

51

For
Sale



EGLINTON
 AVENUE
 EAST

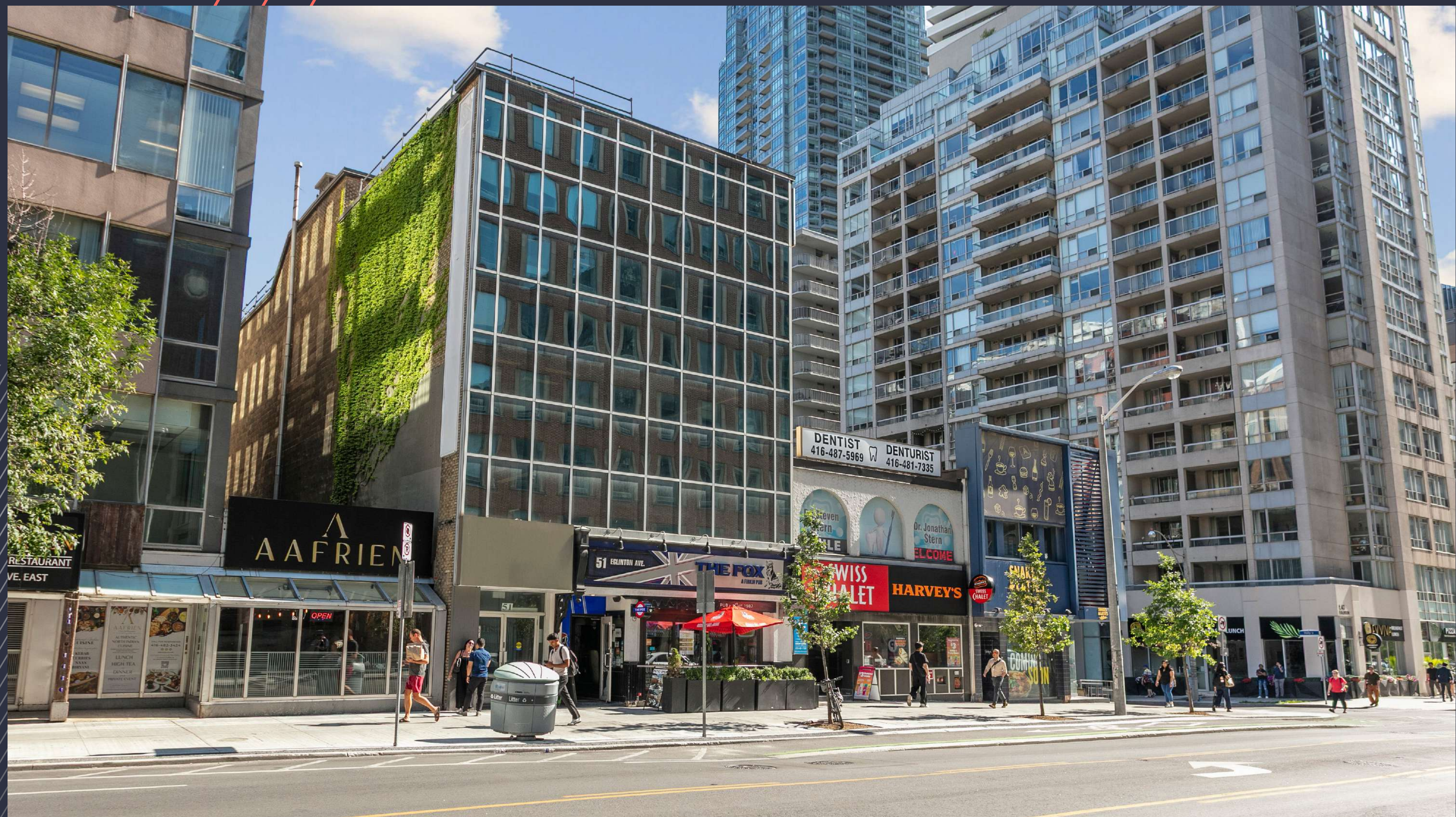




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Executive Summary

On behalf of the Vendor, Colliers International (the “Advisor”) is pleased to offer for sale a 100% freehold interest in 51 Eglinton Avenue East (the “Property”) in Midtown Toronto.

