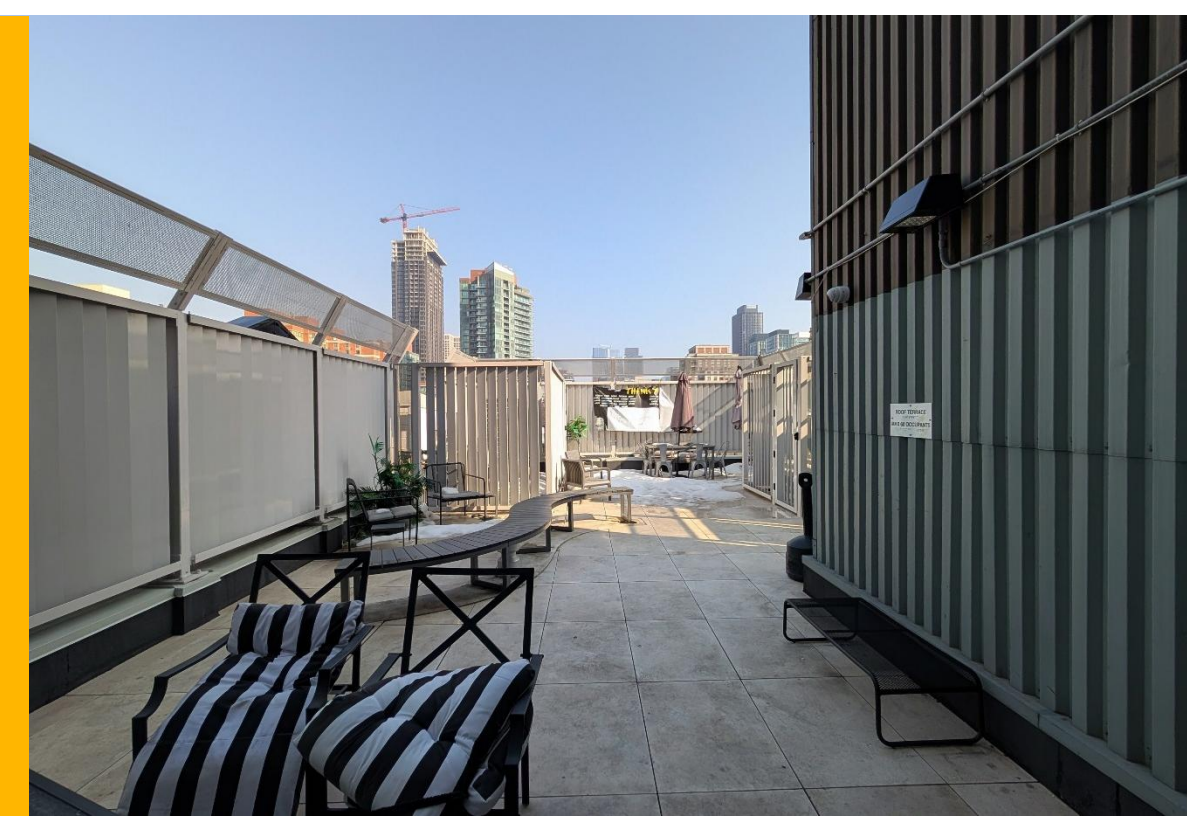
The site is being offered for sale with a fully binding lease of the entire building in favour of the City of Toronto. There is a termination provision in favour of the City of Toronto requiring one year's notice, which does not apply until after seven years of the eleven-year lease term have elapsed.

The lease for the subject property has recently been renewed with the City of Toronto, the building's sole tenant since 2020, under the following terms:

- Lease Commencement Date: June 1, 2025
- Lease Term: 11 Years, expiring on May 31, 2036
- Tenant to reimburse Landlord for all realty taxes
- Tenant responsible for building maintenance, cleaning and repairs of the premises, including waste management as well as snow and ice removal on sidewalks and rooftop patio
- Tenant shall pay all operating charges for water, gas and electricity
- Property owner to complete waterproofing works to the southern exterior wall and footing prior to September 30, 2027
- Property owner responsible for major building systems such as heating, ventilating, air conditioning, and fire and life safety systems

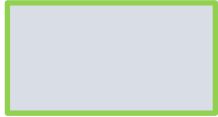
The full lease document shall be available under NDA in the data room.





