

AVAILABLE FOR SALE

29 FRASER AVENUE

LIBERTY VILLAGE: TORONTO, ON



PROPERTY DETAILS

DRONE
VIDEO

LOCATION	East side of Fraser Avenue South of Liberty Street
LOT DIMENSIONS	70.44' Frontage X 199.50' Depth
SITE AREA	12,496.89 Square Feet
GROSS LEASABLE AREA	18,305 Square Feet
1ST FLOOR	11,238 Square Feet
2ND FLOOR	5,356 Square Feet
3RD FLOOR	1,711 Square Feet
PARKING	On Pardee Avenue & Boulevard
PROPERTY TAX	\$ 118,055.51 (2025)
ZONING	IC D3 N1.5
OFFICIAL PLAN	Regeneration Areas



A Building Condition Report was completed (May 2021) with no major deficiencies found.

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INVESTMENT HIGHLIGHTS

Built at the turn of the century, 29 Fraser Avenue is an architecturally stunning three-storey 18,305 square foot brick masonry and steel truss roof building strategically located in the heart of Liberty Village, one of Toronto's most dense and rapidly growing neighbourhoods. Over 6,900 new commercial and residential units are in various stages of development within a 1 kilometer radius.

The property is very well serviced by public transit. The existing Exhibition Go Station is 400 meters to the south and the future Ontario Line subway station will be a short walk southeast. Upon completion, the Ontario Line will run from Exhibition Place, through the heart of downtown, and end at the Ontario Science Centre.

The site is comprised of 12,497 square feet of land with approximately 70 feet of frontage along Fraser Avenue, just south of Liberty Street. The building contains unique and attractive physical attributes, including soaring ceiling heights on the ground floor and brick masonry detailing. The building is currently demised into one 11,238 SF unit on the ground floor which is currently leased to Joe Rockhead's Indoor Climbing Gym - Canada's first indoor rock climbing gym - and 6 office units on the second and third floors of the building with a diverse mix of general office uses. The office units range in size from 1,122 SF to 1,282 SF and feature bright, open concept units with hardwood floors, skylights, and private washrooms.

There are three surface parking spaces accessed off of Pardee Avenue, as well as three boulevard parking spaces on the west side of the property fronting Fraser Avenue.

From end-users to value add investors, 29 Fraser Avenue is well-positioned for a variety of different types of purchasers as there are short-term leases in-place and landlord termination rights. The subject property presents an exceptional opportunity to acquire a best-in-class flex office property in the vibrant Liberty Village neighborhood.

