



27 Carlton Street Toronto

The 8,719 square foot site with 51 foot double frontage on Carlton Street and on Granby Street to the south is improved with a five story plus basement 24,846 square foot renovated office building leased to 23 tenants with an attractive maturity schedule.

What We Have Learned

The property had been owned and well managed by the same family for an excess of thirty years. Our pre-due-diligence process covered all the financial analysis of lease terms, tenant operating cost recovery schedules, comparative historical financial results. The vendor under our advice also had all pre due diligence reports conducted including a vendor's form of offer. All the due diligence information was web-enabled accessed through password-protection and was made available only to those who had executed and returned the Acknowledgement Agreement.

Our personal one on one marketing program drove the short term value enhancement program addressing low rent associated to short term maturity.