



FOR SALE

50 ST. CLAIR
AVENUE EAST

TORONTO, ON

Mixed-Use Building / Development Parcel
at Yonge - St. Clair





INVESTMENT HIGHLIGHTS



NEAR-TERM RENTAL UPSIDE

The Property is leased to a diversified tenant roster, including a hearing clinic, wellness clinic, and education centre, providing stable in-place cash flow. With a WALT of 2.4 years and positioning in a highly sought-after and developing neighborhood, investors will be afforded the opportunity to increase the income upon lease maturities.



COVERED LAND OPPORTUNITY

50 St. Clair sits on and controls one of the last remaining assemblies at Yonge - St. Clair. Potential purchasers are granted the optionality to assemble adjacent land(s) and pursue entitlement and future high-density redevelopment. There are numerous residential projects that have been approved at 50-storées within a three (3) block radius in recent years.



AMENITY RICH LOCATION

50 St. Clair is situated just 200 metres east of the dynamic Yonge - St. Clair intersection and boasts a wide array of amenities, including various boutique shops, greenspaces, dining and entertainment options.



TRANSIT-ORIENTED PROPERTY

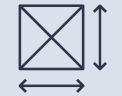
Strategically located 130 meters from St. Clair TTC Subway Station on Line 1, the Property's central location offers convenient access to Downtown Toronto, Midtown, and North York. The Property benefits from an on-site streetcar stop along the 512 St. Clair TTC streetcar route, which provides direct westbound transportation along St. Clair Avenue to The Junction.

THE OPPORTUNITY

The JLL Private Capital Group ("JLL") is pleased to offer for sale a 100% freehold interest in 50 St. Clair Avenue East, Toronto, ON (the "Property" or the "Site"). Occupying a highly desirable location near the Yonge - St. Clair intersection, the Property features a 9,213 square foot ("SF") mixed-use building on a 2,756 SF lot, which controls one of the last remaining assemblies in the Yonge - St. Clair neighborhood. The Property is located across from the St. Clair TTC Subway Station and is also serviced by the St. Clair TTC Streetcar on its doorstep, providing easy access throughout Downtown Toronto, Midtown, and North York.

The Site is improved with a four (4) storey mixed-use building that includes 7,500 SF of office space and a ground floor retail unit totalling 1,713 SF. The building is currently 100% occupied with a weighted average lease term ("WALT") of 2.4 years, providing prospective owners with secure cash flow. The lease agreements are structured with landlord friendly termination options, allowing potential users the opportunity to occupy the building in the near-term.

