

FOR SALE

RETAIL PLAZA

901 JANE STREET
TORONTO, ONTARIO



Asking Price \$4,500,000
7.0% cap with potential for increased income

A fully leased two-storey plaza of 23,378 square feet located on Jane Street between St. Clair Avenue and Eglinton Avenue. The property is situated on a corner lot with excellent street exposure to busy Jane Street, and is exceptionally located to serve a wide trading area including the nearby high density apartment buildings.

P.G. GAGNÉ
COMMERCIAL REAL ESTATE CORP.

Pierre Gagné, Broker of Record
Alison Macintosh, VP & Sales Representative
Chad Gemmell, Sales Representative
Telephone: 416.955.1885

RETAIL PLAZA FOR SALE

901 Jane Street, Toronto

Property Details

- Site Size: 0.56 acres
- Frontage: 158 feet on Jane Street,
159 feet on Dalrymple Drive
- Building Area: 23,378 square feet

Investment Highlights

- Corner location
- Great visibility on a busy arterial route
- 24,000 cars pass this site each weekday
- On the route of the proposed Jane St. LRT line
- High density neighbourhood
- Tenants include Royal Bank, Mac's Convenience, pharmacy, and 9,300 square feet of medical/physiotherapy space
- Opposite food anchored strip centre, featuring Tim Horton's, Food Basics and The Beer Store
- Fully leased - net income of \$315,000
- 7.0% cap rate with potential for increased income upon lease rollovers



Offering Process

The Vendor wishes to close the sale in the first quarter of 2009. The site is being sold by way of a standard negotiated bid process at an **asking price of \$4,500,000**. Offers must be submitted to the offices of P.G. Gagné Commercial Real Estate Corp., 401 Bay Street, Suite 2704, Toronto, Ontario M5H 2Y4.

Pre Offer Documentation is available subject to the execution of a Purchaser Acknowledgment and Waiver Agreement which is available at www.gagnerealestate.ca/janestreet.php or by contacting our offices.

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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 P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP. (PGG) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements and we 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 PGG, Brokerage 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 PGG, while representing the best interest of the Vendor, may introduce one or more purchasers to the Vendor 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. Co-operating brokerages will be required to register their clients. For complete Limitations and Disclaimer, Brokerage Disclosure and Co-operating Brokerage Agreement visit our website at www.gagnerealestate.ca/janestreet.php.

P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP., Brokerage

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