

Under Receivership

15 Curity Avenue

Located at Eglinton Avenue E and Don Valley Parkway
User or Investor Opportunity

For Sale: Vacant Industrial



Asking Price: \$13,250,000

Property Overview

CDN Global and Lennard Commerical (jointly the “Advisors”) are pleased to offer for sale 15 Curity Avenue on behalf of Albert Gelman Inc, acting as Receiver of Baloochi Ventures Inc, and not in its personal capacity (the “Vendor”).

This 57,112 SF vacant building on an approximately 1.74 acre lot offers an irreplaceable central Toronto location with easy access to the downtown core, the Don Valley / Hwy 404 highway and Highway 401.

The building has ample power, excellent shipping and receiving capabilities and very flexible zoning which will allow for a multitude of uses.

The property offers an owner occupier immediate availability for their own uses. Investors benefit from the ability to lease the property at very desirable market rents in this high demand area.

 Address
15 Curity Avenue
Municipality
Toronto, Ontario

 Site Area
1.74 acres (approx.)

 Building Size
57,112 SF

 Clear Height
14’-17’

 Shipping
4 Loading Doors
2 Dock Level
2 Drive-In

 Power
2000 Amps

 Zoning
E 1.0 (x229) -
Employment
Industrial Zone

Property Highlights

- Located at Eglinton and DVP with excellent access to downtown and major transportation routes
- 15% Built-out office space and public transit available less than 150 emtres away
- Vacant Possession
- Ideal for both owner-user investors
- Flexible E1 zoning supports a broad range of industrial and commercial uses, including warehousing, manufacturing and other compatible uses
- Established industrial / commercial node in the heart of Toronto



Zoning

E 1.0 - Employment Industrial Zone

Permitted Uses

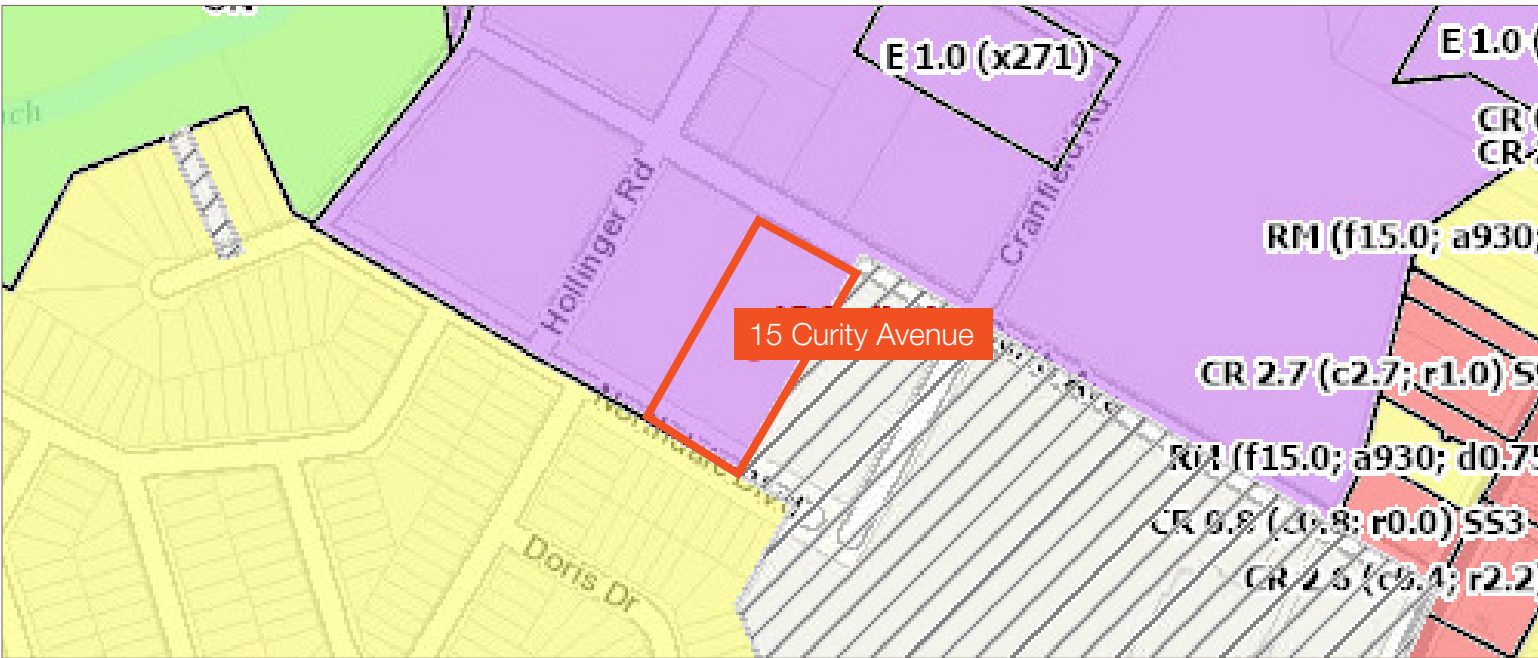
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter’s Shop
- Cold Storage
- Contractor’s Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

