

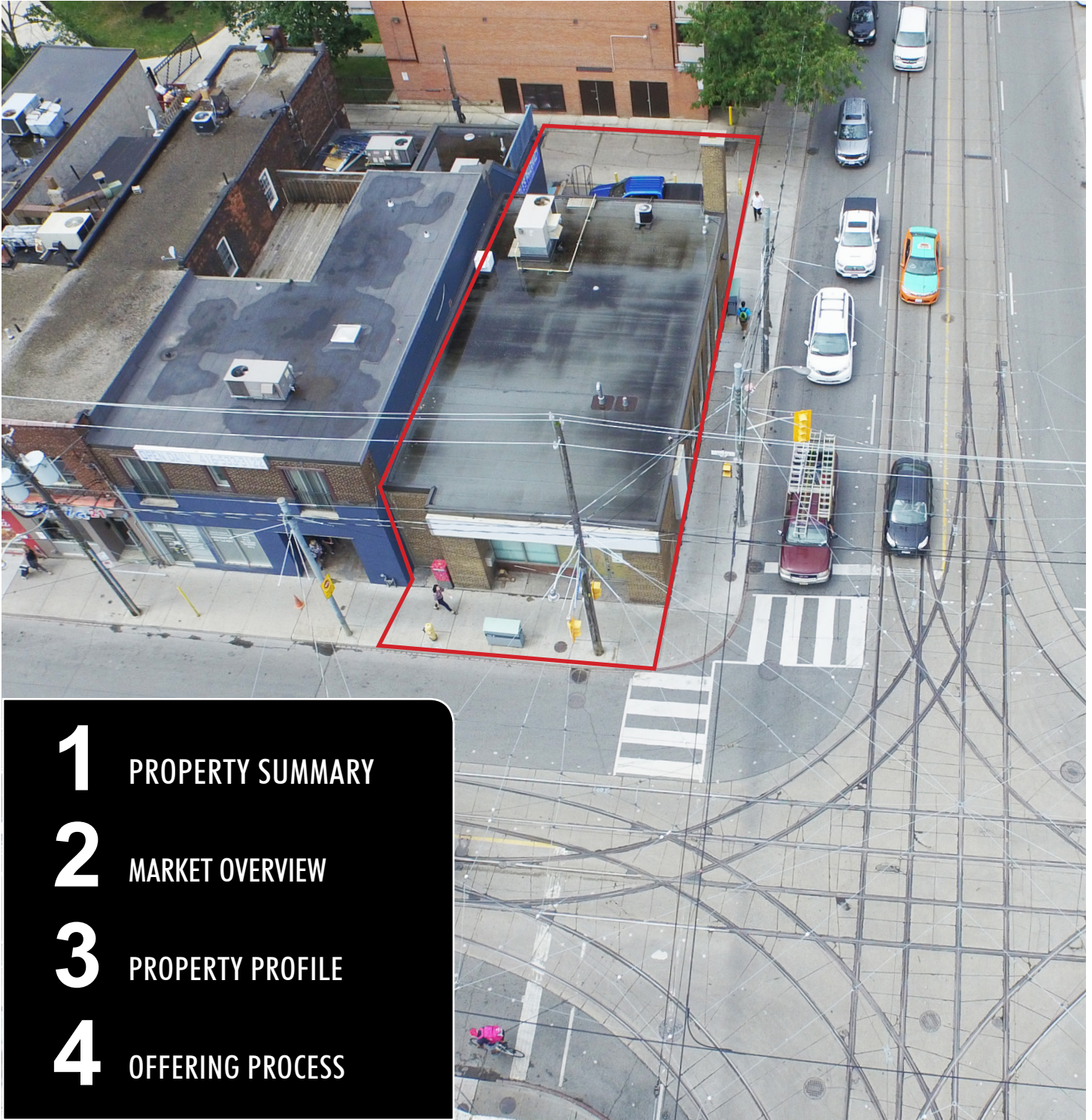
VACANT BANK BUILDING FOR SALE

1200 KING STREET WEST, TORONTO, ON



CBRE

**RETAIL
INVESTMENT
GROUP**



- 1** PROPERTY SUMMARY
- 2** MARKET OVERVIEW
- 3** PROPERTY PROFILE
- 4** OFFERING PROCESS

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An aerial photograph of a city street intersection. A red rectangular box highlights a specific property located at the corner of the intersection. The surrounding area includes residential buildings, a large parking lot, and a baseball field. The text 'PROPERTY SUMMARY' is overlaid in a white box in the top right corner.