This is the opportunity to own a freestanding office building in one of Toronto’s fastest growing submarkets. The Property represents a rare acquisition opportunity in a size range and area that rarely comes available.

Located just steps from Yonge Street and Eglinton Avenue, the Property is connected to the entire city via the Yonge Subway line as well as the brand-new Eglinton LRT. However, there is no need to go far to find what you’re looking for. Yonge and Eglinton continues to experience substantial growth, with both residential and commercial developments. The neighbourhood boasts exceptional amenities from restaurants, retailers, services as well as some local gems.



Property Summary

51 Eglinton Avenue East is a rare freestanding office building located in the heart of Midtown Toronto, just steps from the bustling Yonge and Eglinton intersection and situated in one of the city's fastest growing and most sought-after submarkets. Take advantage of the unique opportunity to acquire a high-quality asset in a size range and location that seldom becomes available.

Address	51 Eglinton Avenue East, Toronto, ON
Legal Description	PT LT 2 BLK D PL 653 NORTH TORONTO AS IN CA188581; CITY OF TORONTO SUBJECT TO AN EASEMENT OVER PART 2 66R33028 IN FAVOUR OF PT LT 2-4 BLK D PL 653 NORTH TORONTO AS IN CT832430 AS IN AT6524193
Building Area	15,375 SF Lower Level & Floor 1: 5,136 SF - Leased to 2026 Floors 2-5: 10,239 SF - Vacant
Parking	3 Stalls (Rear Laneway of Building)
Site Size	4,725 SF
Site Dimensions	140.17 ft x 33.66 ft
Elevator	Yes
Zoning	CR 5.0 (c3.0; r3.0) SS2 (x2497) Official Plan: Mixed-Use Secondary Plan: Map 21-1 Yonge-Eglinton
Taxes	\$67,927.59 (2025)



15,375 SF Standalone Office Building



Prime Opportunity for an Owner-Occupier



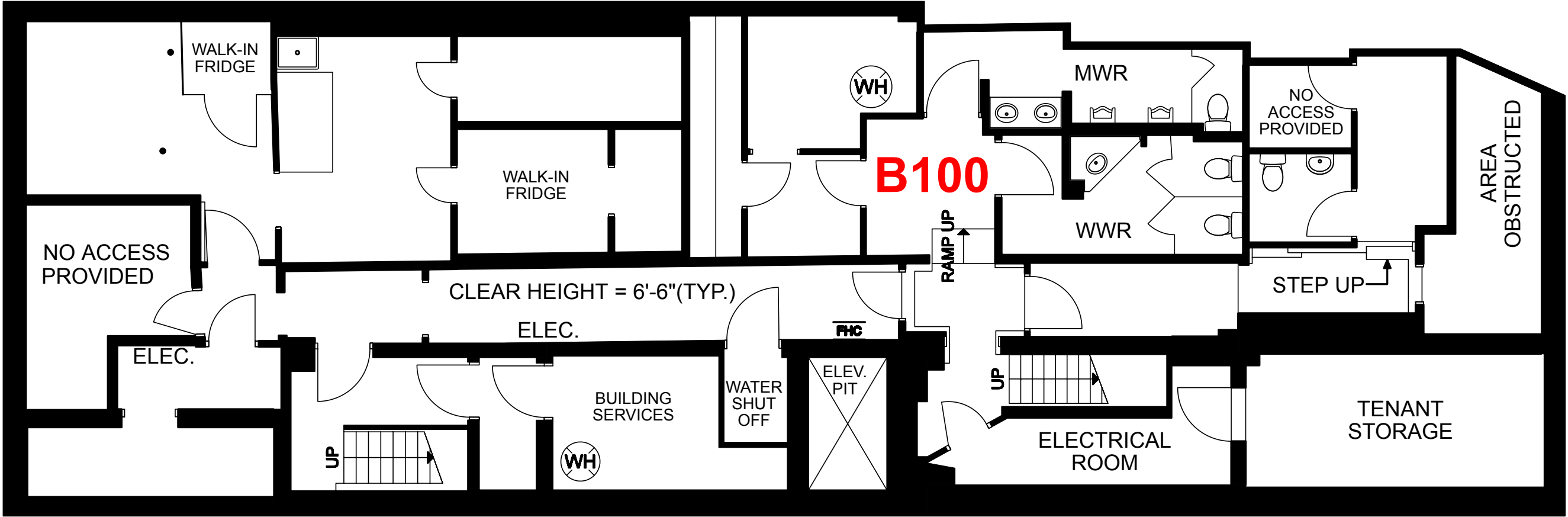
Vacant Turnkey Office Space with Strong Retail Tenancy