PROPERTY DETAILS



SITE AREA
2,756 SF



TOTAL GLA
9,213 SF



STOREYS
4



FRONTAGE
26 FT



DEPTH
107 FT



WALT
2.4 YEARS

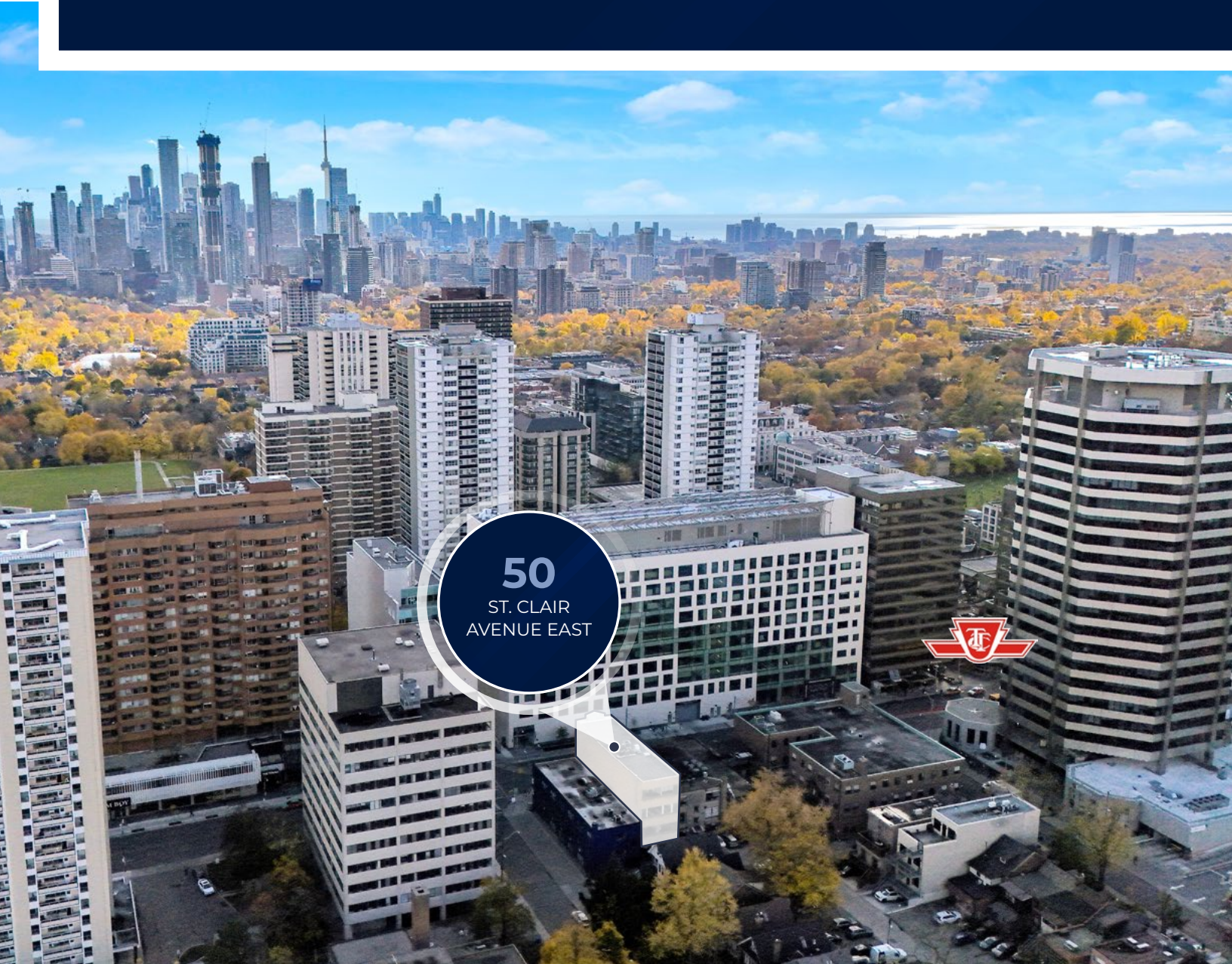


COVERED PARKING
2 STALLS

LOCATION OVERVIEW

50 St. Clair Avenue East is nestled in the Yonge - St. Clair neighborhood of Toronto. The location benefits from excellent transportation links, being a short walk from the St. Clair Subway Station on TTC Line 1, which provides convenient access to downtown Toronto, Midtown, and North York. Surrounding the property is a rich array of amenities, including diverse dining options, cafes, and boutique shops, along with essential services, largely concentrated along the bustling Yonge Street.

Yonge - St. Clair features a strong business environment home to a wide range of professional services including law firms, financial services, and consulting companies, taking advantage of the central and prestigious location. Residential options in the area include luxury condominiums and single-family homes. Parks and green spaces, such as David A. Balfour Park, offer a welcome escape from urban life for both residents and professionals. The neighborhood has experienced significant development and investment, enhancing its attractiveness to both businesses and residents.



AREA DEMOGRAPHICS - (<3 KM)



