



EGLINTON LRT

GOLDEN MILE STATION

Eglinton Ave E

Warden Ave

Manville Rd



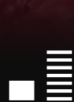
1.33 AC

29,000 SF

MULTI-TENANT INDUSTRIAL

\$9,200,000

128 MANVILLE RD
SCARBOROUGH, ON



ROYAL LEPAGE®

COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

Prime Functional Multi Tenant Industrial Investment in the Golden Mile Regeneration Area industrial node near Warden/Eglinton Ave E, surrounded by service industrial and flex uses within 300 meter walking distance to Golden Mile Station on Eglinton/Warden, a good mix of tenant rooster with extremely low TMI cost, zoned E1. Functional bays with flexible uses serving Scarborough's established trade area offering unparalleled connectivity, customers, and a strong labour pool. In addition to these big-box retailers, the area is home to major employers in manufacturing, logistics, construction, and automotive services including the main Eglinton Bus Transit Depot for TTC

Upside Opportunity:

- Rent is being collected on 26,000 sq.ft. vs the 29,000 sq.ft. building size
- Rent significantly below market, great upside for a user/professional landlord
- Current Average Gross Rent is between \$16 to \$17 P/SF where near by average net rent for similar industrial small bay unit is between \$18 to \$20 net
- Making the project great for conversion to industrial condo as well, recent conversion project on Warden in the same area is achieving over \$480 P SF
- Short term leases or month to month for majority of the tenants
- Local employment stats include 18,277 employees and 1,508 retail & service businesses are within 2km of the property. The average household income within 2km of the property is \$79,615, with 19,231 households in the vicinity
- The area is going under significant revitalization including significant redevelopment of the entire Golden Mile area (~280 Acre) with over 37,000 units across more than 75 towers proposed in the Golden Mile with expectation of between 56,000 to 65,000 new residence and 20,000 employment within the immediate area

Full Address		128 Manville Rd, Scarborough, ON
Lot Size		1.33 AC
Building Size mpac		29,000 sq.ft.
Ceiling Heights		12' 8" ft
OP Designation		Core Employment
Zoning		E1
Power		600 Volt 400 Amp
Shipping	11 Drive-In Doors, 4 Van Height Doors, 1 Double Man Door	
Parking		29 Stalls

