

# 25 - 49

## COLDWATER ROAD

TORONTO, ONTARIO



54,184 SF  
GLA



100%  
OCCUPANCY



3.0 YEARS  
W.A.L.T.



URBAN FLEX-COMMERCIAL INVESTMENT OPPORTUNITY










# 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

	<b>SITE AREA</b> 2.7 Acres		<b>SHIPPING DOORS</b> 12 Truck Level		<b>OCCUPANCY</b> 100%
	<b>BUILDING AREA</b> 54,184 SF		<b>ANNUAL RENT ESCALATION</b> 5.0%		<b>W.A.L.T.</b> 3.0 Years



# INVESTMENT HIGHLIGHTS

- **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**  
378,097

**EST. POPULATION GROWTH**  
11.2% (2024 – 2029)

**LABOUR FORCE**  
197,832

**AVERAGE HOUSEHOLD INCOME**  
\$157,398

**SALES, TRADES & MANUFACTURING JOBS<sup>1</sup>**  
62,143 (31% of labour force)



### MAP DISTANCE

<b>180 M</b> TTC BUS STOP	<b>2.5 KM</b> DON VALLEY PARKWAY	<b>4.4 KM</b> YORK MILLS STATION
<b>1.25 KM</b> HIGHWAY 401	<b>4.0 KM</b> CF FAIRVIEW MALL	<b>14.0 KM</b> DOWNTOWN TORONTO
<b>1.5 KM</b> ORIOLE GO STATION	<b>4.0 KM</b> BAYVIEW VILLAGE SHOPPING CENTRE	<b>25.4 KM</b> TORONTO PEARSON INTERNATIONAL AIRPORT
<b>2.2 KM</b> LESLIE STATION		

- TTC BUS ROUTES
- TTC BUS ROUTES
- TTC SUBWAY LINE 1
- TTC SUBWAY LINE 4
- RICHMOND HILL GO LINE

<sup>1</sup> Per 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





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## 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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