PROPERTY SUMMARY

1200 KING STREET WEST, TORONTO, ON



**1,599
SQ. FT.**



**0.07
AC.**

An aerial photograph of a city street intersection in Toronto, Ontario. The street is King Street West, running north-south. The intersection is with another street, likely Dundas Street West. The scene shows a mix of urban architecture, including a large white multi-story building, a brick building, and a modern building with a curved facade. A red overlay box in the top right corner contains the text 'MARKET OVERVIEW' and '1200 KING STREET WEST, TORONTO, ON'. The street is busy with traffic, including cars, a white van, and a red and white streetcar. There are also utility poles and power lines visible overhead. The overall scene is a typical urban environment.

MARKET OVERVIEW

1200 KING STREET WEST, TORONTO, ON

TORONTO, ON

Toronto is the largest city in Canada and is the provincial capital of Ontario. It is an international centre of business, finance, arts and culture and is one of the most multicultural cities in the world with over half of its residents having been born outside of Canada. Located in Southern Ontario on the northwestern shore of Lake Ontario, Toronto is the hub for all major industry and transportation lines across Canada. The Subject site is located in the southwest node of the downtown core in close proximity to the Liberty Village area. The area is experiencing residential growth, leading to unique opportunities for developers and investors to further invest capital.

NEIGHBOURHOOD PROFILE



AMENITIES

- Subject Site
- Grocery Stores
- Condo Development
- Shopping
- Restaurants
- Entertainment