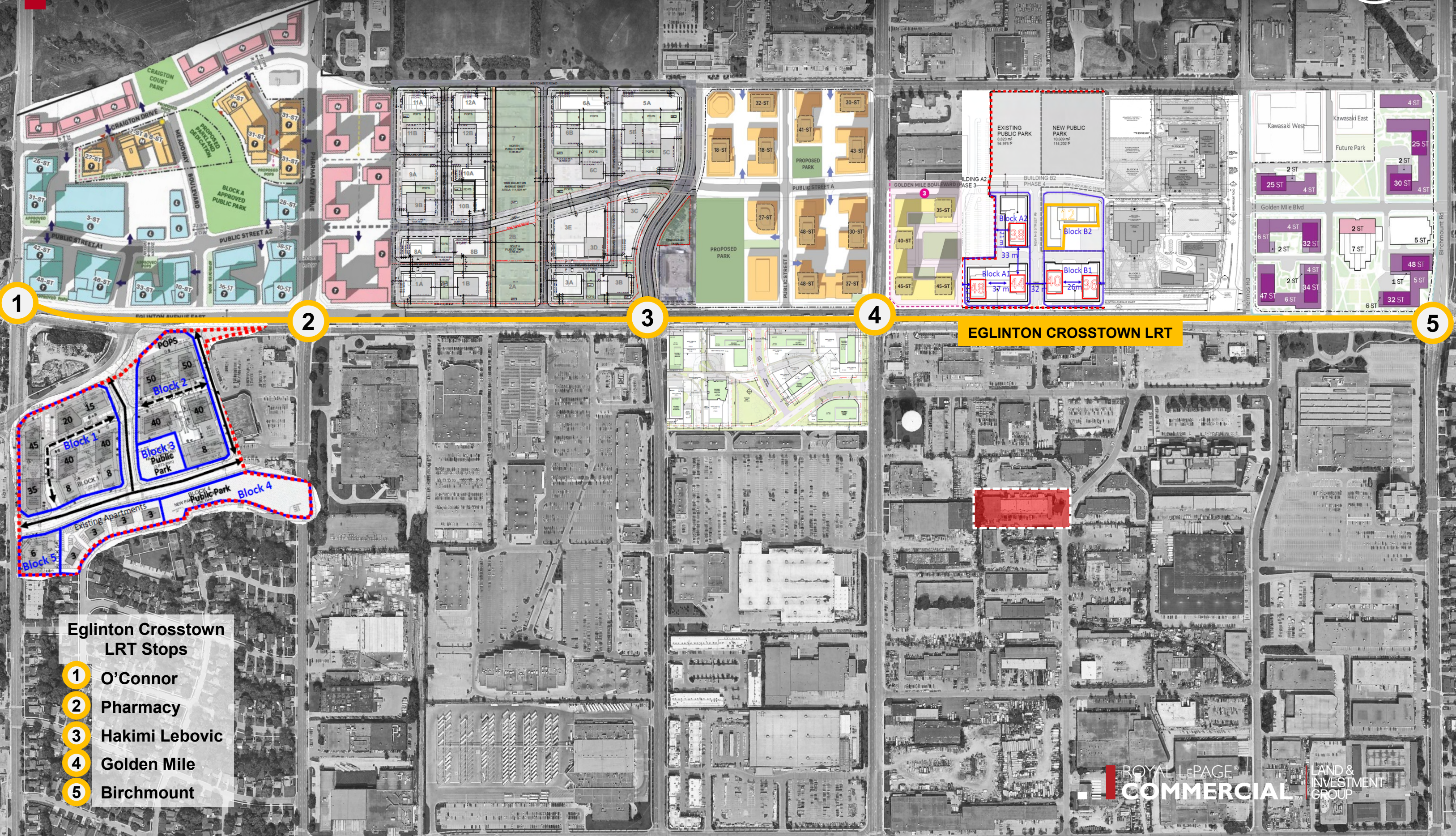


AREA AMENITIES



- LRT Station
- 1 O'Connor
- 2 Pharmacy
- 3 Hakimi Lebovic
- 4 Golden Mile
- 5 Birchmount

