

FOR SALE

MIXED USE PROPERTY

3122 Eglinton Avenue East
Toronto, Ontario



Asking Price \$2,200,000

This 1.52 acre site is improved with an 18,334 square foot car dealership building strategically located on busy Eglinton Avenue East between Bellamy Road North and Markham Road.

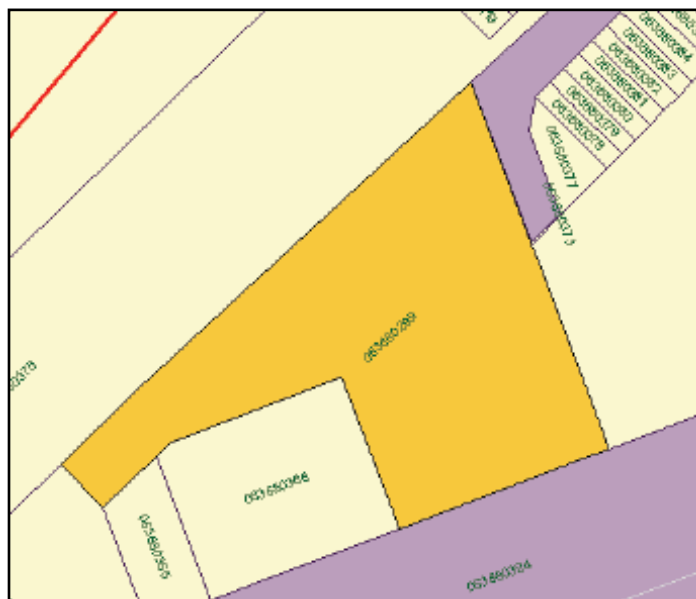
www.gagnerealestate.ca/3122eglington.php



Pierre Gagné, Broker of Record
Alison Macintosh, VP & Sales Representative
Chad Gemmill, Sales Representative
Telephone: 416.955.1885

FOR SALE

3122 Eglinton Avenue East, Toronto, Ontario



Property Description

This 1.52 acre site is located at 3122 Eglinton Avenue East in Toronto, Ontario between Bellamy Road North and Markham Road and has approximately 165 feet of frontage on Eglinton Avenue East. The site is currently zoned Community Commercial which allows retail stores, restaurants, service shops and agencies, business and professional offices, day nurseries, banks, automobile service stations, as well as other specified commercial uses. The site is designated as 'Mixed Use' within the City of Toronto Official Plan.

The site is improved with an 18,334 square foot car dealership. The building has a beautiful three level showroom plus a large vehicle servicing area and an abundance of outdoor parking spaces.

Financial Details

The property should be treated as vacant. Honda Canada o/a Terrace Gate Acura presently occupies the building but will be vacating in 2009. Potential short term holding income is a possibility depending on closing timeframes.

Offering Process

The site is being sold by way of a standard negotiated bid process at an asking price of \$2,200,000. 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/3122eglinton.php or one of our team members at 416-955-1885.

P.G. GAGNÉ
COMMERCIAL REAL ESTATE CORP.

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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/3122eglinton.php.