



For Sale:

SPA Approved Infill Development

6 Nassau Street, Toronto

Approved Site Plan for a 5-unit townhome development in the heart of downtown Toronto, in the highly sought after neighbourhood of Kensington Market.

Lennard:

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*Sales Representative

Executive Summary

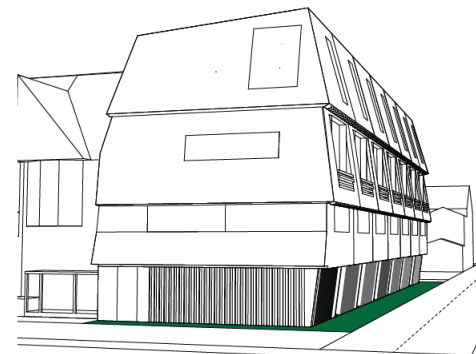
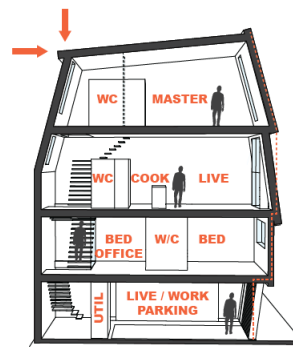
Asset Overview

Site Area:	4,435 SF
GFA:	10,810 SF
Units:	5
Average SF:	2,162 SF
Storeys	4
Zoning:	R - Residential
OP Designation:	Neighbourhoods

Located in Kensington Market at the intersection of Nassau Street and Spadina Avenue in the heart of downtown Toronto.

Walking distance to the Financial District, Fashion District, University of Toronto, Union Station, CN Tower, Rogers Centre, Air Canada Centre, City Hall and other prominent landmarks.

Municipal approval received for the development of five townhouses. Due to low supply and high demand in the area the selling price for the new apartments exceed \$2000 per square foot.