AREA DEVELOPMENTS

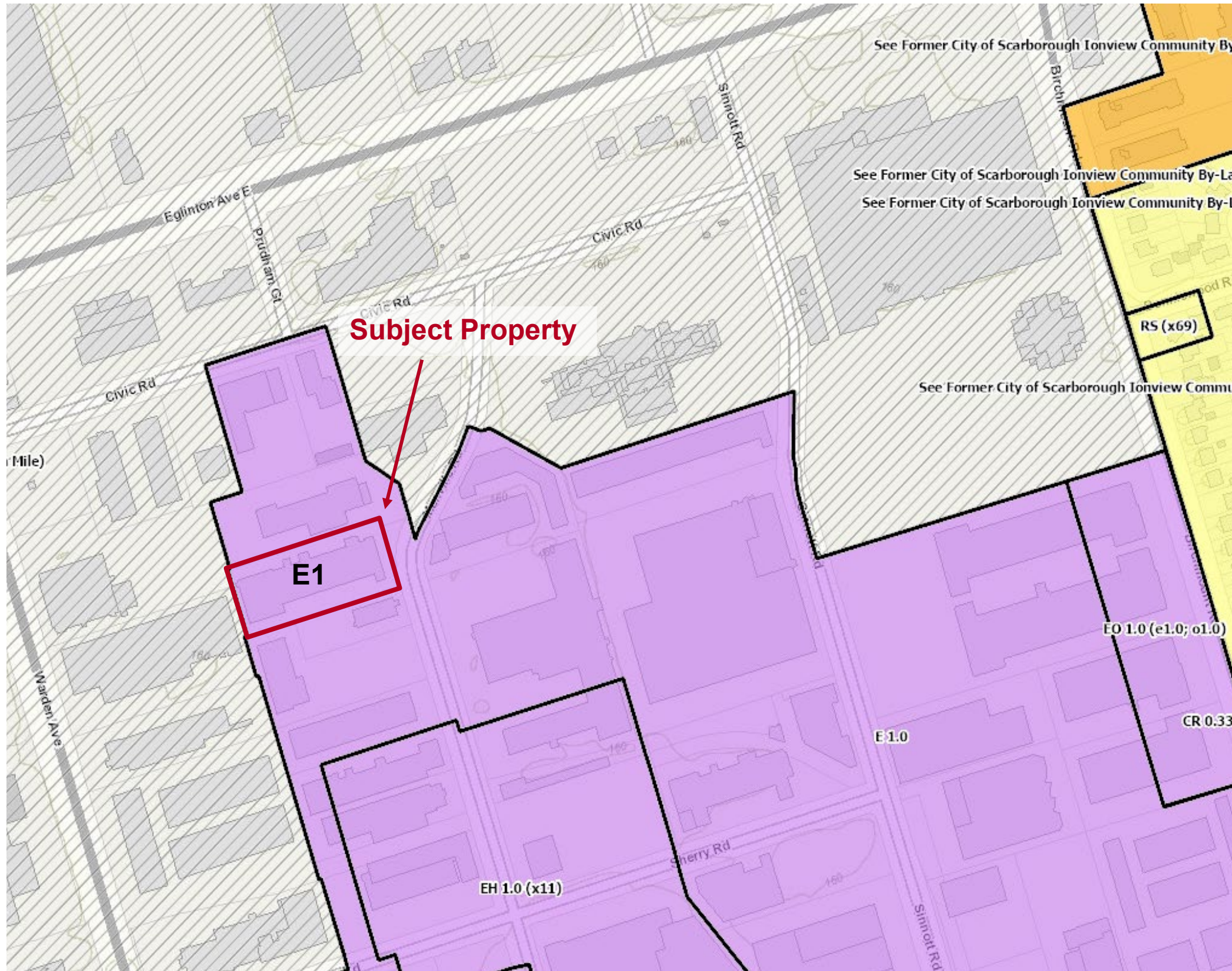


Eglinton Crosstown
LRT Stops

- 1 O'Connor
- 2 Pharmacy
- 3 Hakimi Lebovic
- 4 Golden Mile
- 5 Birchmount

ZONING BY-LAW

ZONED – E1 – EMPLOYMENT INDUSTRIAL ZONE



E1 – Employment Industrial Zone

60.20.20.10 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**
- **Manufacturing Uses**, with some exception
- 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**

PROPERTY DETAIL

Lot Info:

- 1.33 Acre Land
- 155' frontage x 376' depth

Building Info:

- 29 Units
- 11 Drive-In Doors
- 4 Van Height Doors
- 1 Double man door
- 12' 8" CLEAR HEIGHTS
- Separate utility meter including gas and hydro

