

FOR SALE

3550 & 3560 - 3570 VICTORIA PARK AVENUE Toronto, Ontario



3560 Victoria Park Avenue



3570 Victoria Park Avenue



Ice Rinks (3570 Victoria Park Avenue)



3550 Victoria Park Avenue

Being Offered by Unpriced Proposal Call
Offers to Purchase are due:
Wednesday April 25th, 2007 at 12:00 o'clock

3550 & 3560 - 3570 Victoria Park Avenue is a 4.75 acre site 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.

www.gagnerealestate.ca/vicparkandtempo.php

P.G. GAGNÉ
COMMERCIAL REAL ESTATE CORP.

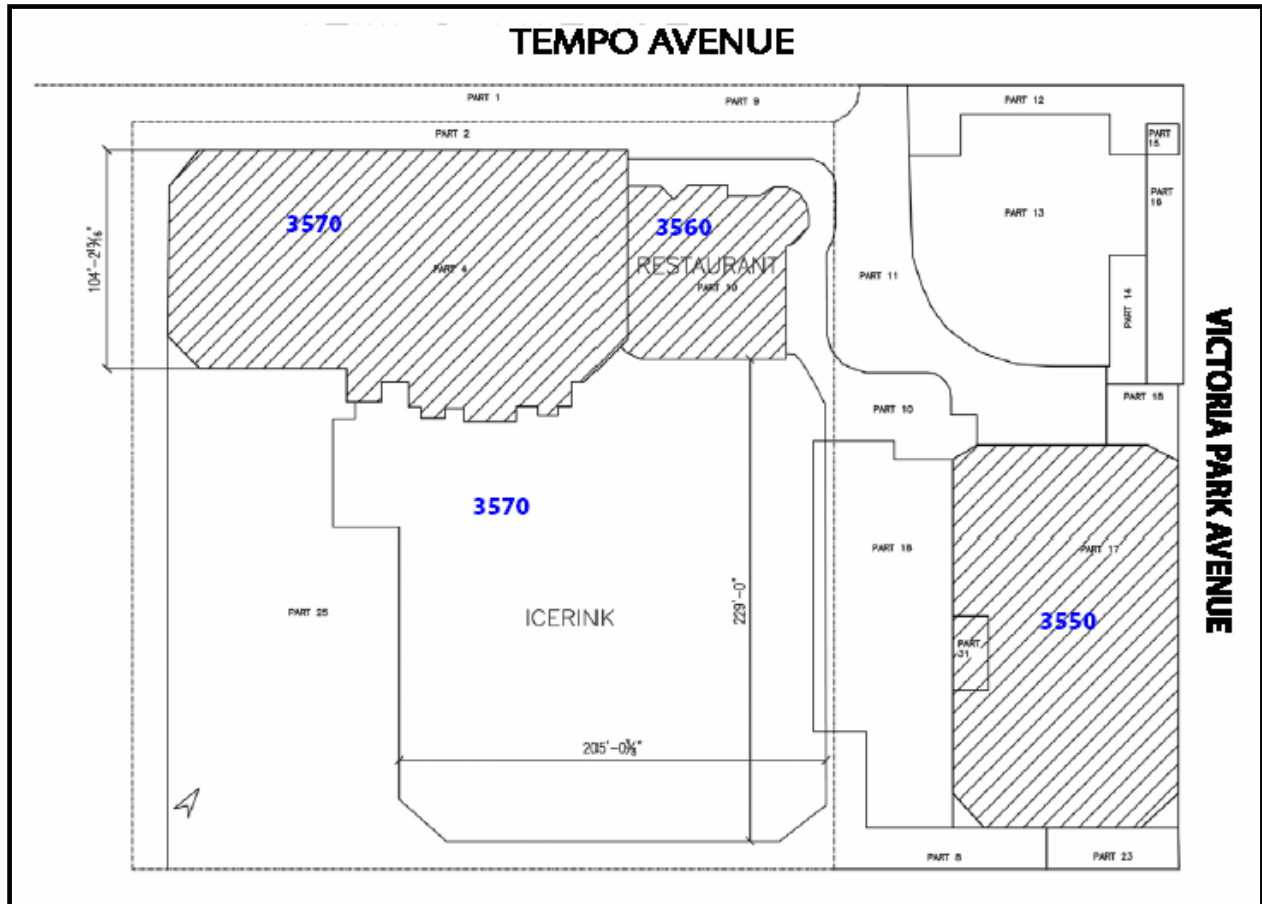
Contact :
Pierre Gagné
Broker of Record
Tel: (416) 955-1885
Email: pierre@gagnerealestate.ca
www.gagnerealestate.ca

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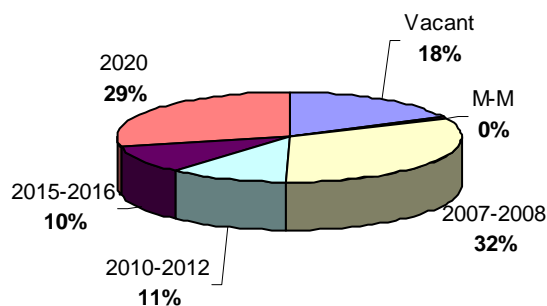
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3550 & 3560 – 3570 VICTORIA PARK AVENUE, TORONTO, ONTARIO



JULIAN JACOBS ARCHITECTS

Lease Expiries by Area



Investment Opportunity

This asset provides an opportunity to create value through the re-leasing of space that is currently vacant or that will mature within the next eighteen months. Holding net operating income is \$1,205,390.

Contact:

Pierre Gagné

Broker of Record

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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., Brokerage (PGG) make any representation or warranty, whether express or implied as to the accuracy or completeness of any such material, information, reports or statements and 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. Agency Disclosure** - It is understood that PGG, Broker of Record acts as the Listing broker 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 dual agency whereby PGG, while representing the best interest of the Vendor, may introduce purchaser(s) to the Vendor in accordance with the offering process. **3. Co-Operating Broker** - Unless advised otherwise in writing, it shall be conclusively deemed that any co-operating broker involved on behalf of a prospective purchaser will act as agent of the purchaser. Co-operating brokers will be required to register their client. For complete Limitations and Disclaimer, Agency Disclosure and Co-operating Broker Agreement visit our website at www.gagnerealestate.ca/vicparkandtempo.php