TOTAL POPULATION
271,356



DAYTIME POPULATION
315,142



AVG. HOUSEHOLD INCOME
\$174,277

PROXIMITY TO NEIGHBORHOODS

SUMMERHILL
1.0 KM / 2 MIN*

FOREST HILL
1.1 KM / 6 MIN*

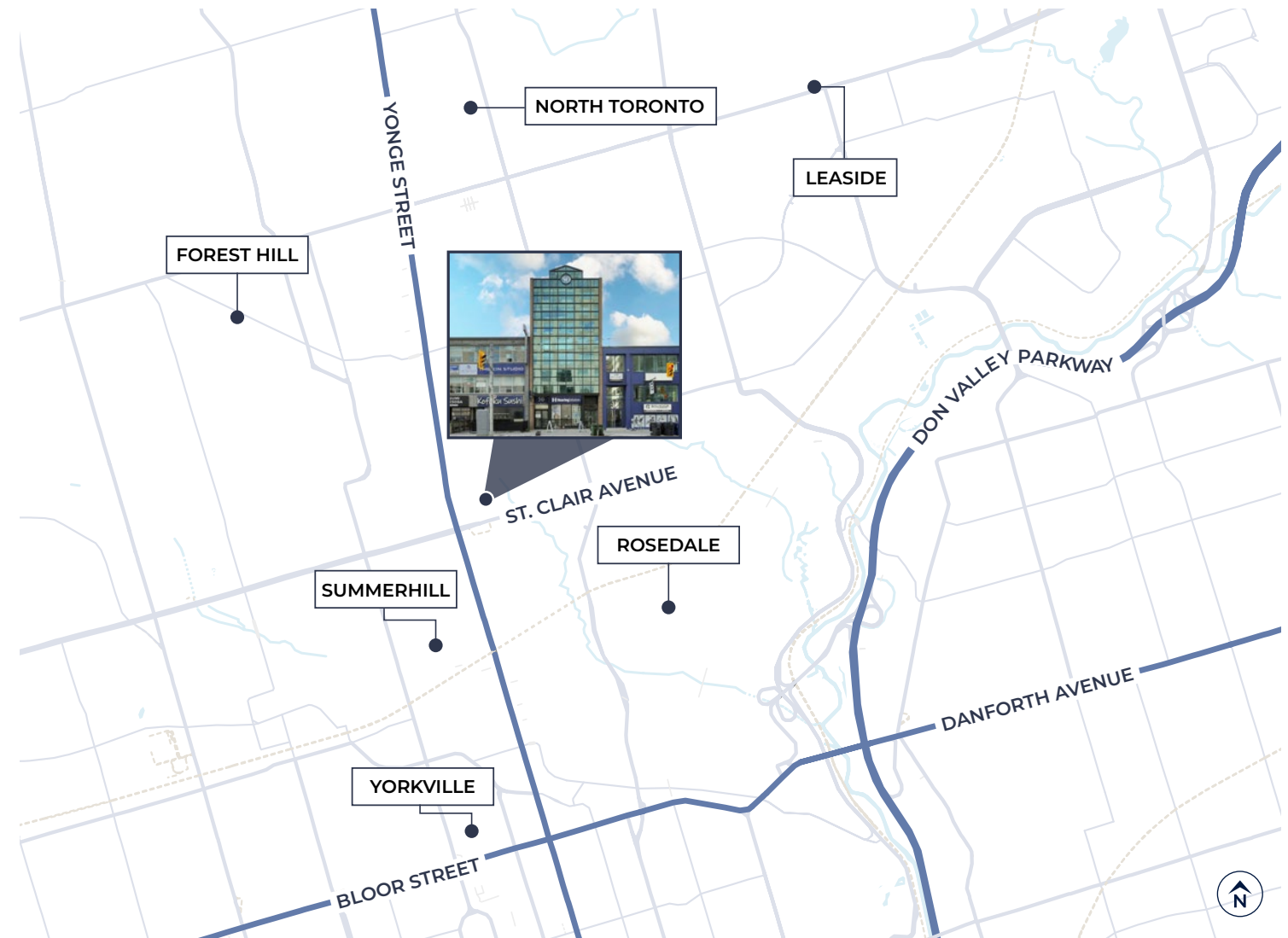
ROSEDALE
2.0 KM / 9 MIN*

YORKVILLE
2.9 KM / 12 MIN*

NORTH TORONTO
3.5 KM / 15 MIN*

LEASIDE
4.7 KM / 17 MIN*

* Drive times



DEVELOPMENT OVERVIEW

Municipal and Provincial planning policies continue to support redevelopment and intensification around major transit stations and infrastructure. The supportive planning will help in facilitating an increase in high-density residential and commercial development to meet the demand for new transit-connected housing and employment uses in proximity to Downtown Toronto and major hubs across the Greater Toronto Area ("GTA").