1

Lifetime Developments
1182 King Street West | 17 storeys



2

Lifetime Developments
1221 King Street West | 14 storeys



3

Kings Club First Capital Realty
1100 King Street West | 12-18 storeys



4

The Fueling Station
58 Atlantic Avenue | 10 storeys

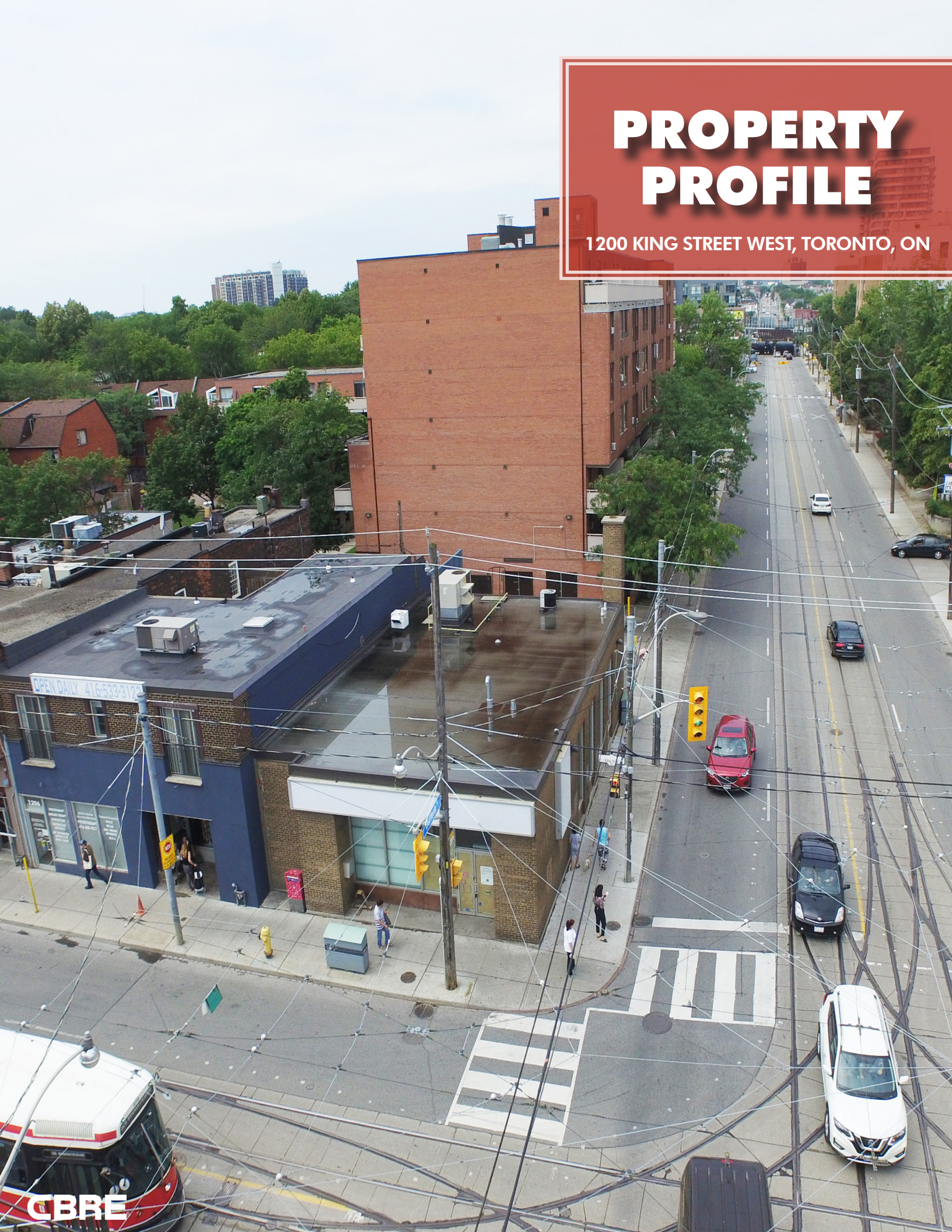


NEIGHBOURHOOD OVERVIEW



PROPERTY PROFILE

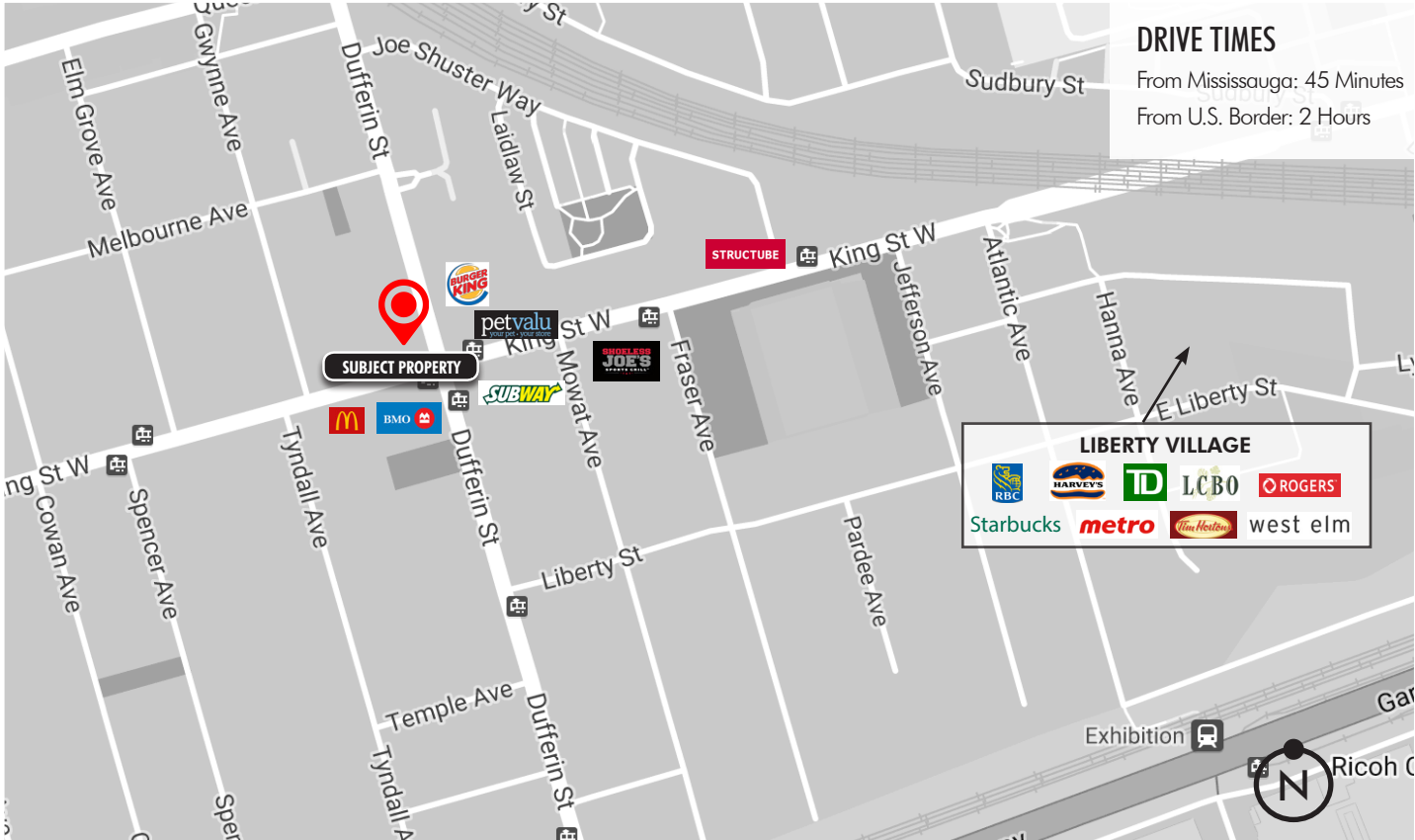
1200 KING STREET WEST, TORONTO, ON



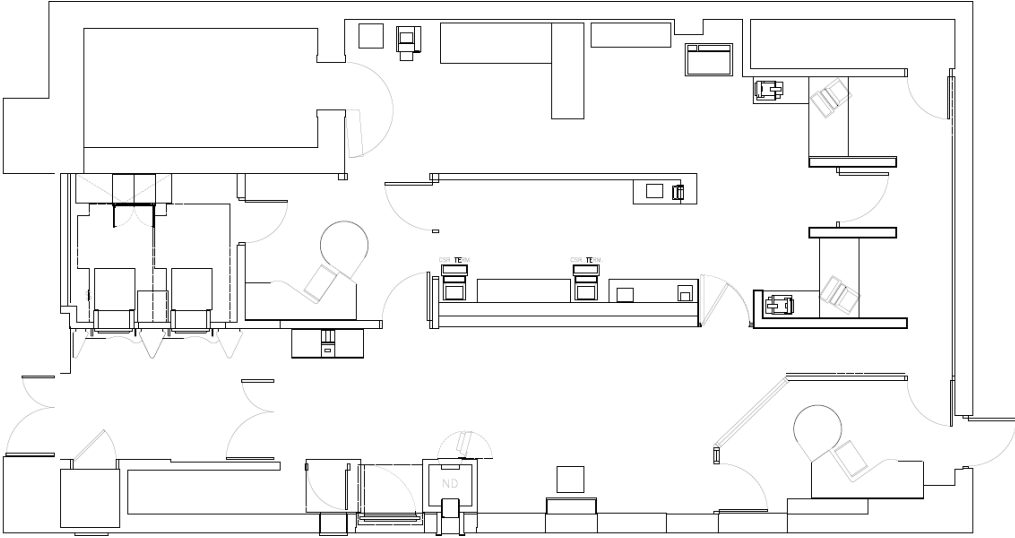
PROPERTY OVERVIEW

The Property is well located on the northwest corner of King Street West and Dufferin Street, on a busy commercial arterial in the Parkdale neighbourhood of Toronto. The area has been developing in recent years and the properties to the east and south of the Subject Property have been approved to be developed into Condos by Lifetime Developments. King Street West features numerous national retail tenants including Starbucks, Subway, Pet Valu, Shoeless Joe's, Metro, LCBO, Structube and West Elm. East of the Subject Property on King Street West is Liberty Village, a highly dense neighbourhood with many retailers and a growing population of young urban professionals.

