

689 KING STREET WEST

TORONTO, ONTARIO

MIXED-USE REDEVELOPMENT/INVESTMENT OPPORTUNITY



CBRE

LAND SERVICES GROUP

THE OPPORTUNITY

The Land Services Group and Private Capital Group is offering an outstanding redevelopment/investment opportunity situated on King Street West, just west of Bathurst Street in Downtown Toronto. This offering is exceptionally well located in Toronto's King West Neighbourhood.

The Property enjoys a prominent position in Toronto's Downtown West residential node in proximity to the King Street and Bathurst Street Streetcars. The combination of abundant amenities including, shopping, parks, schools and access to both the Financial Core, Liberty Village and Waterfront areas make the Property's location one of the most desirable in the Greater Toronto Area.

OFFERING HIGHLIGHTS

- The property is approximately 17,480.59 SF (0.40 AC). This allows for a variety of redevelopment options with abundant space for commercial, retail, industrial and residential uses
- The building is approximately 13,500 SF and is currently home to a car wash, Quizno's Restaurant, a falafel house and evening paid parking
- In recent years, the surrounding area has experienced significant redevelopment activity, primarily in the form of mid to high-rise residential condominium buildings and retail redevelopment
- Some of the most aggressive and iconic condominium development projects including Minto 775 King West, Thompson Residences and Charlie are currently being completed nearby with minimal land product remaining
- Extremely robust condominium activity in the Downtown West area, with over 23,121 units in 77 projects
- The property is designated Residential with Mixed-Use Frontage in the Toronto Official Plan



OFFERING PROCESS

1. RECEIPT OF MARKETING BROCHURE

This marketing brochure has been provided to potential purchasers highlighting the magnitude and quality of this development opportunity.

2. REQUEST FOR A QUALIFICATION DOCUMENT (RFQ) & CONFIDENTIALITY AGREEMENT (CA)

Potential purchasers that require the Standard Agreement of Purchase and Sale are to complete the RFQ and CA and return it to: LSGGTA@CBRE.COM

The RFQ should include:

- Background of proponent(s);
- Financial ability of the proponent(s);
- Past projects of the proponent(s)

3. STANDARD AGREEMENT OF PURCHASE AND SALE

Upon completing the CA & RFQ, a Confidential Offering Memorandum and a Standard Agreement of Purchase and Sale will be available for qualified purchasers.

4. OFFER SUBMISSIONS

All submissions are requested to be submitted on a Standard Agreement of Purchase and Sale. Based on the submissions received, the Vendors may proceed negotiating with one or more parties with the intention of executing the Agreement of Purchase and Sale. Offers will be reviewed as received.

Submissions should be made to:

Lauren Doughty
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2001 Sheppard Avenue East, Suite 300
Toronto, ON M2J 4Z8

LAND SERVICES GROUP

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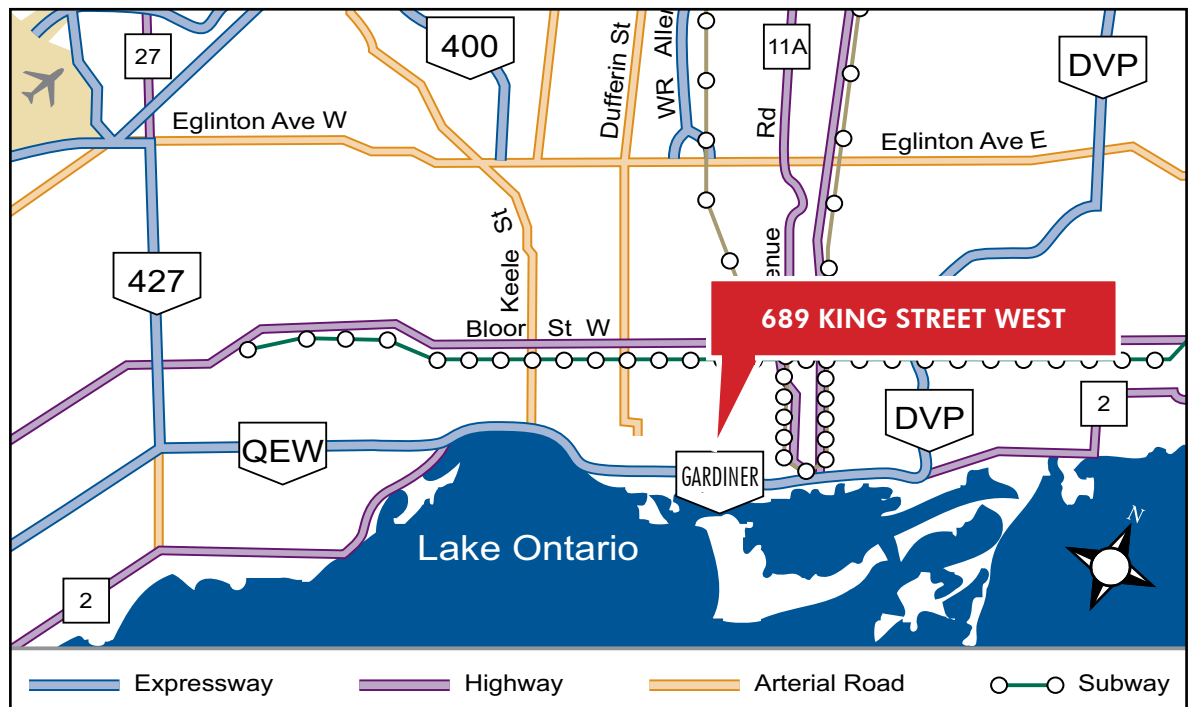
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