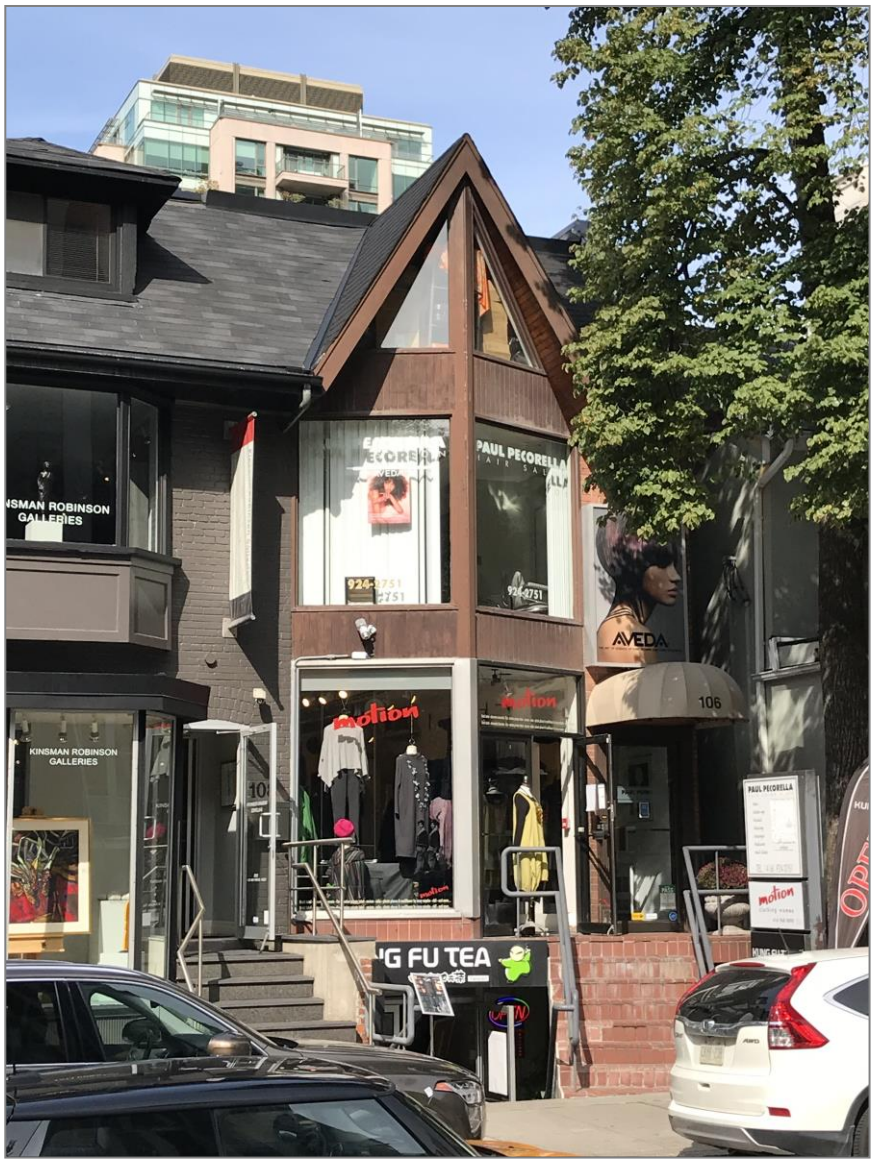
FOR SALE

106 CUMBERLAND STREET
TORONTO, ONTARIO



ASKING PRICE: $7,800,000

- A four-level commercial building comprised of 3,996 leasable square feet *(as per AccuPlan)*.
- Located on the north side of Cumberland Street, opposite the iconic Village of Yorkville Park.
- $172,110 rental income net per year and the building is leased to four tenants.

Offers will not be reviewed until **12:00pm noon on Tuesday, November 17, 2020.**

Petrus Commercial Realty Corp

Pierre Gagné
Broker of Record
416-955-1885
PGagne@PetrusRealty.ca

Oksana Abanto Mehia
Sales Representative
416-721-0614
Oksana@PetrusRealty.ca

FOR SALE

106 Cumberland Street, Toronto, Ontario

Vendor

BMO Trust Company as Estate Trustee for estate of Mr. William Chu.

Legal Description

PT LT 9 N/S Cumberland ST PL 69 Toronto as in CT269473; City of Toronto.

Land

This 1,553 square foot site is located in the heart of the upscale Bloor-Yorkville neighbourhood in Toronto. The property is rectangular in shape with a street frontage of approx. 19.4 feet along Cumberland and a depth of approx. 80 feet.

Building

The building is a fully leased four-level retail building of approximately 3,996 leasable square feet (as per AccuPlan measurements) including a separate lower level entrance.

Financing

The property is free and clear of financing.

Income & Tenancy

The property is fully leased to four tenants.
$172,110 rental income net per year.

Site Plan

Village of Yorkville Park

Offering Process

Offers will be received only by email at **PGagne@PetrusRealty.ca.** The **asking price is $7,800,000.** Offers will not be reviewed until **12:00pm noon on Tuesday, November 17, 2020**. Pre-offer documentation and the Vendor's Form of Offer is available to those who have executed and returned the required documentation.

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1. Limitations and Disclaimer - The sale of the Property will be on a "purchaser's due diligence" basis. Prospective purchasers are responsible for satisfying themselves, through whatever verification or due diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the Property. Neither the Vendor nor PETRUS COMMERCIAL REALTY CORP., Brokerage ('PCR') make any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Vendor and PCR expressly disclaim any and all liability for any errors or omissions in all information, material, reports or any other written or oral communication obtained by, given to or made available to any prospective purchaser. The Vendor reserves the right to remove the Property from the market at its discretion. **2. Brokerage Disclosure -** It is understood that PCR acts as the Listing Brokerage for the Vendor and owes to the Vendor a fiduciary duty and will be compensated by the Vendor. Vendor has agreed to the possibility of multiple representation whereby PCR, may introduce the Property to and provide services to one or more purchasers in accordance with the offering process. **3. Co-Operating Brokerage -** Unless advised otherwise in writing, it shall be conclusively deemed that any co-operating brokerage involved on behalf of a prospective purchaser will act as representative of the purchaser and be paid by the Vendor. Co-operating brokerages are required to register their client(s) with PCR.