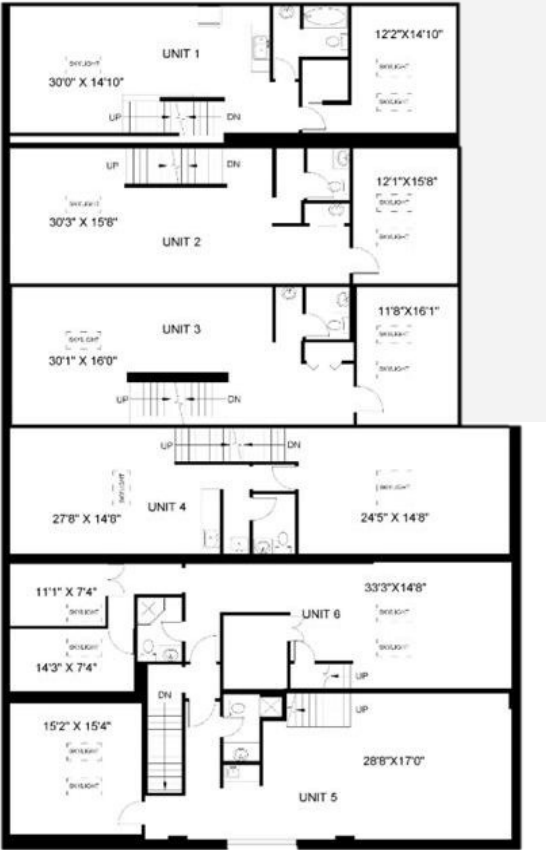


FLOOR PLANS

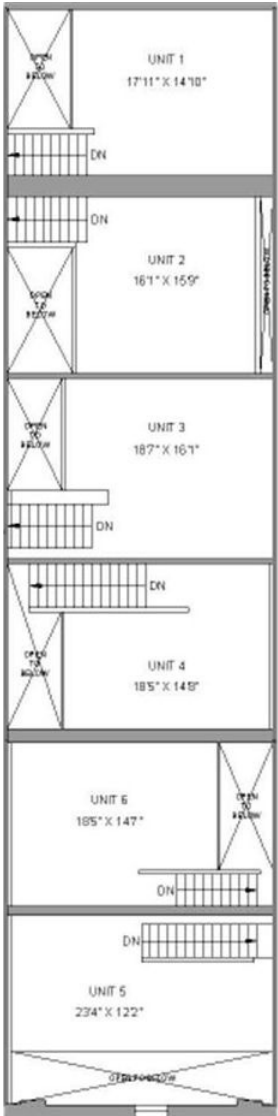
1st Floor
11,238 SF



2nd Floor
5,356 SF



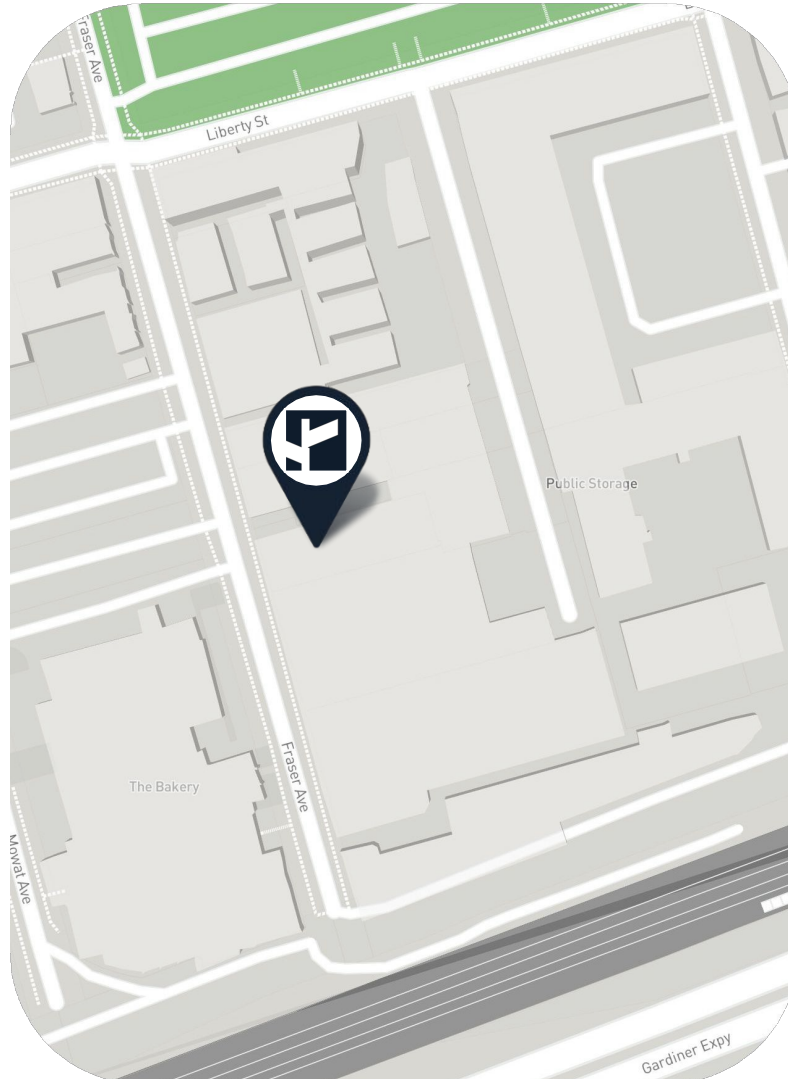
3rd Floor
1,711 SF



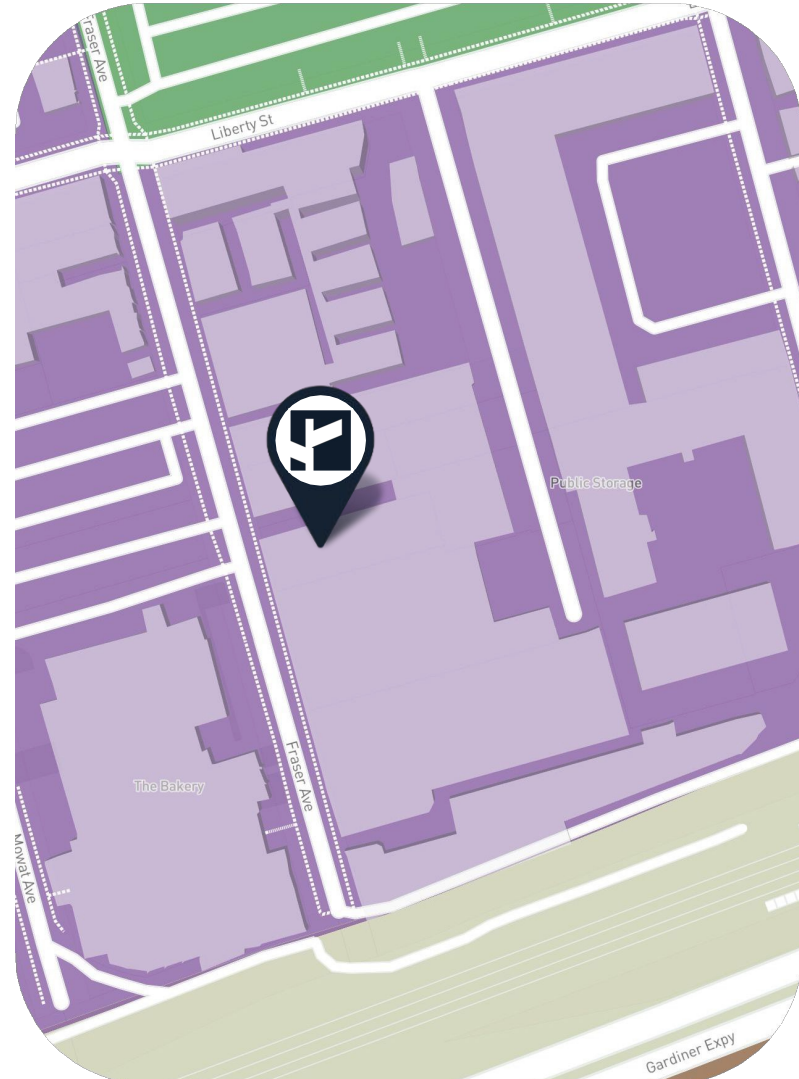
LAND USE POLICIES

ZONING BY-LAW IC D3 N1.5

City of Toronto Zoning By-law 569-2013



OFFICIAL PLAN Regeneration Areas



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NEIGHBORING AREA



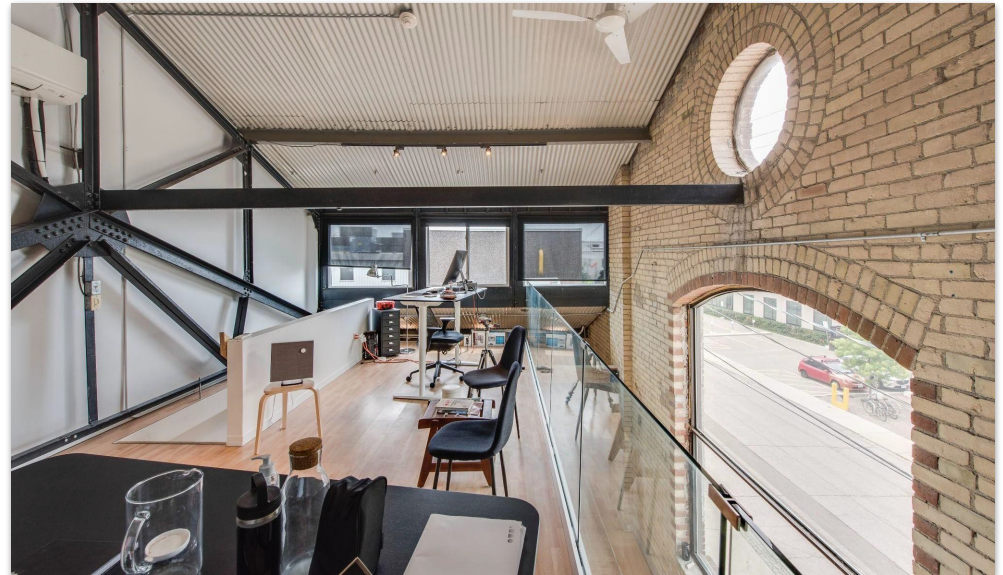
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JOE ROCKHEAD'S INDOOR ROCK CLIMBING



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OFFICES



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OFFERING PROCESS

PROPERTY TOURS

Monday to Friday from 9:00am to 5:00pm with minimum notice of 2 business days. A designated representative of CB Metropolitan Commercial will be present at all times during property tours.

OFFER SUBMISSION

Offers will be reviewed as they are received.

ACCEPTANCE PERIOD

All offers must be open for acceptance by the Vendor for a minimum of 3 business days.

REGISTERED OWNER

1463367 ONTARIO INCORPORATED

LEGAL DESCRIPTION

PT BLK A PL 1122 CITY WEST; PT LT 9-10, 26-27 PL 1122 CITY WEST PT 8
63R4177; T/W CT982686; CITY OF TORONTO

PIN

212990099

DUE DILIGENCE MATERIAL

(provided upon conditional acceptance of Agreement of Purchase and Sale, if in the Vendor's possession)

Survey
Floor plans
Property tax bills
Insurance
All leases binding the Property
All bills related to the Property
Property Condition Report conducted by CDW Engineering dates May 13, 2021
Phase 1 ESA conducted by Palmer dated February 22, 2021

ASKING PRICE

Contact brokers to discuss

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**Broker, *Sales Representative CB Metropolitan Commercial Ltd., Brokerage