

FOR SALE

522

MOUNT PLEASANT RD
THE FALCON
BUILDING

TORONTO | ON

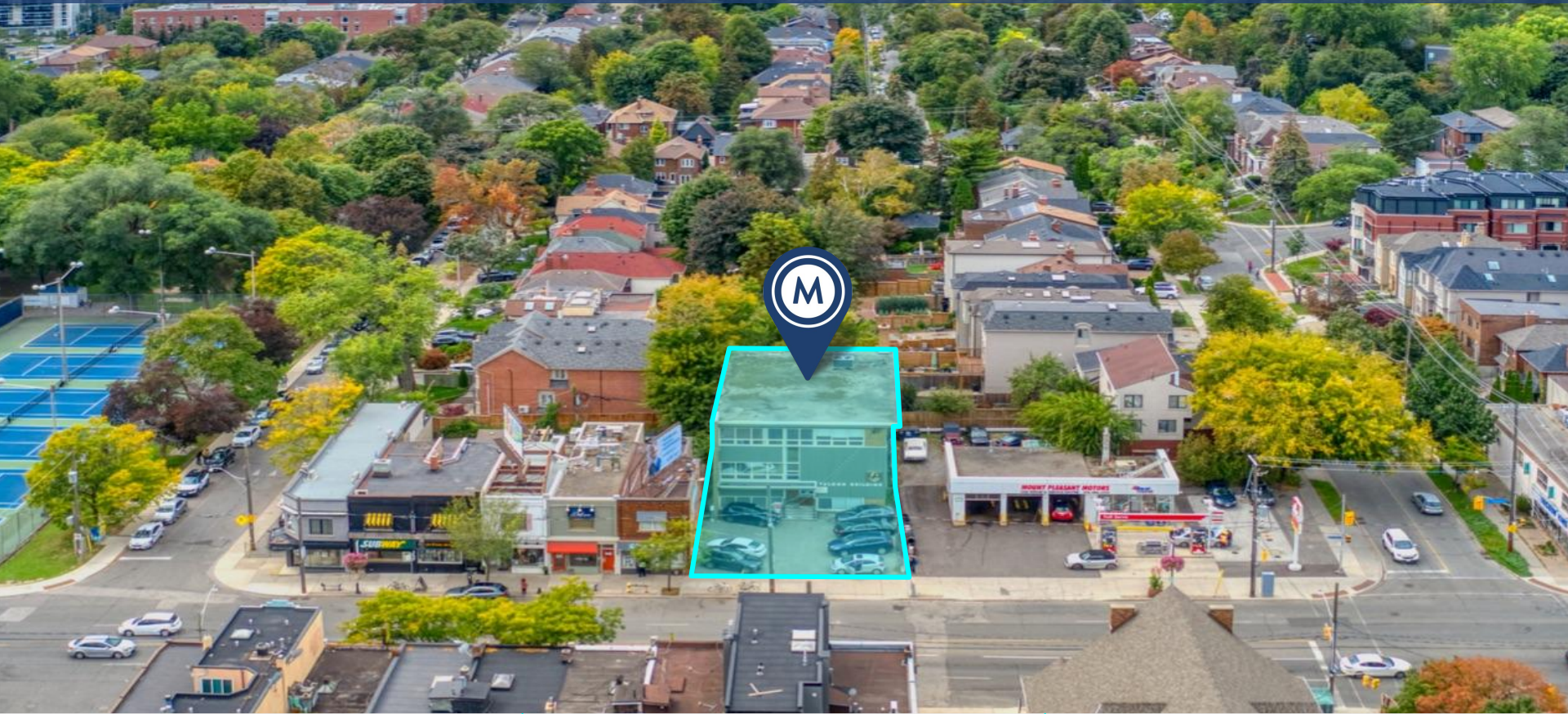
END-USER
OPPORTUNITY

DRONE
VIDEO
LINK



METROPOLITAN
COMMERCIAL

INVESTMENT HIGHLIGHTS



END-USER OPPORTUNITY

- Short Term Leases
- Abundance of On-Site Parking
- Numerous Local Amenities

VALUE-ADD OPPORTUNITY

- Below Market Rents
- Strong Demographics
- Limited Supply of Office Buildings

MAJOR TRANSIT AREA

- Steps to Mount Pleasant LRT
- Proximity to Davisville Subway Line 74 Bus Route

DETAILS

LOCATION

Located south of Eglinton Ave East on Mount Pleasant Road.

