

FOR SALE

INFILL REDEVELOPMENT OPPORTUNITY

**3132 EGLINTON AVENUE EAST
TORONTO, ONTARIO**



**Un-Priced Proposal Call
Offers are due at 12:00p.m. Thursday October 15th 2009**

A 5.35 acre site located in the east end of Toronto zoned for as many as 425 residential units and potential for commercial uses.

www.gagnerealestate.ca/infill.php

P.G. GAGNÉ
COMMERCIAL REAL ESTATE CORP.

Pierre Gagné, Broker of Record, ext 228

Telephone: 416.955.1885

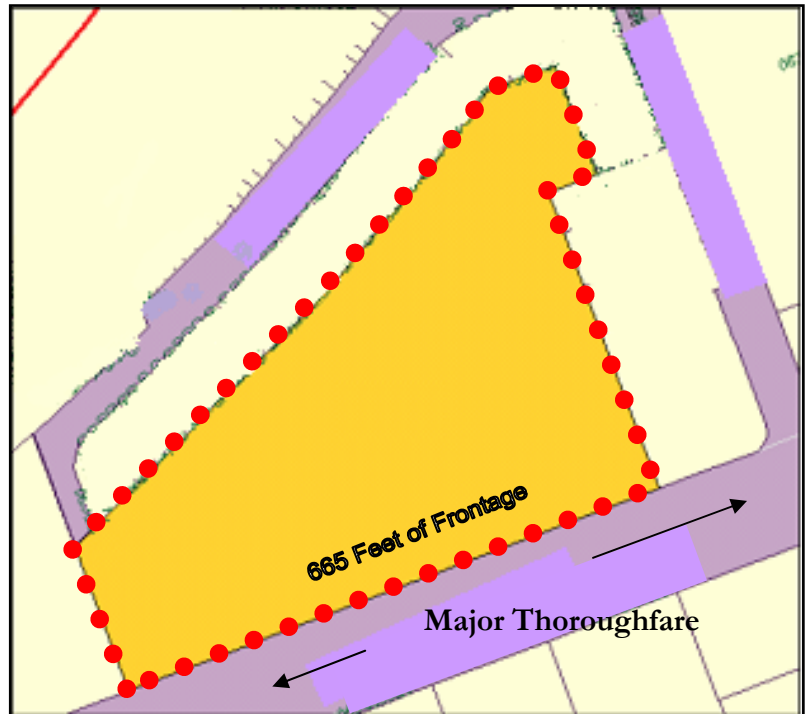
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PROPERTY DETAILS

- Location: East Toronto
- Size: 5.35 acres
- Zoning: A(H), CC(H)-82-159-160-162-163-164-165-213-214-215
- Official Plan and Secondary Plan: Mixed Use not to exceed over net density of 1.5 times the lot coverage.

HIGHLIGHTS

- Easy access to public transit, bus routes, subway, and GO train.
- Potential to substitute commercial use along major thoroughfare.
- Terms Available – Short term leaseback and short term vendor take back financing.



Offers are due on Thursday October 15th, 2009 at 12pm (noon) at the office of P.G. Gagné Commercial Real Estate Corp., Brokerage located at 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/infill.php or by contacting our offices

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* This development concept has been prepared for purposes of urban design / zoning and proforma analysis. Further work will be required prior to securement of approvals which will likely result in some modification. This plan should not be considered as final for construction tender.

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/infill.php.