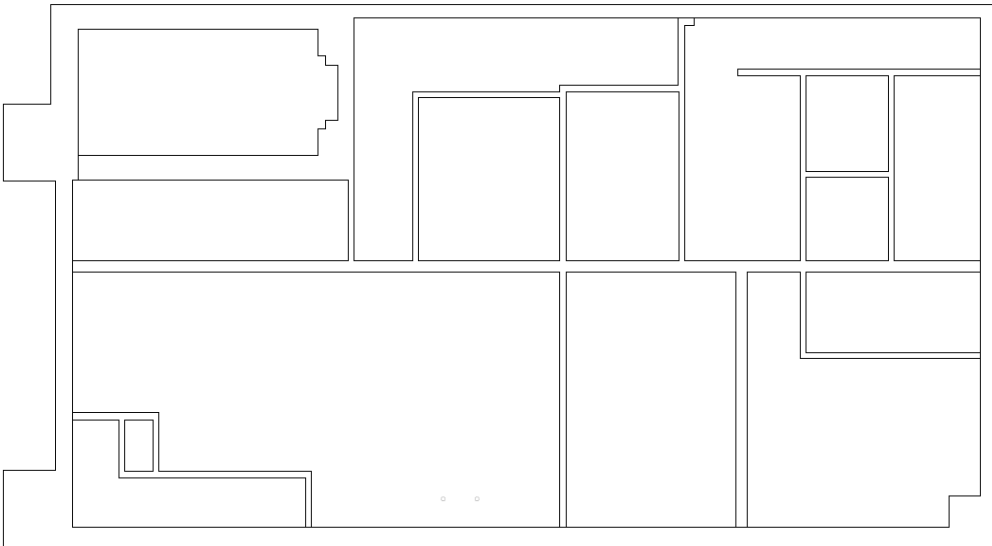
MUNICIPAL ADDRESS	1200 King Street West, Toronto, ON
LAND AREA	0.07 ac.
GLA	1,599 sq. ft.
FRONTAGE	33.75 ft.
DEPTH	89 ft.
ZONING	CR – Commercial Residential
PROPERTY TAXES	\$31,197.86
LEGAL DESCRIPTION	LT 1-2 PL 675 TORONTO; PT LT 3 PL 675 TORONTO AS IN WF47644 EXCEPT CA201291; CITY OF TORONTO
ASKING PRICE	\$1,530,000



FLOOR PLAN - FIRST FLOOR - 1,599 SQ. FT.



FLOOR PLAN - BASEMENT - 1,602 SQ. FT.