Steps to Yonge Subway Line & Eglinton LRT

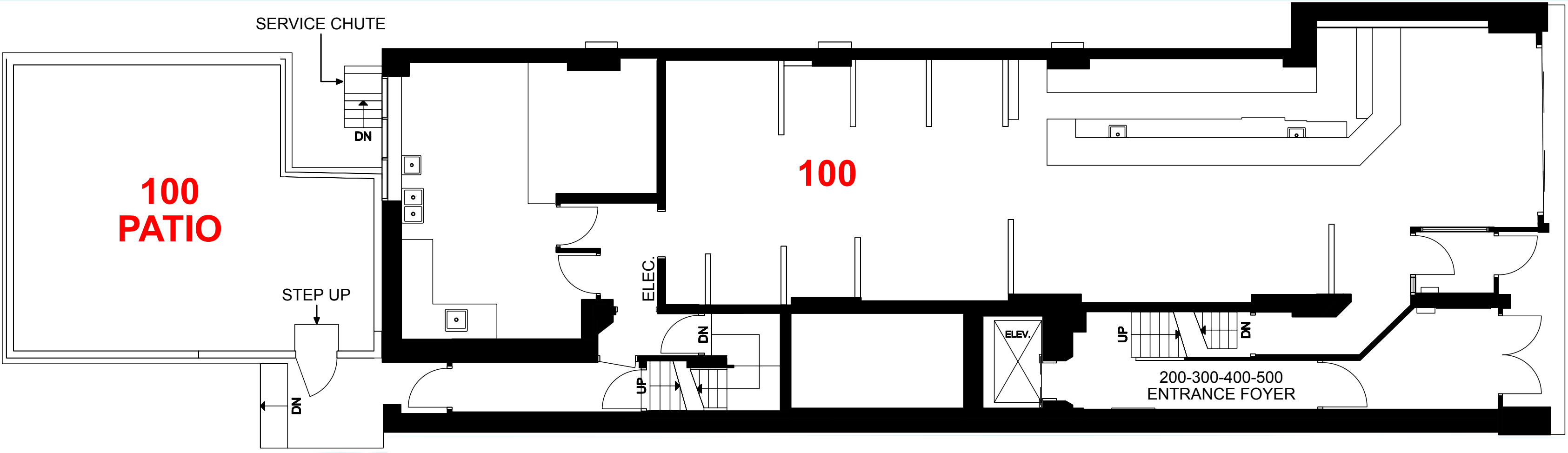


Floor Plans

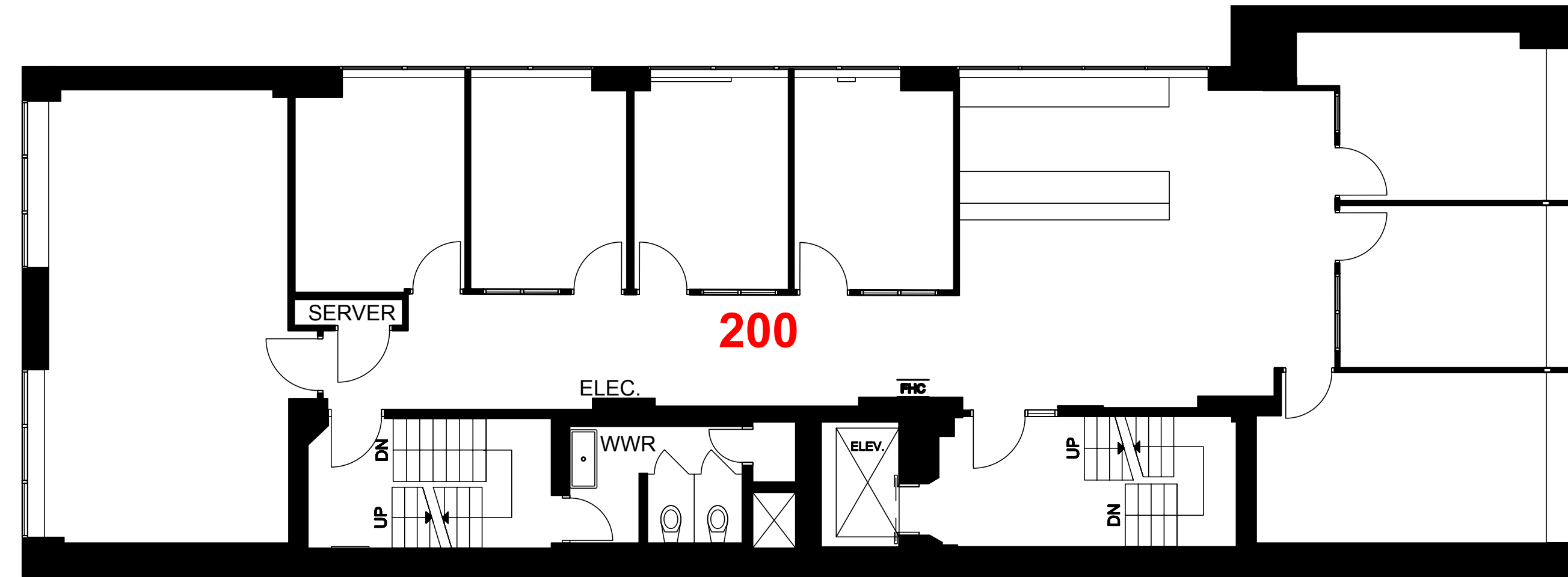


Basement

Ground Floor