BUILDING DETAILS

Lower Level: 2,399 SF

First Floor: 2,905 SF

Second Floor: 2,938 SF

Total Rentable Building Area: 8,242 SF

SITE AREA

5,769.45 (50.00 ft Frontage x 115.00 ft Depth)

ZONING

CR 3.0 (c2.0; r2.5) SS2 (x2417)

PROPERTY TAX

\$ 67,949.94 (2020)

PARKING

9 Spaces

FEATURES

522 Mount Pleasant Road - The Falcon Building - is a landmark end-user acquisition opportunity situated along a bustling retail node in Mount Pleasant Village, an affluent neighbourhood in midtown Toronto. Surrounding businesses include local retailers and service professionals, along with niche restaurants. The 2021 average household income in a two-kilometer radius was \$179,141 - significantly above the municipal and national averages. The property is in a densely populated transit friendly location, 750 metres from the future Mount Pleasant Crosstown LRT Station (2022). There are over 21,000 new residential units being constructed in the immediate area that are in various stages of completion.

The property is improved with a 3-storey office building totalling 8,242 square feet of gross rentable area and has an abundance of on-site parking. The first and second floors can be vacant on possession and the lower level tenant has a lease in-place until 2025.

The zoning allows for a variety of commercial uses.



FIRST FLOOR OFFICE

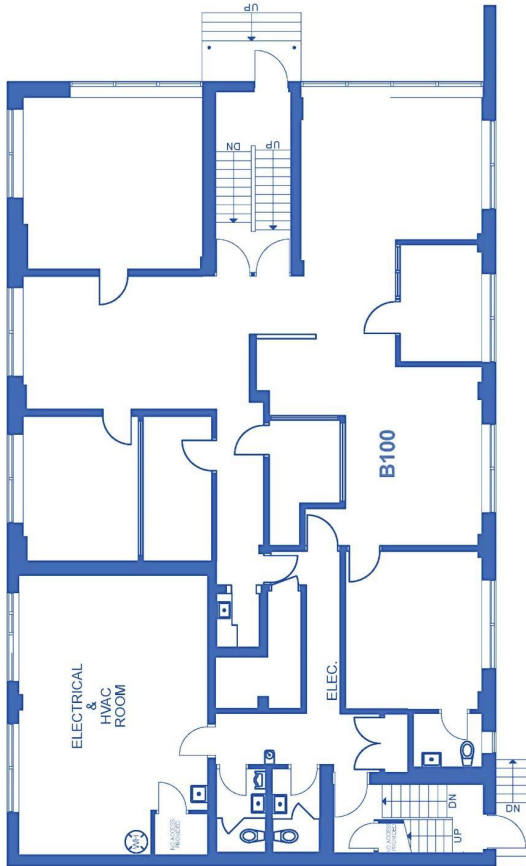


SECOND FLOOR OFFICE



LOWER LEVEL

2,399 SF



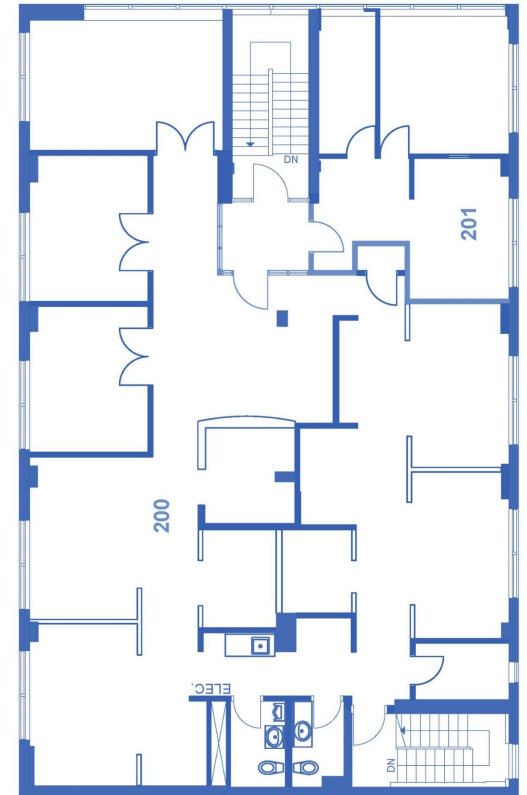
FIRST FLOOR

2,905 SF



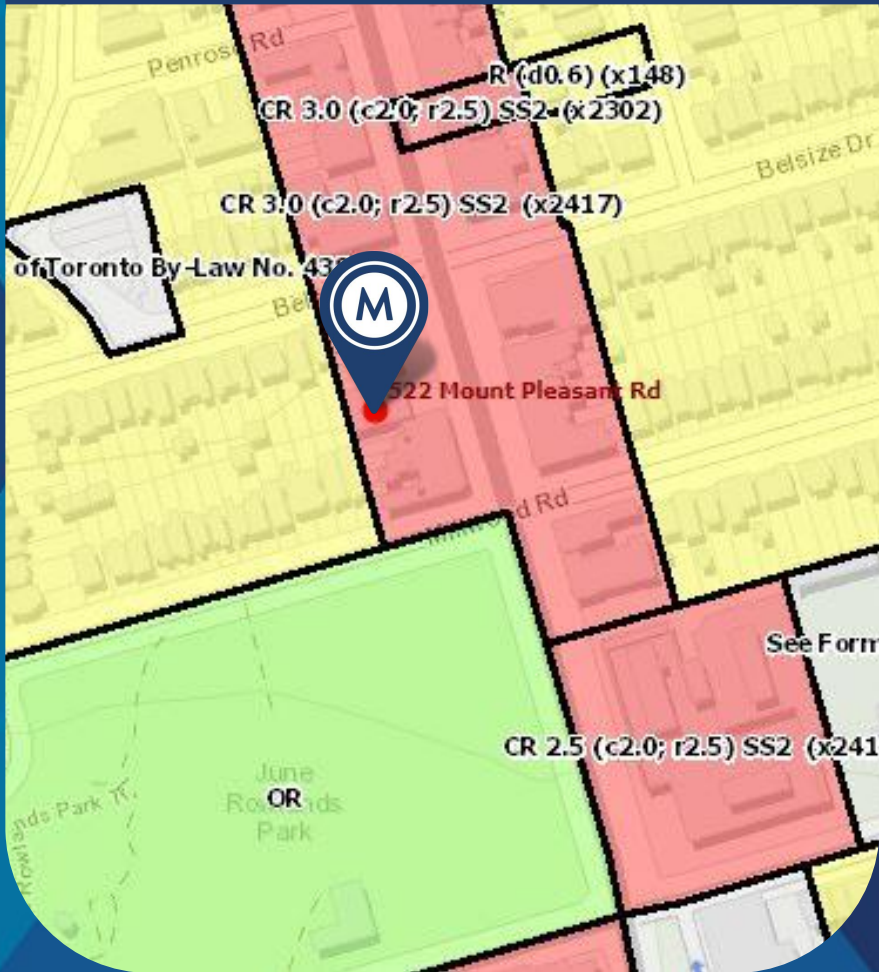
SECOND LEVEL

2,938 SF



LAND USE POLICIES

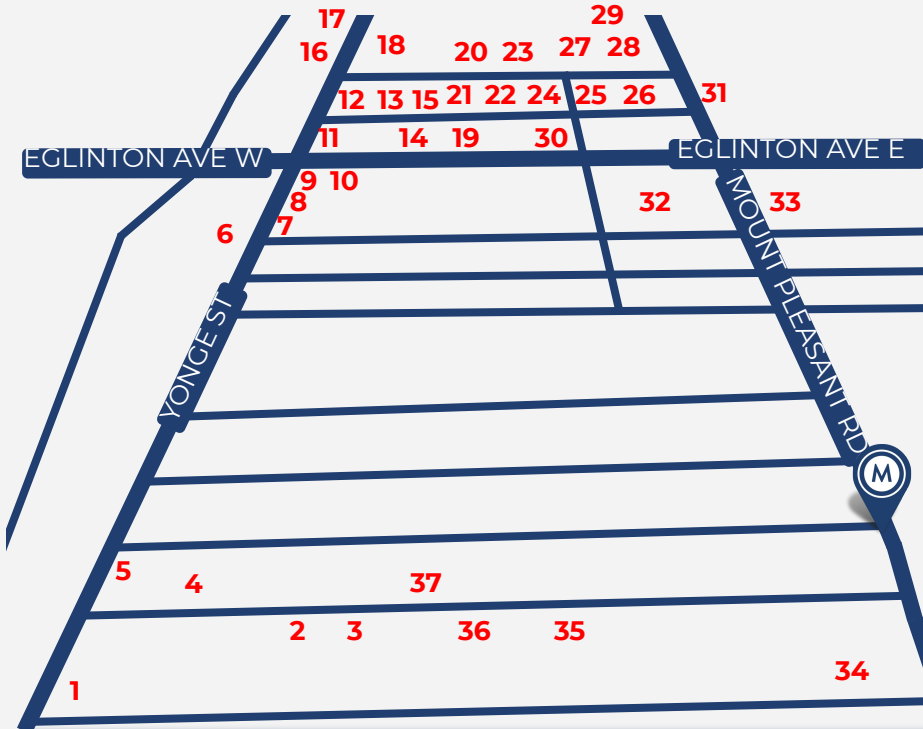
ZONING BY-LAW CR 3.0 (c2.0; r2.5) SS2 (x2417)