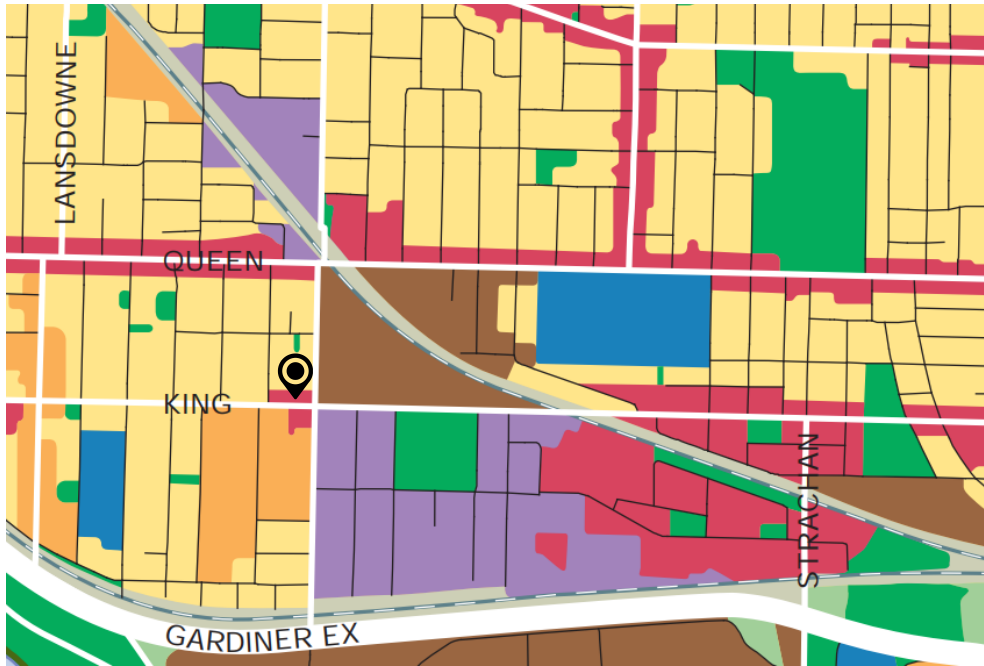
ZONING - CR - COMMERCIAL RESIDENTIAL



PERMITTED USES

- Ambulance Depot
- Amusement Arcade
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Cabaret
- Club
- Cogeneration Energy
- Community Centre
- Courts of Law
- Crisis Care Shelter
- Custom Workshop
- Day Nursery
- Drive Through Facility
- Dwelling Unit in a permitted building type in Clause 40, 10, 20, 40
- Eating Establishment
- Education Use
- Entertainment Place of Assembly
- Financial Institution
- Fire Hall
- Funeral Home
- Group Home
- Home Occupation
- Hospice Care Home
- Hotel
- Laboratory
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Nightclub
- Nursing Home
- Office
- Outdoor Patio
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Place of Assembly
- Place of Worship
- Police Station
- Post-Secondary School
- Private Home Day-care
- Private School
- Production Studio
- Public Parking
- Public School
- Public Utility
- Recreation Use
- Religious Education Use
- Religious Residence
- Renewable Energy
- Residential Care Home
- Respite Care Facility
- Retail Service
- Retail Store
- Retirement Home
- Rooming House
- Secondary Suite
- Seniors Community House
- Service Shop
- Software Development and Processing
- Sports Place of Assembly
- Student Residence
- Take-out Eating Establishment
- Tourist Home
- Transportation Use
- Vehicle Dealership
- Vehicle Fuel Station
- Vehicle Service Shop
- Vehicle Washing Establishment
- Veterinary Hospital
- Wellness Centre