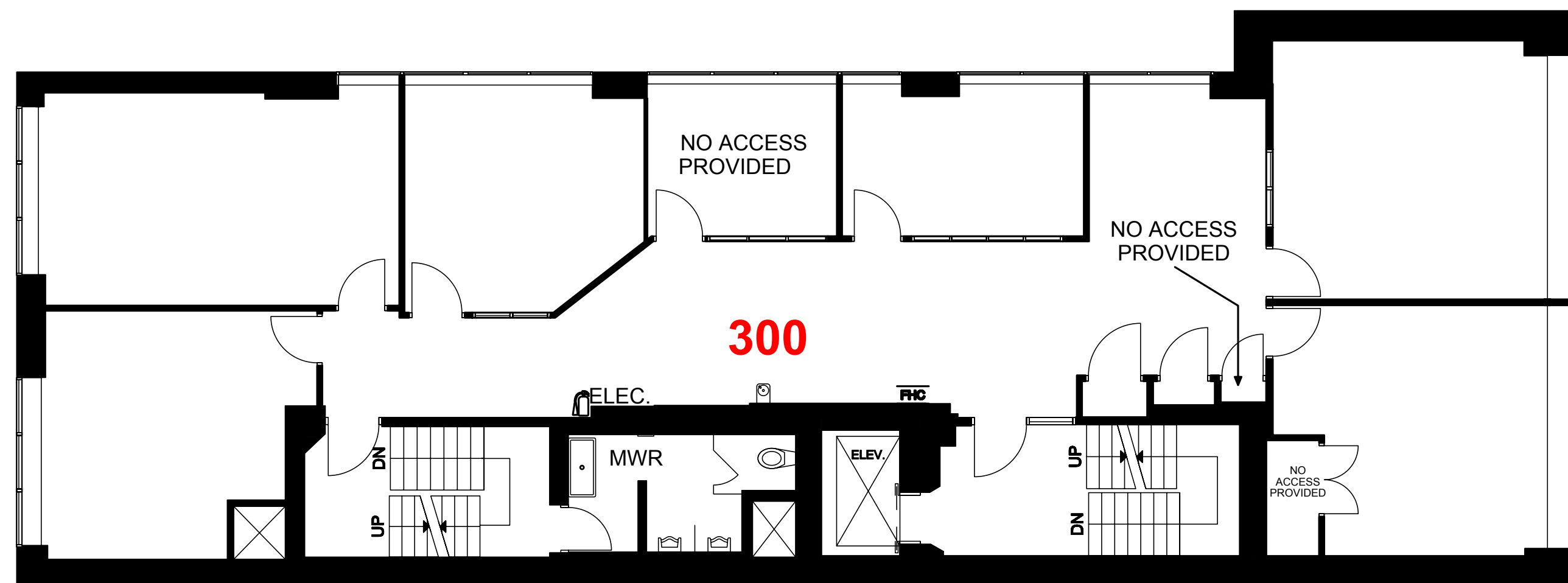


Floor Plans

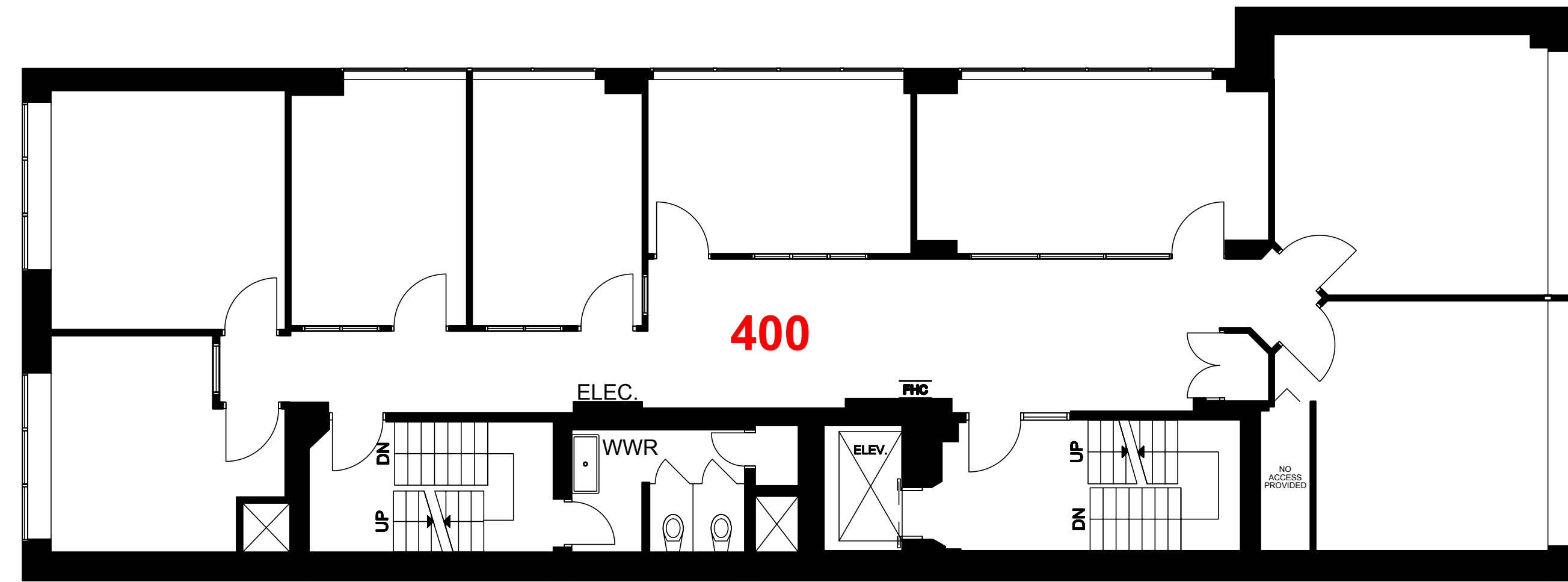


Second Floor

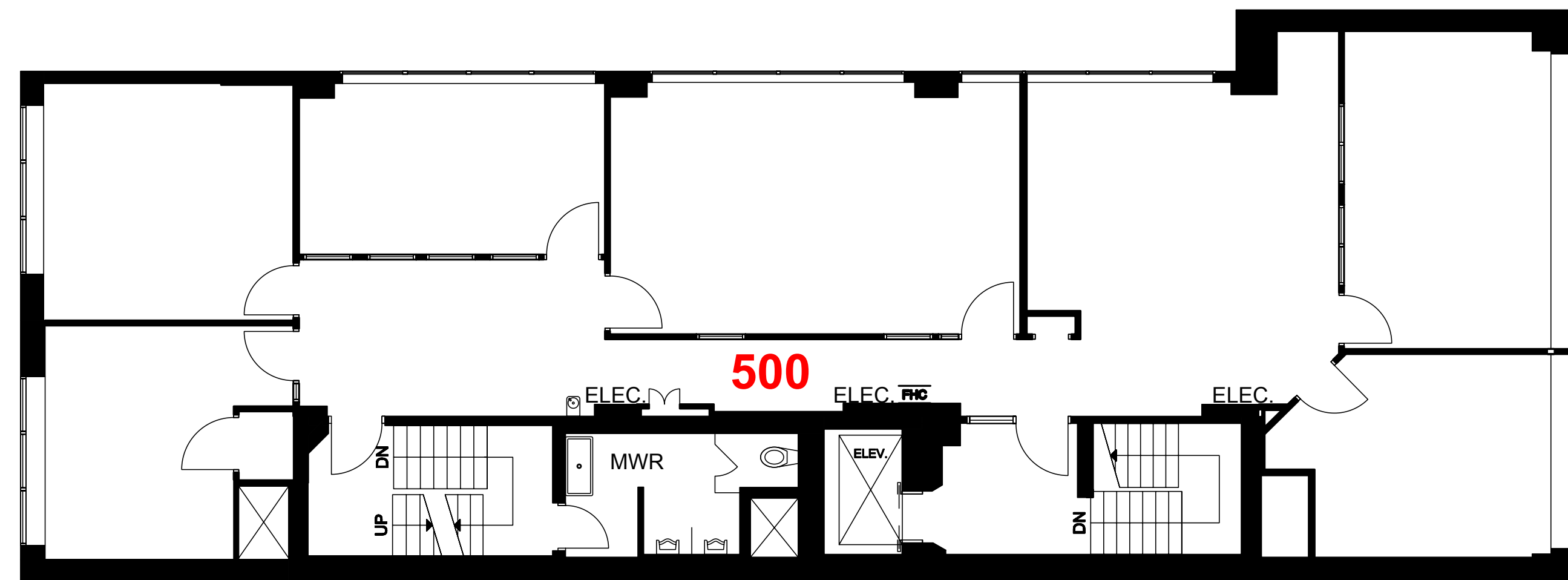
Third Floor



Floor Plans



Fourth Floor



Fifth Floor

Gallery



Neighbourhood Overview



Yonge and Eglinton is one of Toronto's most dynamic urban nodes, known for its unbeatable mix of transit, amenities, and lifestyle offerings. Situated in the heart of Midtown, the area has become a preferred destination for businesses, residents, and visitors alike.