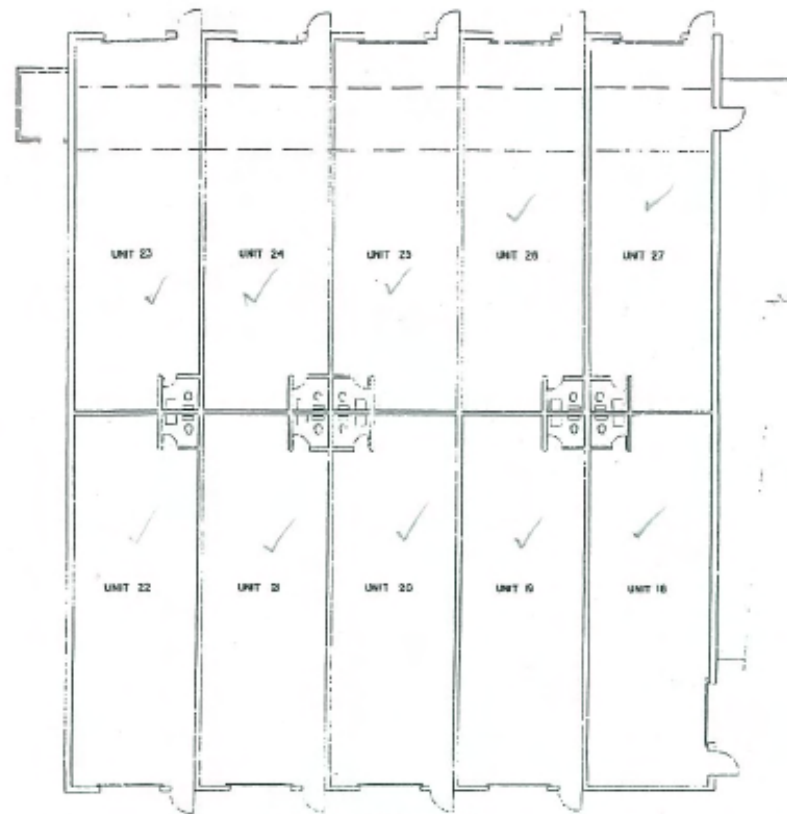


- Current Gross Rent: \$455,023
- Total Annual Tax: \$56,193
- TMI: \$4 includes water

