

FOR SALE

752 Queen Street West, Toronto, Ontario

Income in Place and Value Creation Opportunity



ASKING PRICE: \$2,650,000

- The 2,121 square foot two-story storefront commercial building with 1,593 square foot retail at grade and 528 square feet of office space on the second floor is located on the north side of Queen Street West east of Bellwood Avenue.
- The property is leased on a month-to-month basis and the terms for the assumption of either tenancy or vacant possession will be negotiated in the agreement of purchase and sale.
- The back lane development opportunity offers the opportunity to create value.



Pierre Gagné, Broker of Record
416-955-1885
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Land

The rectangular site of 2,529.52 square feet has frontage of approximately 22.16 feet on the north side of Queen Street West and a depth of approximately 110.19 feet. The site is serviced with a rear lane access.

Building

The leased 2,121 square foot two-storey storefront commercial building with 1,593 square feet at grade and 528 square foot of office space on the second floor plus additional unfinished basement of 594 square foot basement offers a value creation back lane development opportunity subject to municipal approval and should be investigated by like-minded properspective buyers.

Tenancy

The commercial tenancy is on a month-to-month basis. Assumption of either tenancy or vacant possession will be negotiated in the agreement of purchase and sale.

Offering Process

Offers will be reviewed as they are received. Allow for two (2) irrevocable business days. Offers should be sent by email to PGagne@PetrusRealty.ca Pre-offer due diligence documentation and the Vendor's Form of Offer is available to those who have executed and returned the Non-Disclosure OREA Form 560.



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1. Limitations and Disclaimer - The sale of the Property will be on a “purchaser’s due diligence” basis. Prospective purchasers are responsible for satisfying themselves, through whatever verification or due diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the Property. Neither the Seller nor PETRUS COMMERCIAL REALTY CORP., Brokerage (‘PCR’) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Seller and PCR expressly disclaim any and all liability for any errors or omissions in all information, material, reports or any other written or oral communication obtained by, given to or made available to any prospective purchaser. The Vendor reserves the right to remove the Property from the market at its discretion. **2. Brokerage Disclosure** - It is understood that PCR acts as the Listing Brokerage for the Vendor and owes to the Vendor a fiduciary duty and will be compensated by the Vendor. Vendor has agreed to the possibility of multiple representation whereby PCR, may introduce the Property to and provide services to one or more purchasers in accordance with the offering process. **3. Co-Operating Brokerage** - Unless advised otherwise in writing, it shall be conclusively deemed that any co-operating brokerage involved on behalf of a prospective purchaser will act as representative of the purchaser and be paid by the purchaser. Co-operating brokerages are required to register their client(s) with PCR.

