25-49

COLDWATER ROAD TORONTO, ONTARIO







THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to present a unique opportunity to purchase a 100% freehold interest in a fully leased multi-tenant asset located at 25-49 Coldwater Road, Toronto, Ontario (the "Property"). The Property comprises a 54,184 square foot ("sf") flex-commercial building featuring high-quality small bay space with currently 100% leased to five tenants who collectively have a remaining weighted average lease term ("W.A.L.T.") of 3.0 years, with attractive in-place rental escalations that are reflective of the building's premium quality and scarcity.

Asking Price: \$23,500,000

PROPERTY HIGHLIGHTS



2.7 Acres



SHIPPING DOORS

12 Truck Level



OCCUPANCY



54,184 SF



ANNUAL RENT ESCALATION 5.0%



3.0 Years





STRATEGIC GTA LOCALE

Strategically positioned immediately northeast of the Leslie Street and York Mills Road intersection, the Property occupies a highly accessible and well-amenitized location in central Toronto.



DIVERSE TENANT ROSTER

Capitalizing on its superior quality, central location and scarcity of comparable small bay commercial buildings in Toronto, the Property is currently fully leased to a diverse mix of flex and light industrial users paying an average rent of ~\$24.00 psf, with meaningful rental escalations.



SUPERIOR ASSET QUALITY

Benefiting from a history of professional management and recent capital upgrades of approximately \$400,000, the Property offers a unique mix of small-bay flex industrial spaces of exceptional quality, with ceiling heights of 16 feet and unit sizes ranging from 2,371 to 18,881 sf.





HIGHLY-ACCESSIBLE URBAN LOCATION

The Property is strategically located between Toronto's downtown and major suburban markets in the district of North York, proximate to the confluence of two crucial highways- Highway 401 and the Don Valley Parkway. Serviced by an expansive transportation network of road, and rail systems that offers efficient connectivity throughout the GTA, the local district of North York is one of the fastest-growing nodes in the City of Toronto, establishing itself as the secondary economic hub of the city, outside downtown Toronto.

LOCAL DEMOGRAPHICS (5 KM, 2024)



TOTAL POPULATION



EST. POPULATION GROWTH 11.2% (2024 - 2029)



LABOUR FORCE

197,832



AVERAGE HOUSEHOLD INCOME \$157,398

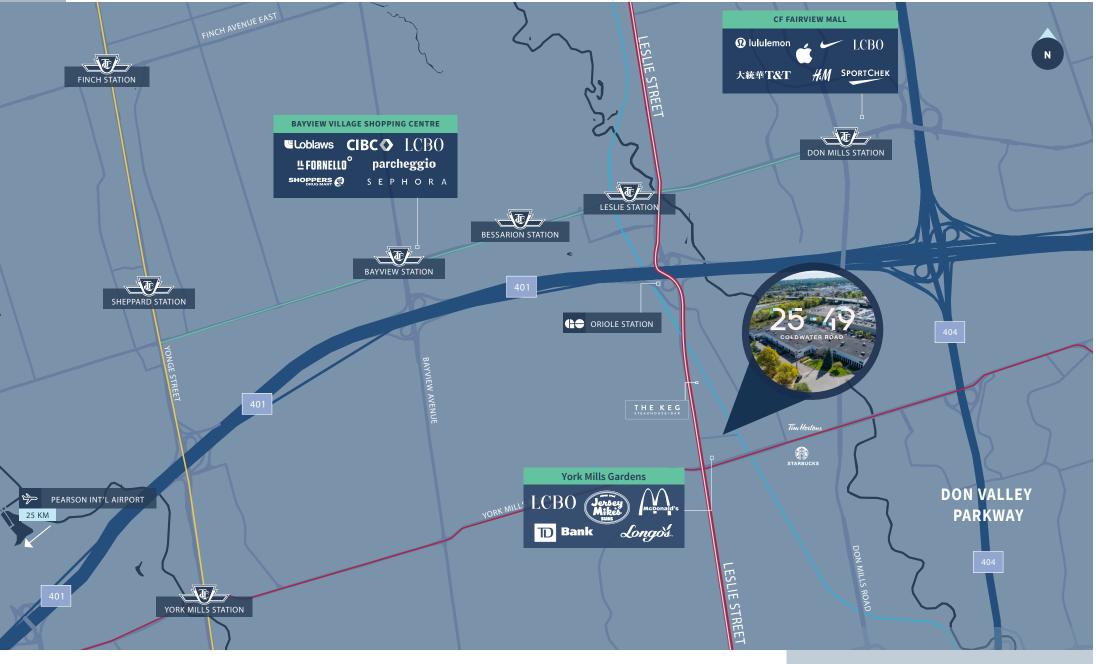


SALES, TRADES & MANUFACTURING JOBS¹

62,143 (31% of labour force)

¹Per National Occupational Classification ("NOC") 2016 structure; comprising categories (6) Sales and service; (7) Trades, transport and equipment operators; (9) Manufacturing and utilities

Source: JLL Research, Esri



MAP DISTANCE



180 M TTC BUS STOP

1.25 KM



HIGHWAY 401



1.5 KM ORIOLE GO STATION



2.2 KM LESLIE STATION



2.5 KM



DON VALLEY PARKWAY



4.0 KM CF FAIRVIEW MALL



BAYVIEW VILLAGE SHOPPING CENTRE



4.4 KM YORK MILLS STATION





DOWNTOWN TORONTO



25.4 KM TORONTO PEARSON INTERNATIONAL AIRPORT **TTC BUS ROUTES**

TTC BUS ROUTES

TTC SUBWAY LINE 1

TTC SUBWAY LINE 4

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RICHMOND HILL GO LINE



25-49

COLDWATER ROAD
TORONTO, ONTARIO

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

FREE & CLEAR

The Property is being offered free and clear of any existing debt.

ADVISORY TEAM

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