



**3550 and 3560 - 3570 Victoria Park Avenue, Toronto, Ontario**

This 4.75 acre site is improved with a 184,386 square foot mixed use commercial project located on the south west corner of Victoria Park Avenue and Tempo Avenue in the City of Toronto.

**What we have learned**

Selling this property had several challenges, firstly, the prominent tenant SAP was moving out leaving much of the office space vacant, and secondly, the vendor, an investor from New York had neglected the property for several years. Both of these issues caused some unique challenges to us during the listing period.

Our team met the challenge head and positioned the challenges as opportunities. We found an excited buyer who purchased the property for \$8,500,000.