



## 26-32 Cumberland Street Toronto

The two storey 7,440 square foot retail building is built to the lot line on a 3,968 square foot site with 50.75 foot frontage on the north side of Cumberland. The site is strategically bounded by a public lane on both its northerly edge and its westerly edge.

### What We Have Learned

The property location on a city block of unusual development activity and high density potential made this property of strategic importance to existing block stakeholders. The property was sold at long term land value pricing but with a short term income generating strategy for the new owner.

### Our Value Enhancement Result

We priced and marketed the property for land value. The city block potential for higher density redevelopment made the property more valuable as land only then as an income producing building

### Reference

*“Yuen and I thank you for your professional help in the sale of the Cumberland Street commercial property in the Center of Toronto in trendy Yorkville. Throughout:*

- 1. You were always courteous, sincere, civil, patient, and honest.*
- 2. Your knowledge and wisdom in commercial properties and the selection of potential buyers was impressive.*
- 3. You found the right buyer for the right price at the right time.*
- 4. As directors of a Holding Company in Real Estate for more than 40 years, we have dealt with many Real Estate agents and brokers of various ability and character. In terms of professionalism on a scale of 1 to 10, you earn an A+.*
- 5. We shall not hesitate to recommend you to our family or friends for their Real Estate dealings. We wish you much success in your future endeavors.”*

*Yu Yuen Chua, M.D.  
Kian Eng Chua, Ph.D.*