100



FLOOR PLAN

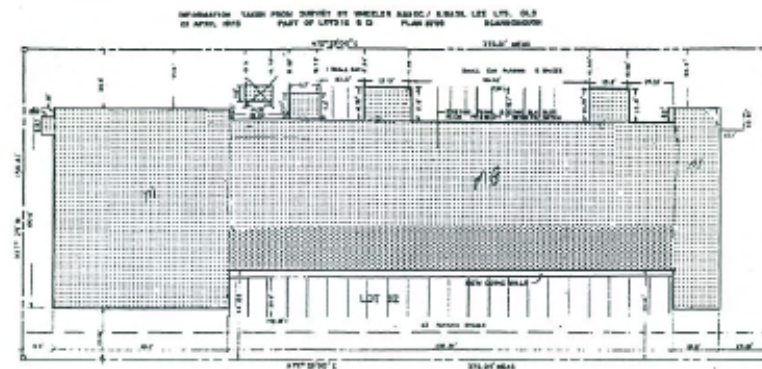


EXISTING WEST ADDITION

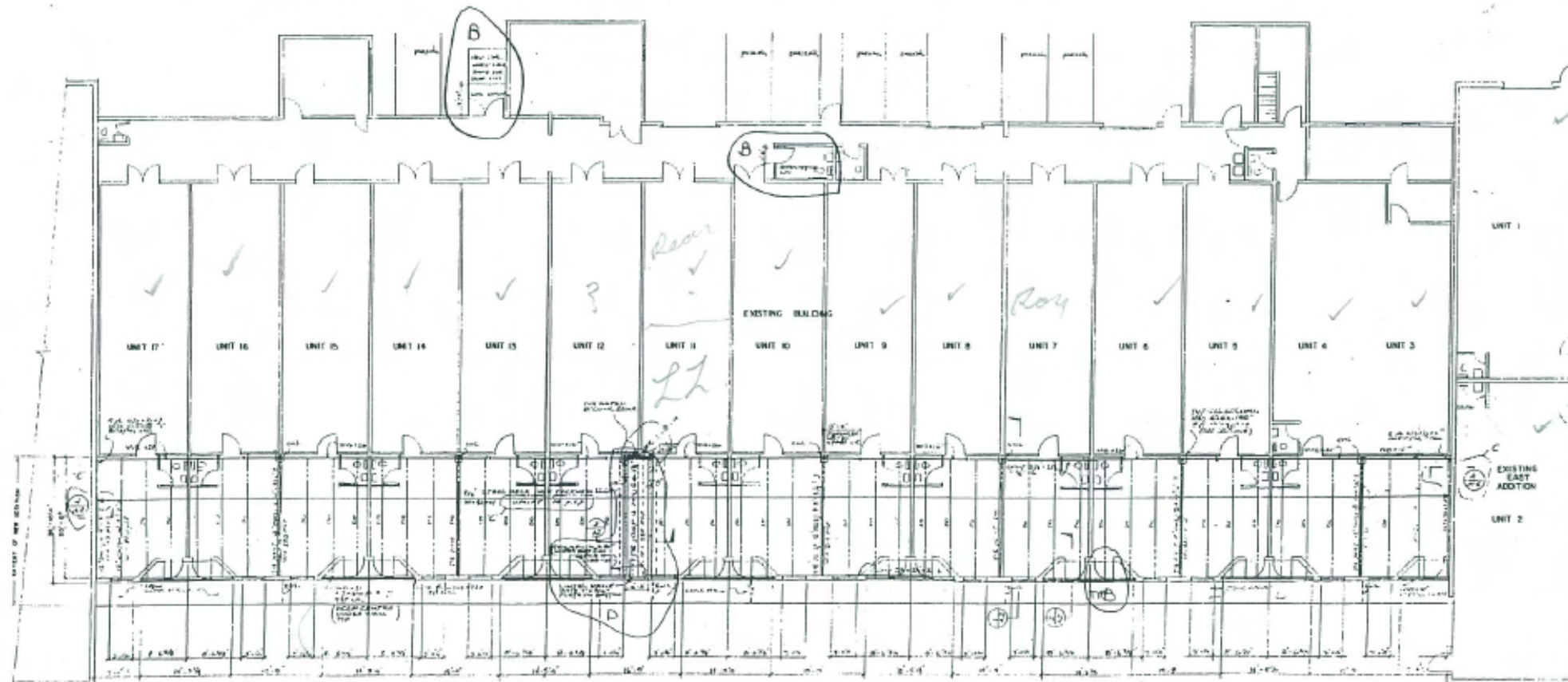
Site Analysis

Area of Lot	7,012.4 sq
Building Green Area	2,146.2 sq
Existing Building	4,312.2 sq
Proposed Addition	2,641.3 sq
Total Building Area	6,953.5 sq
Site Coverage	30% of lot area
Parking Required (per unit of floor area)	27 spaces
Parking Provided	27 spaces

NOTE: 25% OF FLOOR AREA OF THE PROPOSED BUILDING MAY BE USED FOR PARKING, PROVIDED THAT THE TOTAL PARKING PROVIDED IS NOT LESS THAN 27 SPACES.



SITE PLAN



NEW SOUTH ADDITION

DEMOGRAPHICS

POPULATION & PROJECTION

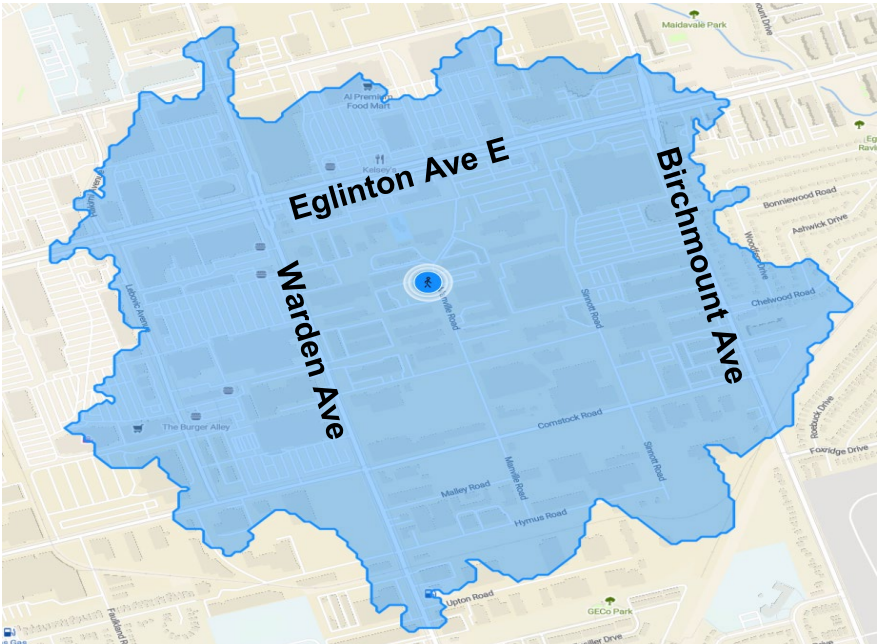
Radius	2 kms	5 kms	10 kms
2023 Population	50,678	363,894	1,185,331
2028 Population Projection	52,747	380,305	1,242,667
2033 Population Projection	54,962	396,249	1,293,688
Annual Growth 2023-2028	0.8%	0.9%	1.0%
Daytime Population	47,212	296,824	1,105,420
Median Age	40.1	40.5	40.3