All Manufacturing Uses except:

- Abattoir, Slaughterhouse or Rendering of Animals Factory;
- Ammunition, Firearms or Fireworks Factory;
- Asphalt Plant;
- Cement Plant, or Concrete Batching Plant;
- Crude Petroleum Oil or Coal Refinery;
- Explosives Factory;
- Industrial Gas Manufacturing;
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- Pesticide or Fertilizer Manufacturing;
- Petrochemical Manufacturing;
- Primary Processing of Gypsum;
- Primary Processing of Limestone;
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- Pulp Mill, using pulpwood or other vegetable fibres;
- Resin, Natural or Synthetic Rubber Manufacturing;
- Tannery

Permitted Uses With Conditions

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



For more zoning information, please visit City of Toronto’s Website: https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm

Amenities Map

Amenities

- 1

August 8
- 2

Black Bear Pub
- 3

Black Tigers Gym
- 4

Cantina
- 5

China Wok Restaurant
- 6

Costco Wholesale
- 7

Domino's Pizza
- 8

East York Town Centre
- 9

Food Basics
- 10

Harvey's
- 11

HealthShield Pharmacy
- 12

House of Empanadas
- 13

McDonald's
- 14

Michael Garron Hospital
- 15

Momozone
- 16

Pizza Hut
- 17

Pizza Pizza
- 18

Popeyes Louisiana Kitchen
- 19

Scotiabank
- 20

Swiss Chalet
- 21

TD Branch and ATM
- 22

The Home Depot
- 23

Toronto Climbing Academy
- 24

Wok and Grill

 15 Curity Avenue

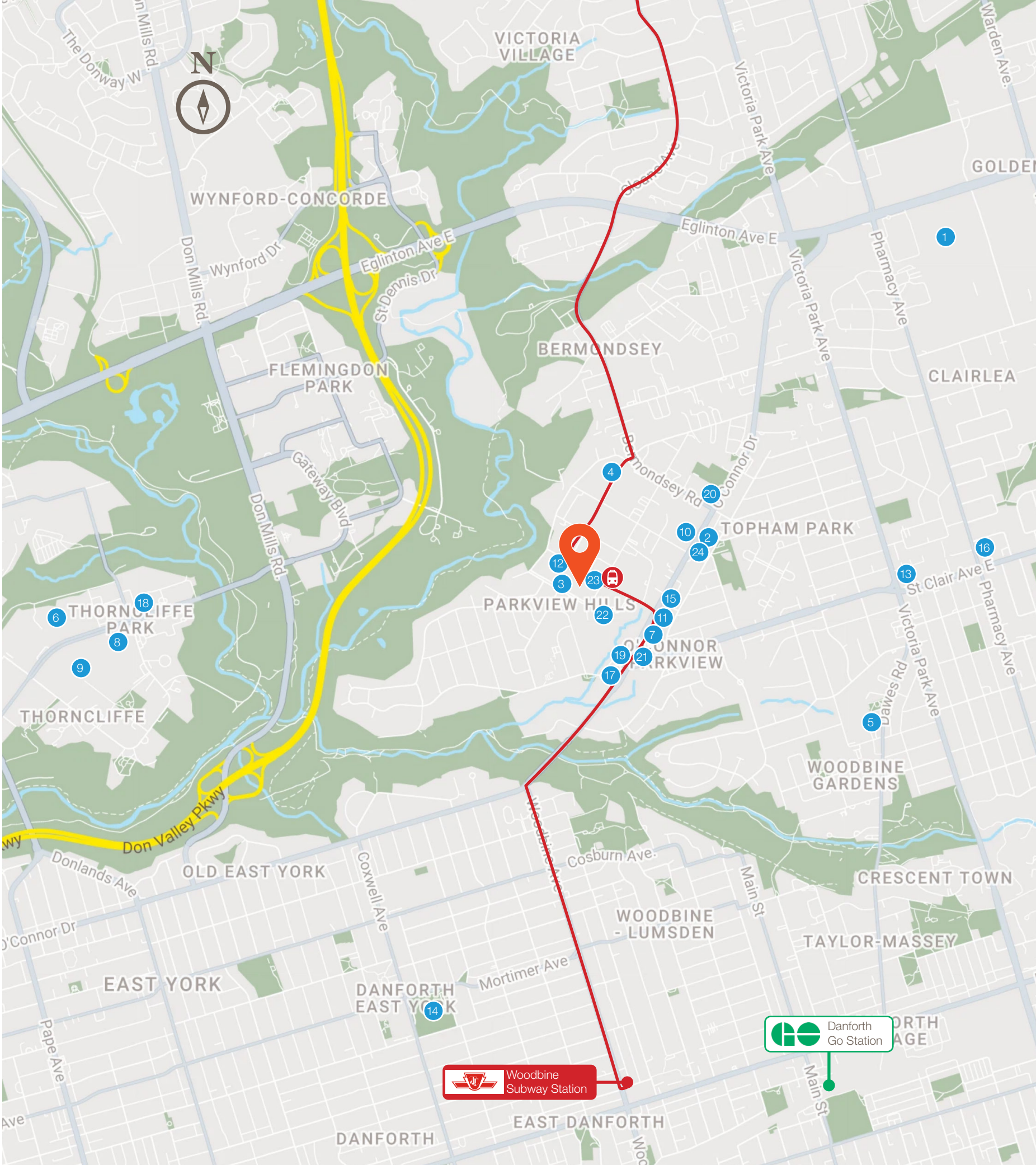
 Bus Stop

 91 – Woodbine Station to Lawrence Avenue East

Commute to Downtown Toronto

 22 min