Yonge and Eglinton represents a new way of thinking about workplace location; where businesses no longer have to choose between downtown prestige and suburban convenience.

This vibrant neighbourhood offers the best of both worlds: a professional, polished environment paired with a dynamic local energy.

It is a setting that supports focus during the workday and offers flexibility before and after.

With a strong business community and a neighbourhood that keeps growing, Yonge and Eglinton continues to hold its place as one of Toronto's most compelling office locations.

Neighbourhood Overview

Transit Hub

A major transit interchange, the area is anchored by Eglinton Station on the Yonge-University subway line with multiple TTC bus routes. The imminent arrival of the Eglinton Crosstown LRT (Line 5) will further enhance east-west connectivity and increase foot traffic across the neighbourhood.

The Eglinton Crosstown provides a midtown connection between east and west Toronto with 25 stations along a dedicated route, making Yonge & Eglinton one of the few locations in the city where north-south and east-west rapid transit intersect. For corporate tenants, this translates to exceptional accessibility office locations.

Amenities & Retail

The intersection is surrounded by national retailers, boutique shops, fitness studios, and essential services. Yonge Eglinton Centre anchors the retail offering, complemented by grocery options like Farm Boy, Metro, and Loblaws, all within walking distance.

Dining & Entertainment

A growing culinary scene offers everything from quick eats to destination restaurants. Highlights include: Grazie, La Carnita, Oretta, and The Keg, alongside coffee shops, cocktail lounges, and Cineplex Cinemas.

Growing Population

With rapid residential development, including over 55 developments currently under construction or in the planning phases at the intersection, Yonge & Eglinton is a high-density, 18-hour neighbourhood. The neighbourhood represent a highly educated, professional demographic, and strong office and residential demand continue to fuel the area's growth and vibrancy.



The Area

Yonge and Eglinton has grown into one of Toronto’s most well-rounded business districts. The intersection at the heart of midtown brings together strong infrastructure, steady foot traffic, and a neighbourhood that continues to evolve. It is a place where significant business happens within walking distance of some of the city’s best restaurants, cafés, and cultural venues.

Over
30

Restaurants

6

Groceries & Pharmacies

7

Fitness Clubs

3

Parks & Recreation Areas

5


Entertainment & Attractions


2


TTC Stations





Connectivity


99
Walk Score


91
Transit Score


70
Bike Score

Subway & LRT Stations

-  Eglinton (LRT & Subway Line 1)
-  Mount Pleasant (LRT)





Nearby Bus Stop

- | | |
|-------------------|-------|
| 34 Eglinton East | 1 min |
| 56 Leaside | 1 min |
| 54 Lawrence East | 1 min |
| 74 Mount Pleasant | 1 min |
| 97 Yonge | 6 min |
| 32 Eglinton West | 6 min |

Drive Times

- | | |
|---------------------------------------|--------|
| Don Valley Parkway (DVP) | 13 min |
| Highway 401 | 18 min |
| Billy Bishop Toronto City Airport | 27 min |
| Toronto Pearson International Airport | 35 min |

Legend

-  Bus Route
-  Subway (Line 1)
-  Bus Stop
-  Eglinton Crosstown LRT (Line 5)

Walk Times

- 4 min
- 7 min



Offering Process

The Vendor has retained Colliers International (the “Advisor”) on an exclusive basis to offer for sale 51 Eglinton Avenue East (the “Property”).

The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser’s choice of forms to Colliers International 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 Property 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 purpose, 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 Property 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.

Obligations of The 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 damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

Offering Process

Disclaimer

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, 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 irrelative 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 communications given or made available to 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 legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve 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 Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.





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