

FOR SALE

LANDMARK MIXED USE REDEVELOPMENT

THE PALACE ARMS
950 KING STREET WEST, 938-940 KING STREET WEST,
95-99 STRACHAN AVENUE
Toronto, Ontario

Property Fully Leased
Net Income
approx. \$500,000



ADVANCED MARKETING

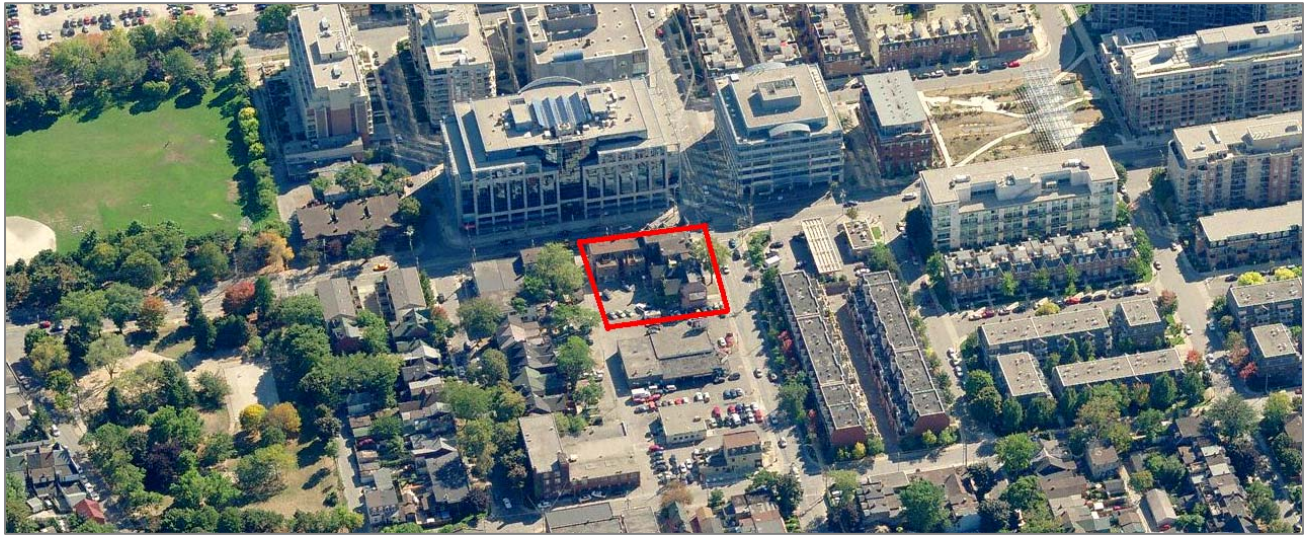
This landmark corner site of approximately 14,696 square feet is improved with a rooming house of historical significance and is strategically located at the north-east corner of King Street West and Strachan Avenue.



Pierre Gagné Broker of Record
416-955-1885 ext. 228
PGagne@PetrusRealty.ca
Petrus Commercial Realty Corp, Brokerage

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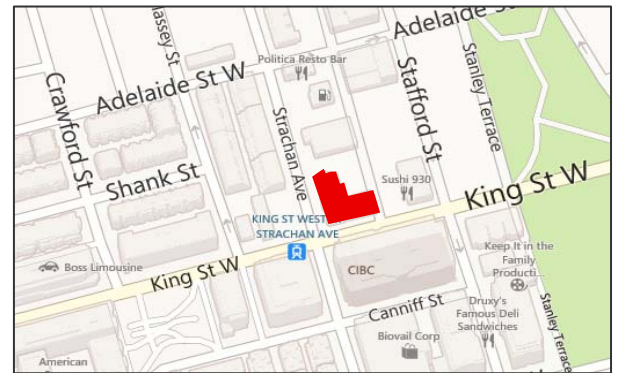


Property Description

This landmark corner site of approximately 14,696 square feet is improved with a rooming house of historical significance and strategically located at the north-east corner of King Street West and Strachan Avenue.

Offering Process

Offers should be emailed to PGagne@PetrusRealty.ca or delivered to PETRUS Commercial Realty Corp., 401 Bay Street, Suite 2704, PO Box 117, Toronto, ON M5H 2Y4.



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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 PETRUS COMMERCIAL REALTYCORP., Brokerage (“PCR”) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Vendor and PCR 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 PCR 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 that PCR, while representing the best interest of the Vendor, may introduce the Property to and provide services to one or more purchasers 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 client.

PETRUS COMMERCIAL REALTY CORP., Brokerage

401 Bay Street, Suite 2704, PO Box 117 | Toronto, Ontario | M5H 2Y4 | Tel: 416.955.1885 Fax: 416.366.9800 | www.PetrusRealty.ca
Ottawa | Toronto | Calgary