

1746 JANE STREET



INVESTMENT SUMMARY



EXECUTIVE SUMMARY

Colliers International is pleased to offer for sale 1746 Jane Street (the "Property"), a 3,271 square foot (above grade), one-storey retail building at the corner of Patika and Jane St. With TD as the Property's sole tenant since 1970 and the banks lease expiring in August of 2021, the Property is attractive to both investors and owner-users. Located just north of Jane and Lawrence, this transit-oriented site benefits from its proximity to the Weston GO Station, Highways 401 and 404, as well as a bus stop located directly across the street. Within close proximity to large retailers such as Dollarama and No Frills, the property also features 14 parking spaces and 3,271 SF of usable basement space.

INVESTMENT HIGHLIGHTS



CLOSE PROXIMITY
TO TRANSIT

The Property is well-positioned in the York municipality of Toronto, with prominent corner exposure on the edge of a Weston commercial corridor. Close proximity to the Highway 400 on-ramp and minutes from the Weston GO/ UP Express Station. Jane bus stop directly adjacent to the Property.



HIGH FOOT
TRAFFIC AREA

A major benefit for this Property is its location is much better positioned than many in the area to take advantage of this foot traffic from students and the neighborhood behind it, as well as 4 large apartment buildings across the street, whose residents would likely also frequent the location by foot.



IDEALLY SITUATED
NEAR SCHOOLS

For the right type of business, this location is well positioned to benefit from the foot traffic of students. A local high school, Weston Collegiate Institute, sits 350 meters from the Property. There is also a public school, Catholic high school and a middle school in close proximity.