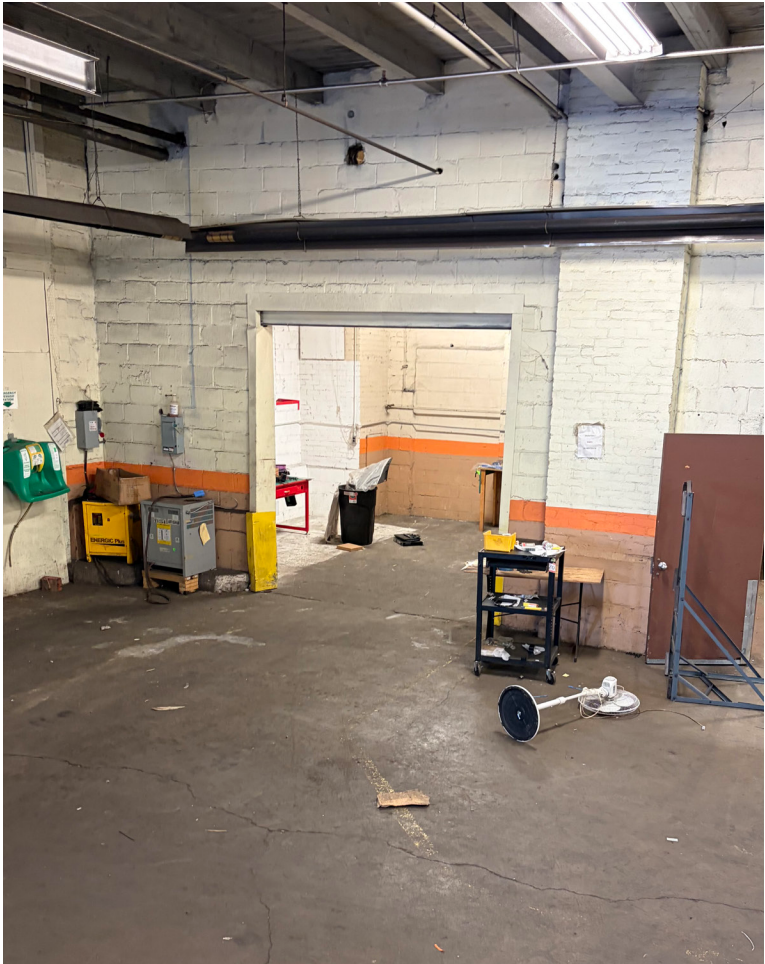
 46 min



Floor Plan

Will add once received! :)

Interior Photos



Offering Process

Disclaimer

The information contained in this offering memorandum contains selected information pertaining to the Property detailed herein and is based upon sources deems to be accurate. It does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Each potential purchaser is encouraged to verify the information contained herein as this transaction shall be an “as is where is” purchase. The offering memorandum is not a substitute for the buyer’s through due diligence investigation. Any verification, analysis or information contained herein are solely the responsibility of the recipient. The Advisors and Vendor make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any of the information contained herein. The Advisor and Vendor expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

Sale Conditions

The Property and all fixtures, chattels and equipment included therein are to be purchased on an “as is where is” basis and there is no expressed or implied warranties as to title, description, condition, cost, size, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been obtained from the Advisor and/or vendor is solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale. Further information can be obtained by contacting the listing agents.

Sale Process