ADJACENT PROPERTIES

76 CHURCH STREET

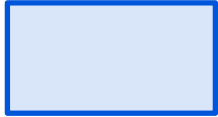


Surface Parking Lot

Directly south of 76 Church Street, and conceptually, could form part of a land assembly with the subject property



76 Church Street



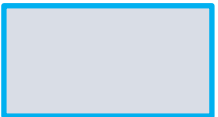
80-82 Church Street

Two interconnected office buildings currently for sale directly north of 76 Church Street and, conceptually, could form part of a land assembly with the subject property



67 Adelaide Street East

Owned by the City of Toronto



59-65 Adelaide Street East

Office building with planned redevelopment to a high-rise mixed-use residential tower



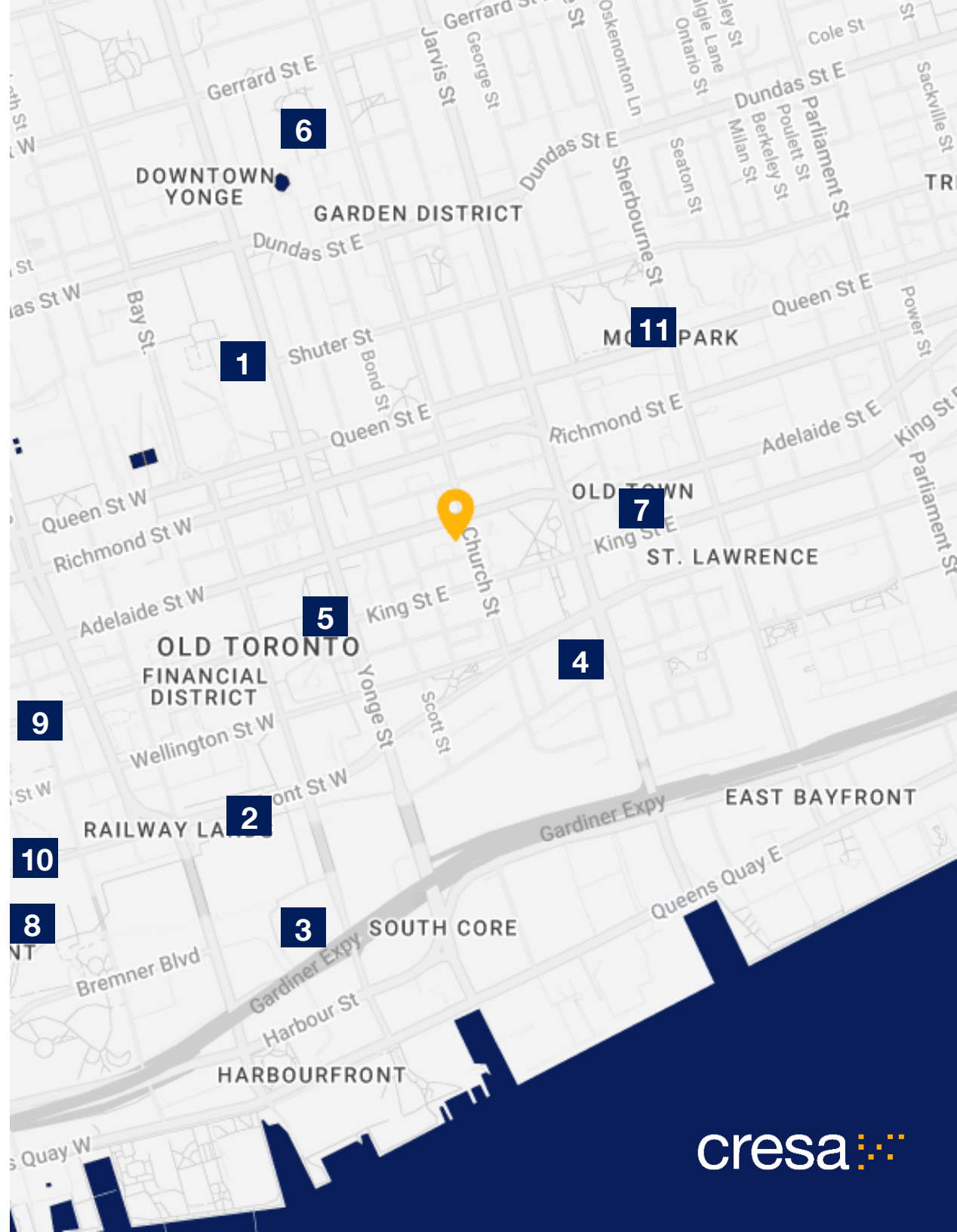
AREA MAP

76 CHURCH STREET

- 1** CF Toronto Eaton Centre
- 2** Union Station
- 3** Scotiabank Arena
- 4** St. Lawrence Market
- 5** King Station
- 6** Toronto Metropolitan University
- 7** George Brown College - St. James Campus
- 8** CN Tower
- 9** Roy Thomson Hall
- 10** Metro Toronto Convention Centre
- 11** New Moss Park Station – Ontario Line

 23 minutes to Toronto Pearson Airport

 8 minutes to Union Station





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