Proposed developments in the Yonge-St. Clair neighborhood have been abundant in recent years with several application submissions that are either under review or have been approved at tower heights reaching 40 to 50 storeys. In the immediate vicinity, there are a total of 13 towers planned with a total of 5,047 units that will be constructed, significantly improving the area.



OF PROJECTS
10



UNITS PROPOSED
5,047



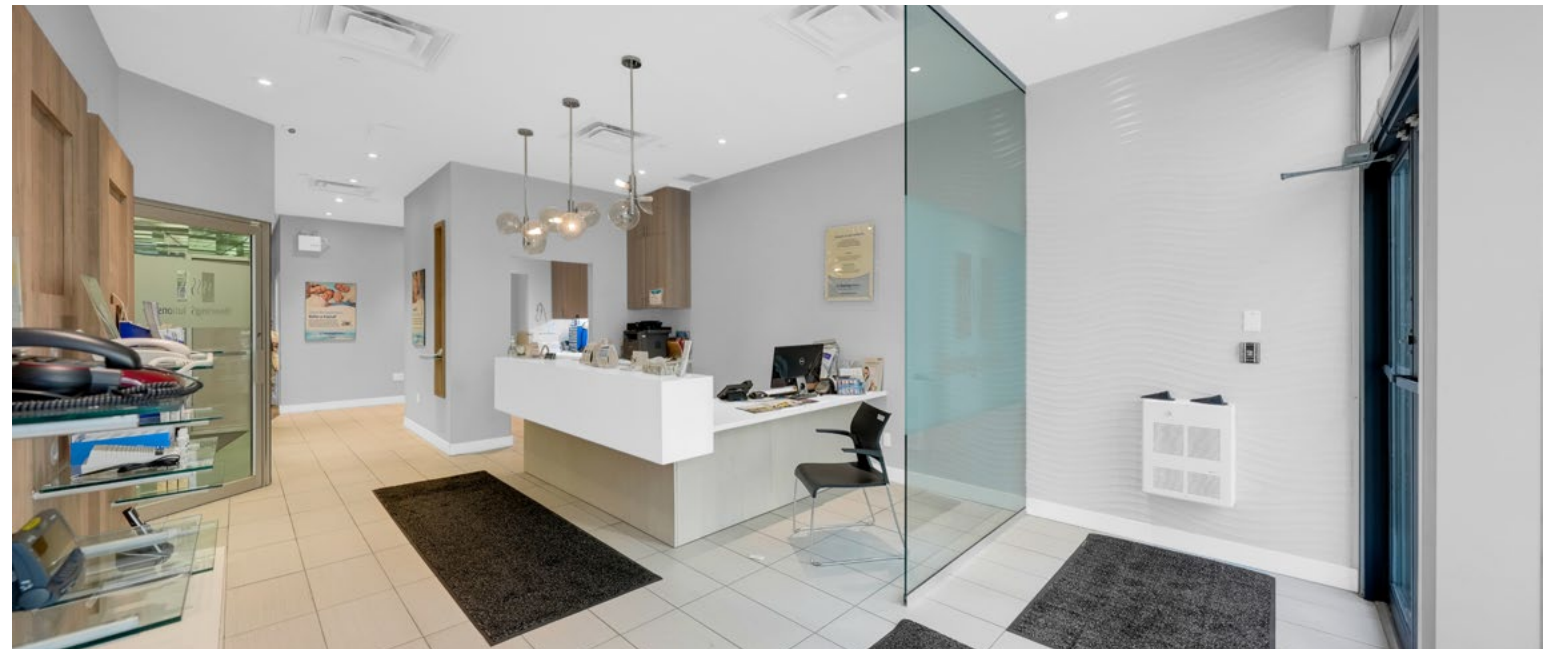
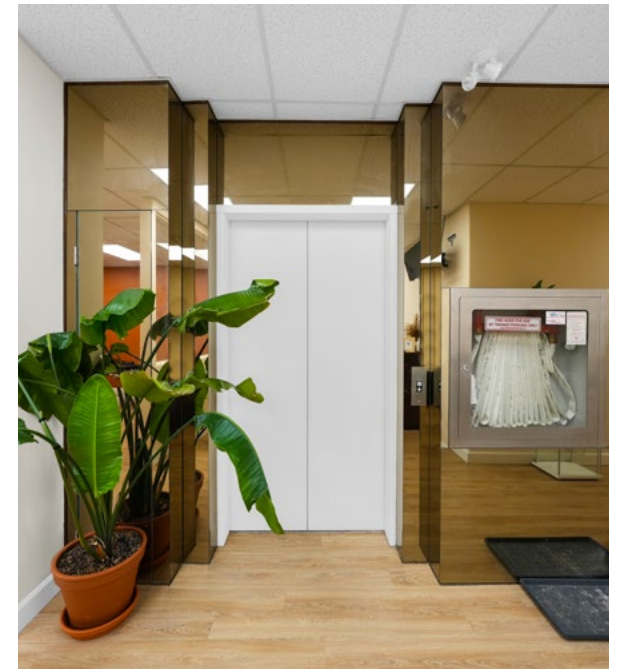
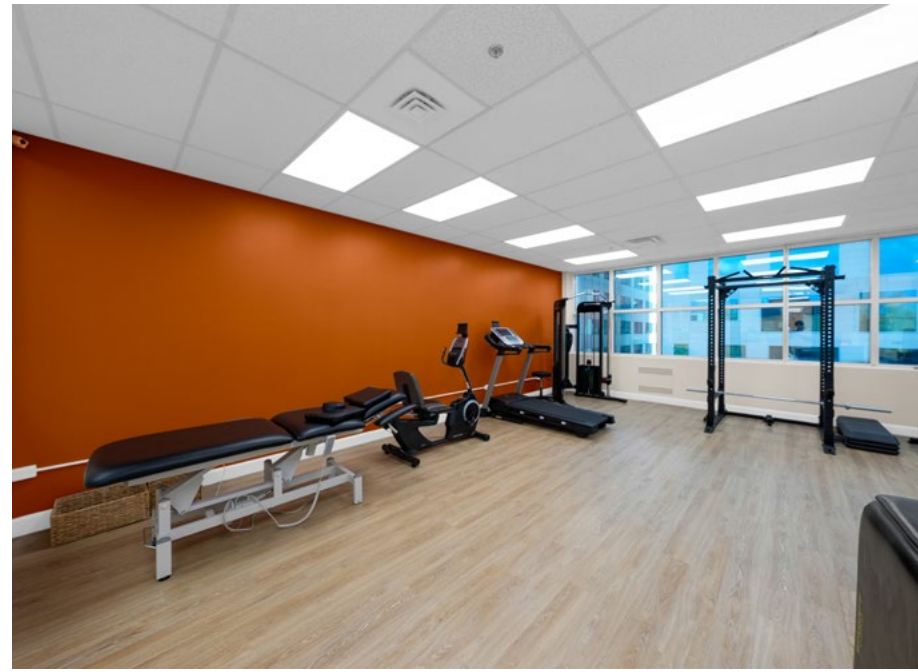
TOWER HEIGHTS
34 - 50



NEARBY DEVELOPMENTS

	PROJECT NAME	DEVELOPER	APPROVED STOREYS	UNITS
1	ST. CLAIR PLACE	Wittington Properties	44-39-27-13	1,361
2	ONE DELISLE	Slate Asset Management	44	371
3	1 ST. CLAIR AVE W	Slate Asset Management	49	340
4	45 ST. CLAIR AVE W	Manulife	50	629
5	THE CLAIR	Great Gulf & Slate	34	198
6	THE HILL CONDOS	Metropia	50	542
7	11 PLEASANT BLVD	Plaza & Resident	19	87
8	THE NOTABLE	Graywood & KingSett Capital	50	375
9	YONGE & ROSEHILL	Originate	50	655
10	1366 YONGE STREET	Bazis International	41	489







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FREE & CLEAR

The Property is offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

ADVISORY TEAM

All inquiries regarding the Property should be directed to:

Jackson Safrata*

Vice President
+1 416 238 9961
Jackson.Safrata@jll.com

Philip Traikos*

Executive Vice President
+1 416 704 7445
Philip.Traikos@jll.com

Fletcher Blakely*

Analyst
+1 416 238 4817
Fletcher.Blakely@jll.com