DAYTIME EMPLOYMENT

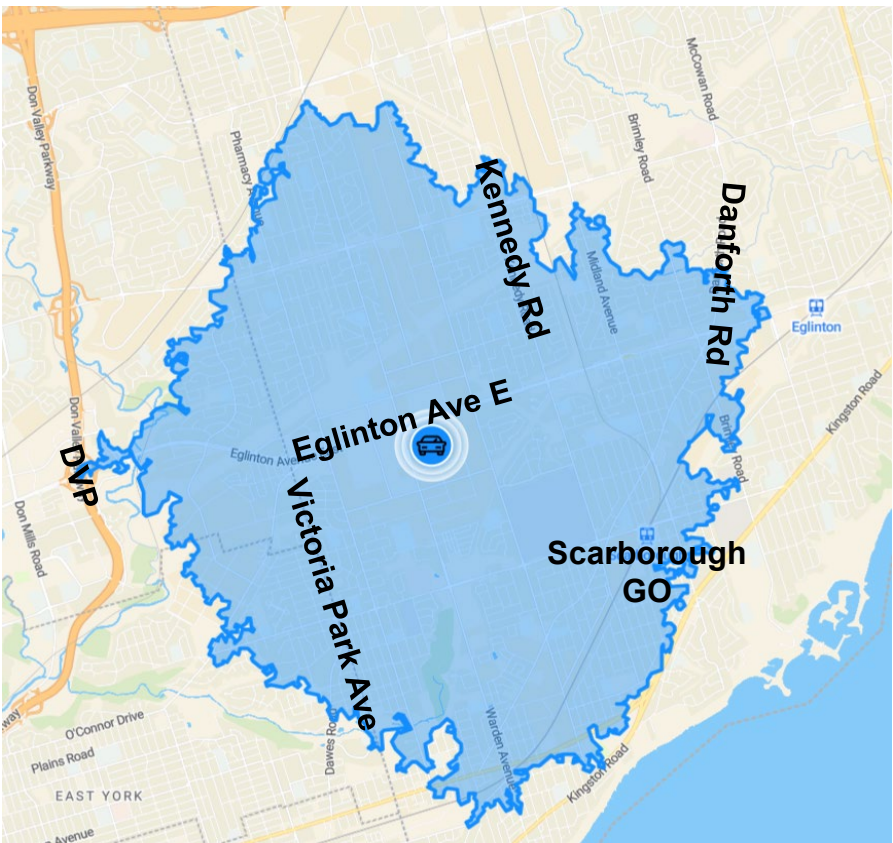
Radius	5 kms			10 kms		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
All Businesses	82,951	7,404	11	346,971	27,715	13
Total Retail & Service Businesses	7,297	346	21	28,208	1,050	27
Auto Dealer & Parts	2,031	133	15	11,188	263	43
Books & Reading Materials	0	0	-	0	0	-
Clothing & Jewelry	0	0	-	0	0	-
Direct Seller	0	0	-	0	0	-
Drinking Places	60	8	8	551	63	9
Electronic Shopping	0	0	-	0	0	-
Food & Alcohol	3,458	137	25	11,461	486	24
Gas Station	0	0	-	0	0	-
Health Care	0	0	-	0	0	-
Home Furnishings	37	9	4	92	21	4
Home Garden & Building Materials	1,127	18	63	1,727	50	35
Liquor & Convenience	225	22	10	907	91	10
Office Supplies	0	0	-	0	0	-
Sporting Goods	0	0	-	0	0	-
Travel Accommodations	308	15	21	2,193	69	32
Miscellaneous	51	4	13	89	7	13

TRAVEL MAPS

Walking Distance – 15 minutes



Driving Distance – 15 minutes



GOLDEN MILE SECONDARY PLAN



Demonstration 3D View

GOLDEN MILE SECONDARY PLAN STUDY FINAL REPORT

APPENDIX G

THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage YCR Commercial Division, have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 128 Manville Rd in Scarborough.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



LEAD ADVISORS

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