OFFICIAL PLAN Mixed-Use Areas

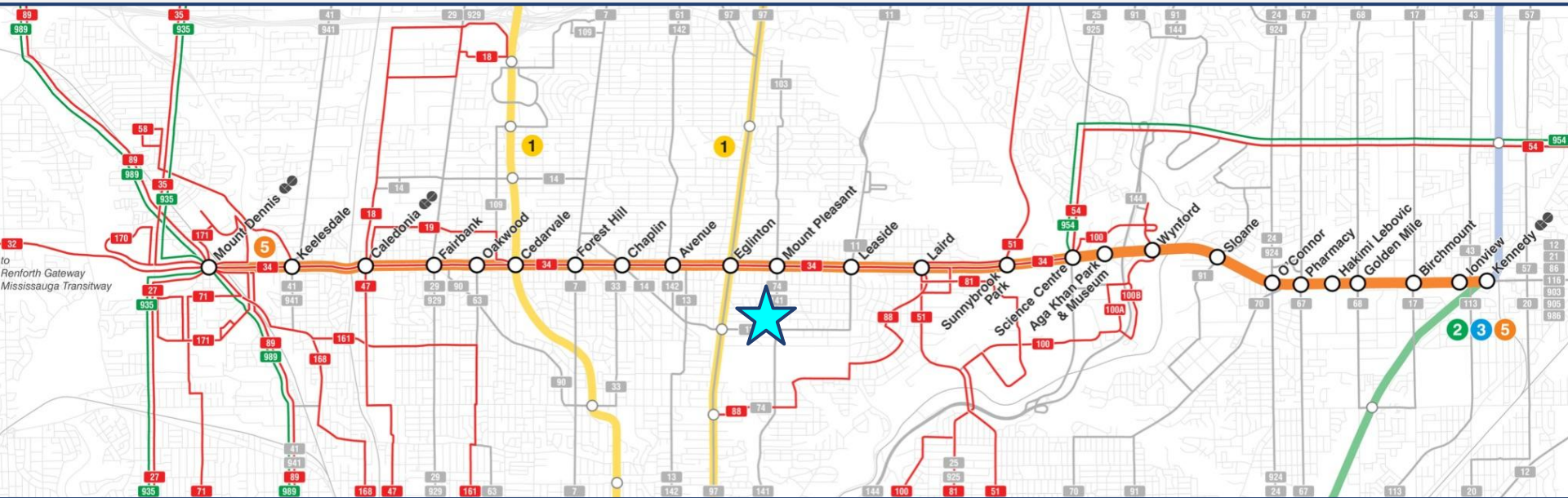


AREA DEVELOPMENT



#	ADDRESS	UNITS	#	ADDRESS	UNITS
1	30 Merton St	323	20	44 Broadway Ave	398
2	155 Balliol St	536	21	65 Broadway Ave	778
3	185 Balliol St	439	22	75 Broadway Ave	336
4	22 Balliol St	425	23	66 Broadway Ave	374
5	1951 Yonge St	821	24	85 Broadway Ave	349
6	2180 Yonge St	2,701	25	95 Broadway Ave	769
7	2161 Yonge St	304	26	117 Broadway Ave	932
8	2181 Yonge St	891	27	100 Broadway Ave	412
9	2221 Yonge St	605	28	110 Broadway Ave	751
10	1 Eglinton Ave E	660	29	124 Broadway Ave	546
11	8 Eglinton Ave E	854	30	155 Redpath Ave	446
12	30 Roehampton Ave	397	31	808 Mt Pleasant Ave	516
13	2323 Yonge St	379	32	61 Brownlow Ave	384
14	41 Roehampton Ave	440	33	733 Mt Pleasant Ave	262
15	70 Roehampton Ave	532	34	265 Balliol St	233
16	2368 Yonge St	404	35	185 Balliol St	439
17	2384 Yonge St	233	36	155 Balliol St	536
18	2345 Yonge St	648	37	120 Balliol St	522
19	89 Roehampton Ave	255			

EGLINTON CROSSTOWN LRT



- **9-MINUTE WALK TO SUBJECT PROPERTY**
- FUTURE MT. PLEASANT LRT STATION
- 30 BIKE PARKING SPACES
- EXPECTED COMPLETION: 2023
- \$5.4 BILLION TRANSIT PROJECT THAT STRETCHES BETWEEN KENNEDY ROAD TO WESTON ROAD

SUBMISSION PROCESS

Kindly forward all offers to the agents named below. Offers will be reviewed as received. Prospective purchasers are encouraged to include as part of their submission information on their company and indication of financial capability to complete the transaction.

PROPERTY INSPECTIONS

In order to minimize disturbance to the existing tenants, property tours will be conducted Tuesday to Thursday from 10AM to 3PM with a minimum of 48 hours advance notice. A designated representative of Metropolitan Commercial Realty will be present at all times.

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ACCEPTANCE PERIOD

All offers must be open for acceptance by the Vendors (1883794 ONTARIO LIMITED & SELDON INVESTMENTS LIMITED) for a minimum of 3 business days.

ASKING PRICE

\$6,250,000

ADVISORS

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