The Property is being offered at an asking price of \$13,250,000. The Advisor shall provide at least two weeks notice before an offer date is set. Offers must be submitted on the vendor’s form of Agreement of Purchase and Sale which will be provided for in the data room. Access to the dataroom shall only be provide once a vendor’s Non Disclosure Agreement has been executed and approved by the vendor. The dataroom shall contain information to assist the prospective purchaser in their due diligence of the Property. Purchase terms shall be set out in the APS document. Any offer shall be delivered to the Advisors electronically and/or directly by the Bid Date to be set. All offers deliveries should include a signed copy of the APS as well as a redline version of any changes made to the APS template provided.

The vendor reserves the right to not accept any of the offers and will base their decision on the overall merits of the offer, rather than price alone.

Offering Details

Asking Price	\$13,250,000
Vendor	Albert Gelman Inc, acting as Receiver of Baloochi Ventures Inc, and not in its personal capacity
Address	15 Curity Avenue, Toronto, ON M4B 1X4
Legal Description	Pt BLK B PI 3683 East York As In Ca300801, Toronto (E York), City of Toronto
PIN	103750118



CDNGLOBAL®

Patrick Langdon**, President
C. 416.452.1523
plangdon@cdnglobal.com

Lennard:

Nick Yanovski, AACI**, Executive Vice President
Capital Markets
D. 416.915.5693
C. 416.843.5822
nyanovski@lennard.com

Gregory D. Lever*, Senior Vice President
Capital Markets
D. 416.915.5687
C. 416.910.4548
glever@lennard.com



100 King Street W, Ste. 5600, Toronto
416.452.1523
CDNGlobal.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative **Broker
Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.