

**111, 115 & 127
Strachan Avenue
Toronto, Ontario**

**FOR SALE
DEVELOPMENT
OPPORTUNITY**

Colliers
INTERNATIONAL

**SE CORNER
ADELAIDE &
STRACHAN**

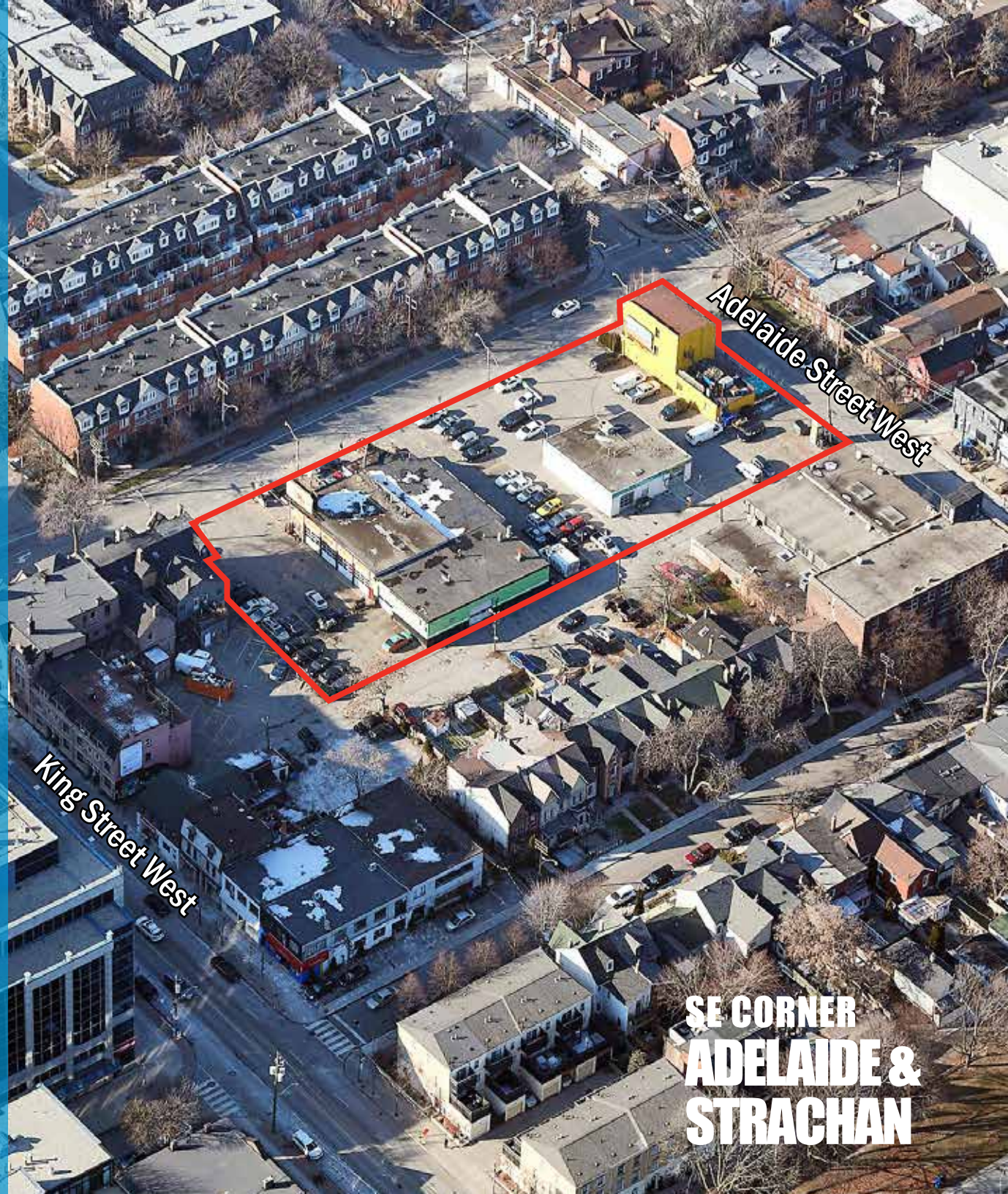


EXECUTIVE SUMMARY

Colliers International ("Colliers" or "Advisor") on behalf of 1173044 Ontario Limited (the "Vendor") is pleased to offer for sale a 100% freehold interest in 111, 115 and 127 Strachan Avenue, Toronto (the "Properties", the "Site", the "Property"), a sizable 0.84 acre development site exceptionally well-located in the heart of the vibrant Downtown West neighbourhood. The Property is strategically located at the intersection of Adelaide Street West and Strachan Avenue, directly south of the popular Trinity Bellwoods Park and directly north of King Street West. The site offers an irreplaceable location for a landmark condominium development, further accentuated by excellent access to two streetcar lines (King Street & Queen Street), public transit as well as proximity to the Financial District, Entertainment District and Toronto's trendiest retail along Queen Street West.

Situated in the Downtown West submarket, one of Toronto's most coveted location for new condominium development, which continues to see an unprecedented level of new projects in recent years. The area is home to some of Toronto's top restaurants, theatres and night clubs catering to the discerning tastes of wealthy young professionals.

This outstanding opportunity represents one of the few remaining development sites in Downtown West of significant scale and quality. Downtown West is one of Toronto's most active condominium market with 18 active projects featuring an average price of \$1,155 per square foot of projects sold in 2018, while the average condo rents were \$3.80 per square foot (per month). The strategic position and configuration of the site offer a rare occasion to create secluded residences amidst one of the busiest and affluent neighborhoods in the city with direct access to the Downtown Core.



INVESTMENT HIGHLIGHTS

IRREPLACEABLE LAND SIZE IN DOWNTOWN WEST SUBMARKET

Strategical placed at the corner of Adelaide Street West between the entrance of Trinity Bellwoods Park on Queen Street West and King Street West, this 36,500 square feet of land is one of the last large undeveloped land sites in Toronto's Downtown West submarket with over 300 feet of frontage on Strachan Avenue.

SIGNIFICANT HOLDING INCOME WITH NEAR TERM LEASE EXPIRIES

With approximately \$500,000 net operating income and leases expiring in 2020, the property offers an attractive amount of holding income, while allowing for flexibility in near term development after which entitlements have been secured in a 24-36 month period.

AFFLUENT NEIGHBOURHOOD WITH SIGNIFICANT GROWTH AND DEMAND

The Downtown West has increased significantly in affluence and development. The neighborhood has maintained a median household income over double the Canadian average, a feat the area's residential and retail corridors have grown to reflect.

DOWNTOWN WEST CONDO MARKET DEPTH AND PRICING

Downtown West area is one of the most active condominium markets with 18 active projects featuring an average price of \$1,155 per square foot of projects sold in 2018, while the average condo rents were \$3.80 per square foot (per month).



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