

2466

EGLINTON AVENUE EAST





EXECUTIVE SUMMARY

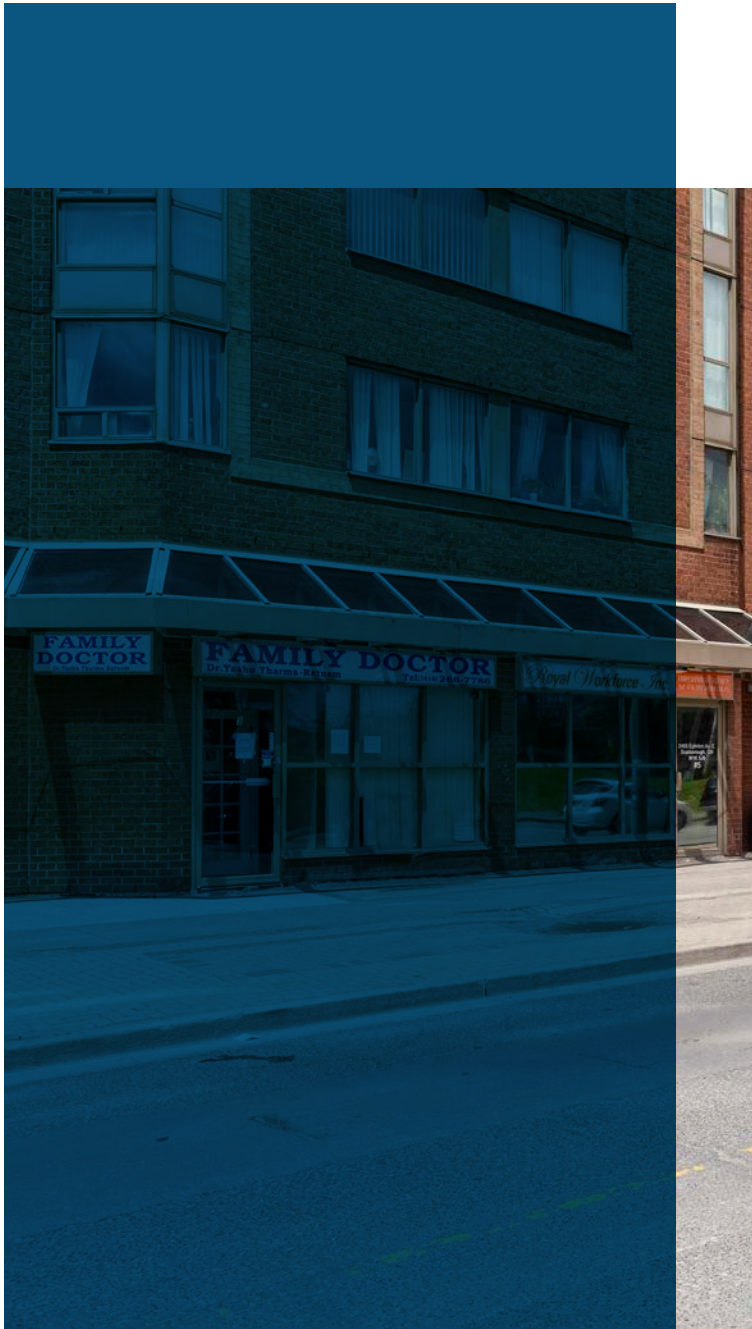
On behalf of the vendor, Colliers International (The “Advisor”) is pleased to offer for sale Level 1 Units 1-20, a retail commercial condo opportunity at 2466 Eglinton Avenue East (The “Property”). The opportunity is comprised of 15,036 SF of ground level retail space in the Rainbow Village condominium complex.

The property is positioned in a community that exhibits a strong improving demographic set within a dynamic commercial and residential node, while also being surrounded by a diverse set of local amenities, like the Don Montgomery Community Recreation Centre, which includes community agencies, meeting spaces and a health center.

The building is easily accessible from all areas of the city, being only 300 meters from both Eglinton GO Station and TTC’s Kennedy Subway Station, as well as the soon to be LRT Kennedy Station. The Eglinton East LRT will build on Scarborough’s strengths, attracting further investment and creating opportunities along the corridor to create an attractive and welcoming public realm.

PROPERTY OVERVIEW

ADDRESS:	2466 EGLINTON AVE EAST
LEGAL DESCRIPTION:	MTCC 1197 LEVEL 1 UNITS 1 TO 20
RETAIL UNITS:	1 - 20
TOTAL AREA:	15,036 SF
PARKING:	40 SPACES
ZONING:	CR 2.8 (C2.8; R2.8) SS2 (X699)
TAXES(2018):	\$60,198.53 ANNUAL
CONDO FEES:	\$5.52 PSF ANNUAL



2466 EGLINTON AVE E



Investment Highlights

The property is ideally suited for an investor looking for a value-add opportunity in an up and coming area with close proximity to existing and future transit.

Currently tenanted by a diverse mix of both product and service driven businesses, 2466 Eglinton Avenue East is an income producing property located on an attractive, high traffic avenue. The property is currently generating an annual net operating income of \$138,803 through existing tenancies that account for 62% of the Gross Leasable Area. Additional leasing activity in this highly sought after product type would improve annual cash flow and ultimately increase overall property value.

Additionally, due to the current condominium ownership structure, future opportunity could also exist in selling off the individual units that currently make up the whole of the ground level retail of the complex.

AMENITIES

Restaurants

- | | | | |
|---|-------------------|----|--------------|
| 1 | Good Luck Chinese | 7 | McDonald |
| 2 | Caribbean Splash | 8 | Boston pizza |
| 3 | Tim Horton's | 9 | Fat Bastard |
| 4 | Mucho Burrito | 10 | Five Guys |
| 5 | Popeye's | 11 | Starbucks |
| 6 | Kelsey's | 12 | Freshii |

Retailers

- | | | | |
|----|------------------|----|---------------|
| 13 | Dollar Tree | 18 | LCBO |
| 14 | ShoppersDrugMart | 19 | Best Buy |
| 15 | No Frills | 20 | Walmart |
| 16 | Costco | 21 | Canadian Tire |
| 17 | Staples | 22 | Marshall's |

Services

- | | |
|----|---------------------------------|
| 23 | Don Montgomery Community Centre |
| 24 | Toronto Public Library |
| 25 | CDI College |
| 26 | TD Bank |
| 27 | Shell Gas Station |

TRAVEL TIMES

Drive Times

- | | |
|--------|----------------------|
| 35 min | Downtown Toronto |
| 30 min | Pearson Airport |
| 45 min | Billy Bishop Airport |
| 10 min | Eglinton Town Centre |

Walk Times

- | | |
|-------|----------------------------|
| 4 min | Kennedy Go Station |
| 5 min | Future LRT Kennedy Stop |
| 7 min | Kennedy TTC Subway Station |





Future
LRT Stop

3

22

21

11

20

25

24

27

2

26

15

14

1

13

6

7

8

18

16

5

12

4

3

17

19

10

9

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