OFFICIAL PLAN - MIXED USE ZONE



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

LAND USE DESIGNATION

Mixed Use Area

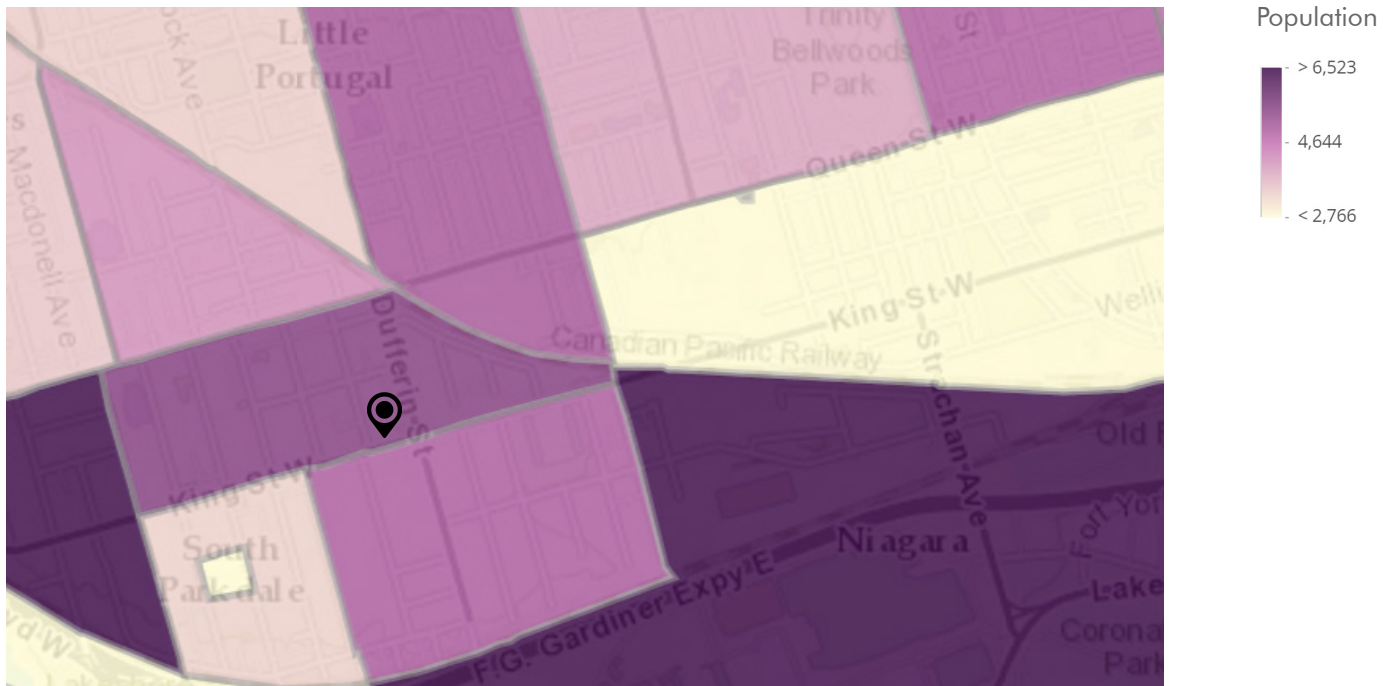
PERMITTED USES

Broad array of residential, commercial and institutional uses

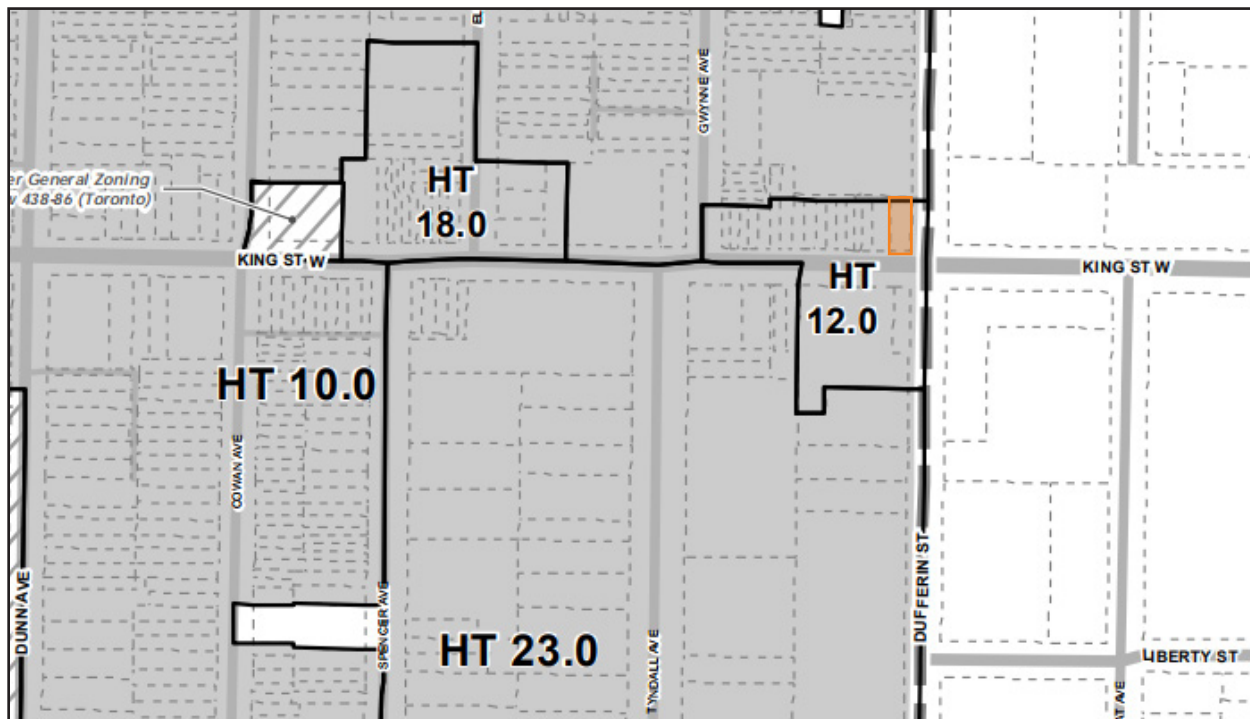
GUIDELINES

To create a balance of uses while decreasing the dependency of automobiles and increasing employment

DENSITY MAP



ZONING HEIGHT MAP





OFFERING PROCESS

1200 KING STREET WEST, TORONTO, ON

OFFERING PROCESS

Offers will be reviewed after 3:00 p.m. on **December 14, 2017** and are to be submitted via email, fax or courier to CBRE's Retail Investment Group.

OPEN HOUSES

Open houses will be held at 1200 King Street West, Toronto on: **November 22, 2017** from **10:00 am - 1:00 pm**
November 29, 2017 from **10:00 am - 1:00 pm**
December 6, 2017 from **10:00 am - 1:00 pm**



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