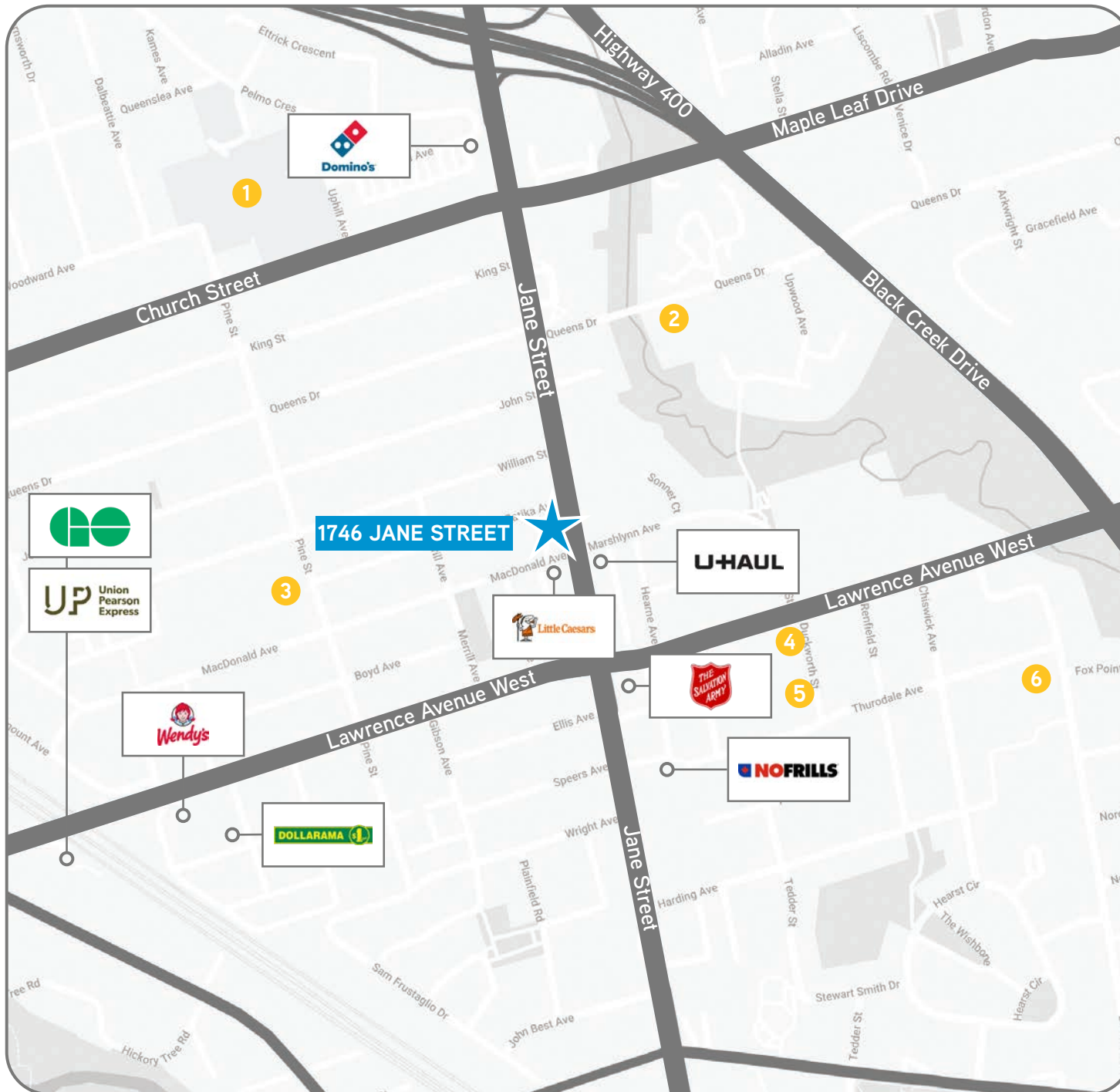
RECENT CAPITAL
EXPENDITURE

The Property is low maintenance with the roof being replaced in January 2020. The HVAC unit has also been replaced within the last 12 months.

LIST PRICE

\$1,690,000





PROPERTY INFO

Lot dimensions	66ft x 116ft
Lot area	7,540 SF
Building Size	3,271 SF (above grade) 3,271 SF (usable bsmt space)
Land use	Mixed use
Zoning	CR 2.0 (c2.0; r2.0) S2 (x1168)
Storeys	1
Parking spaces	14
Taxes (2020)	\$11,591

DRIVE TIME

Subway	10 mins (5.3 km)
GO station	5 mins (1.6 km)
Highways 401/404	3 mins (650m/2 km)
Nearest major intersection	Lawrence/Jane

HEALTH & COMMUNITY

- 1 Humber River Hospital
- 2 Weston Gardens Retirement
- 3 Weston Collegiate Institute
- 4 St Bernard Catholic Church
- 5 St Bernard Catholic School
- 6 Brookhaven Public School

PERMITTED USES

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C GENERAL COMMERCIAL

- Ambulance depot
- Art gallery
- Artist studio
- Automated banking machine
- Community center
- Courts of law
- Education use
- Financial institution
- Fire hall
- Library
- Massage therapy
- Medical office
- Museum
- Office
- Park
- Passenger terminal
- Performing arts studio
- Personal service shop
- Pet services
- Police station
- Post-secondary school
- Production studio
- Religious education use
- Software development and processing
- Veterinary hospital
- Wellness center

R COMMERCIAL RESIDENTIAL

- Dwelling unit (permitted building type in cause)
- Hospice care home
- Municipal shelter
- Nursing home
- Religious residence
- Residential care home
- Respite care facility
- Retirement home
- Student residence
- Crisis Care Shelter
- Group home
- Home occupation
- Private home daycare
- Rooming house
- Secondary suite
- Senior community house
- Short-term rental
- Tourist home



PHOTO GALLERY



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For more information, please contact:

Jeremiah Shames*

Vice President
+1 647 884 5449
jeremiah.shames@colliers.com

Myles Kenny*

Associate Vice President
+1 416 620 2882
myles.kenny@colliers.com

Matthew Soper

Sales Representative
+1 416 791 7255
matthew.soper@colliers.com

COLLIERS INTERNATIONAL

181 Bay Street, Suite 1400
Toronto, ON M5J 2V1
+1 416 777 2200
www.collierscanada.com

*Sales Representative

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