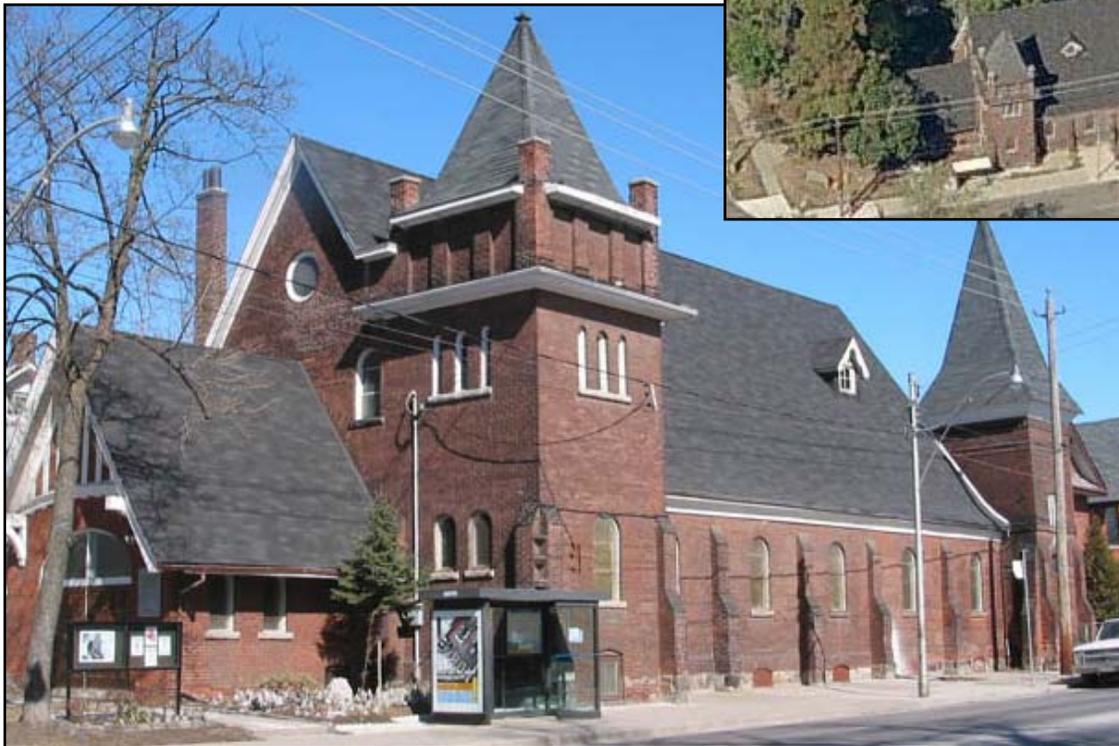


# FOR SALE

## 200 ANNETTE STREET Toronto, Ontario



**Asking Price \$725,000**

A 9,700 square foot site located in the heart of Toronto's High Park / Junction neighbourhood improved with a 7,791 square foot two level building built circa 1888 and 1906. Located on the north east corner of Annette Street and High Park Avenue, the site is within walking distance to the revitalized Dundas Street West corridor and the amenities of High Park.

[www.gagnerealestate.ca/200annette.php](http://www.gagnerealestate.ca/200annette.php)



**Pierre Gagné, Broker of Record, ext 228**  
**Alison Macintosh, VP & Sales Representative, ext 222**  
**Chad Gemmell, Sales Representative, ext 226**  
**Telephone: 416.955.1885**

# FOR SALE

## 200 Annette Street, Toronto, Ontario

### Property Details

Located at 200 Annette Street, Toronto, Ontario this 9,700 square foot site has approximately 145 feet of frontage along Annette Street and approximately 67 feet of frontage along High Park Avenue and is improved with a 7,791 square foot building. Vacant possession will be granted upon closing.

### Building Details

The above grade floor is comprised of 4,260 square foot of floor area including sanctuary of approximately 40 feet wide and 70 feet deep. The existing pews provide seating for approximately 225 people. The basement is comprised of five rooms, a large open concept classroom / multipurpose area, a lounge which includes a working fireplace, a full kitchen, a nursery, and a utility room. Updates include a new Carrier Comfort 92 ultra efficient gas furnace. The exterior is constructed with brick outer walls and a typical gable roof covered with asphalt shingles.

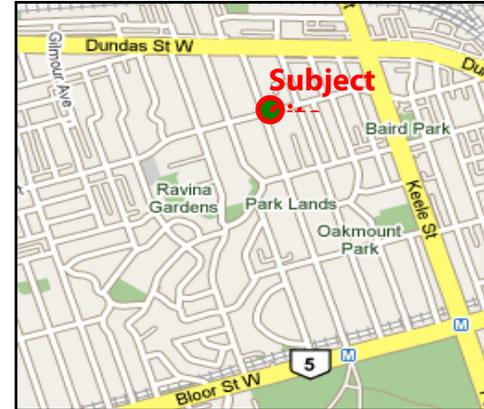
### Development Opportunity

The site offers an opportunity to convert the existing building to residential lofts or create traditional townhouses subject to the usual approval process. Current zoning is R2 Z0.6, which permits places of worship, as well as a variety of residential building types including detached, semi-detached, row housing, and apartments to a maximum of 0.6 times the lot area. The City of Toronto Official Plan designates the Property as 'Neighbourhood'. The existing building is 'Listed' on the City of Toronto's Inventory of Heritage Properties.

### Offering Process

The site is being sold by way of a standard negotiated bid process at an asking price of \$725,000. Offers must be submitted to the offices of P.G. Gagné Commercial Real Estate Corp, 401 Bay Street, Suite 2704, Toronto, Ontario M5H 2Y4.

Pre Offer Documentation is available subject to the execution of a Purchaser Acknowledgment and Waiver Agreement which is available at [www.gagnerealestate.ca/200annette.php](http://www.gagnerealestate.ca/200annette.php) or by contacting Alison Macintosh or Chad Gemmell.



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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 Vendor nor P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP., Brokerage (PGG) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Vendor and PGG 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 PGG 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 that PGG, while representing the best interest of the Vendor, 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. Co-operating brokerages will be required to register their client. For complete Limitations and Disclaimer, Brokerage Disclosure and Co-operating Brokerage Agreement please visit our website at [www.gagnerealestate.ca/200annette.php](http://www.gagnerealestate.ca/200annette.php).