Location Overview



Toronto Western Hospital

0.8 km | 3 Mins

Eaton Centre

1.7 km | 6 Mins

AGO

0.9 km | 4 Mins

City Hall

2.4 km | 7 Mins

University of Toronto

1.0 km | 3 Mins

Union Station

2.5 km | 9 Mins

Queen's Park Subway

1.1 km | 4 Mins

Trinity Bellwoods Park

2.7 km | 8 Mins

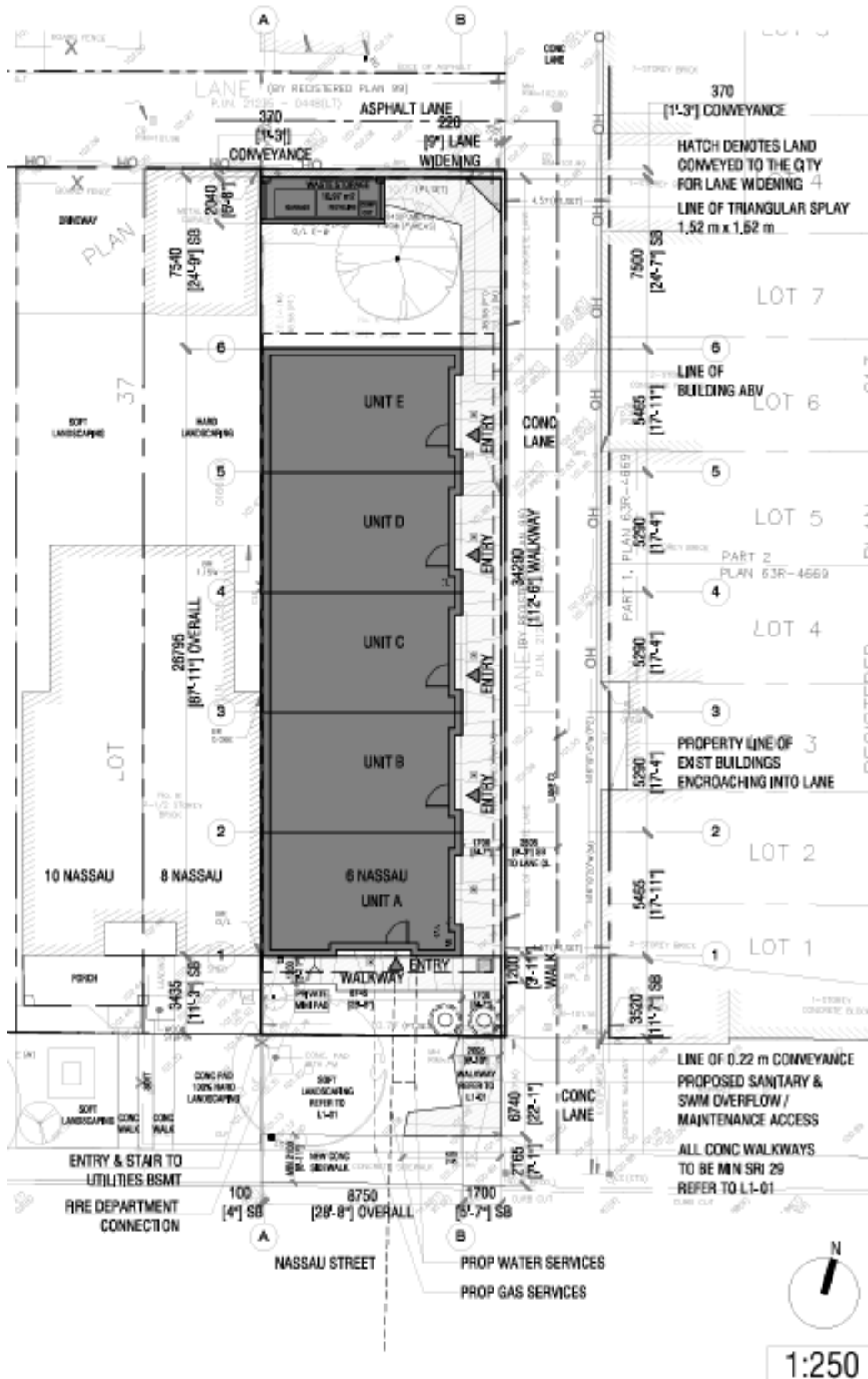
Little Italy

1.3 km | 5 Mins

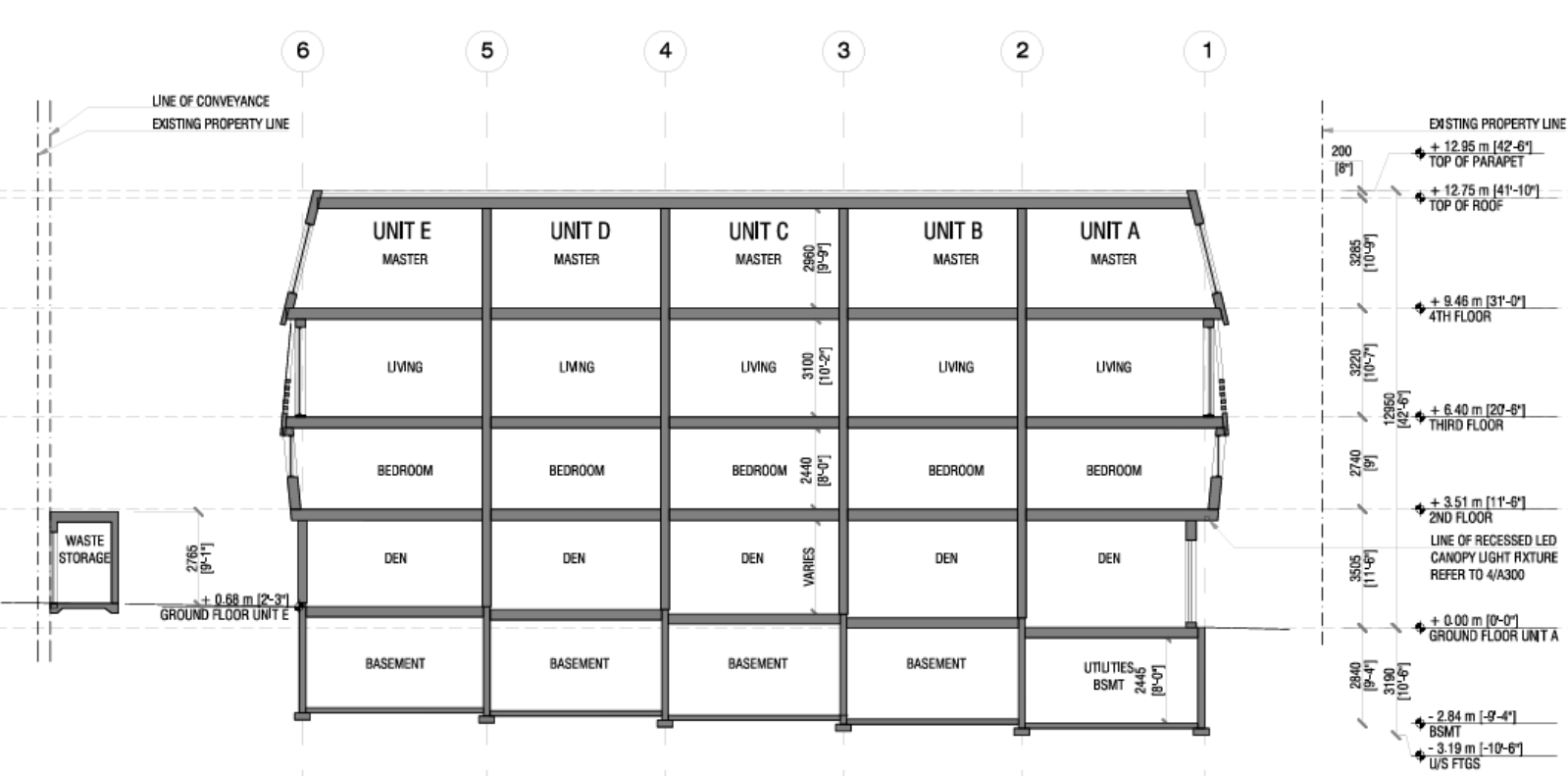
Billy Bishop Airport

3.0 km | 11 Mins

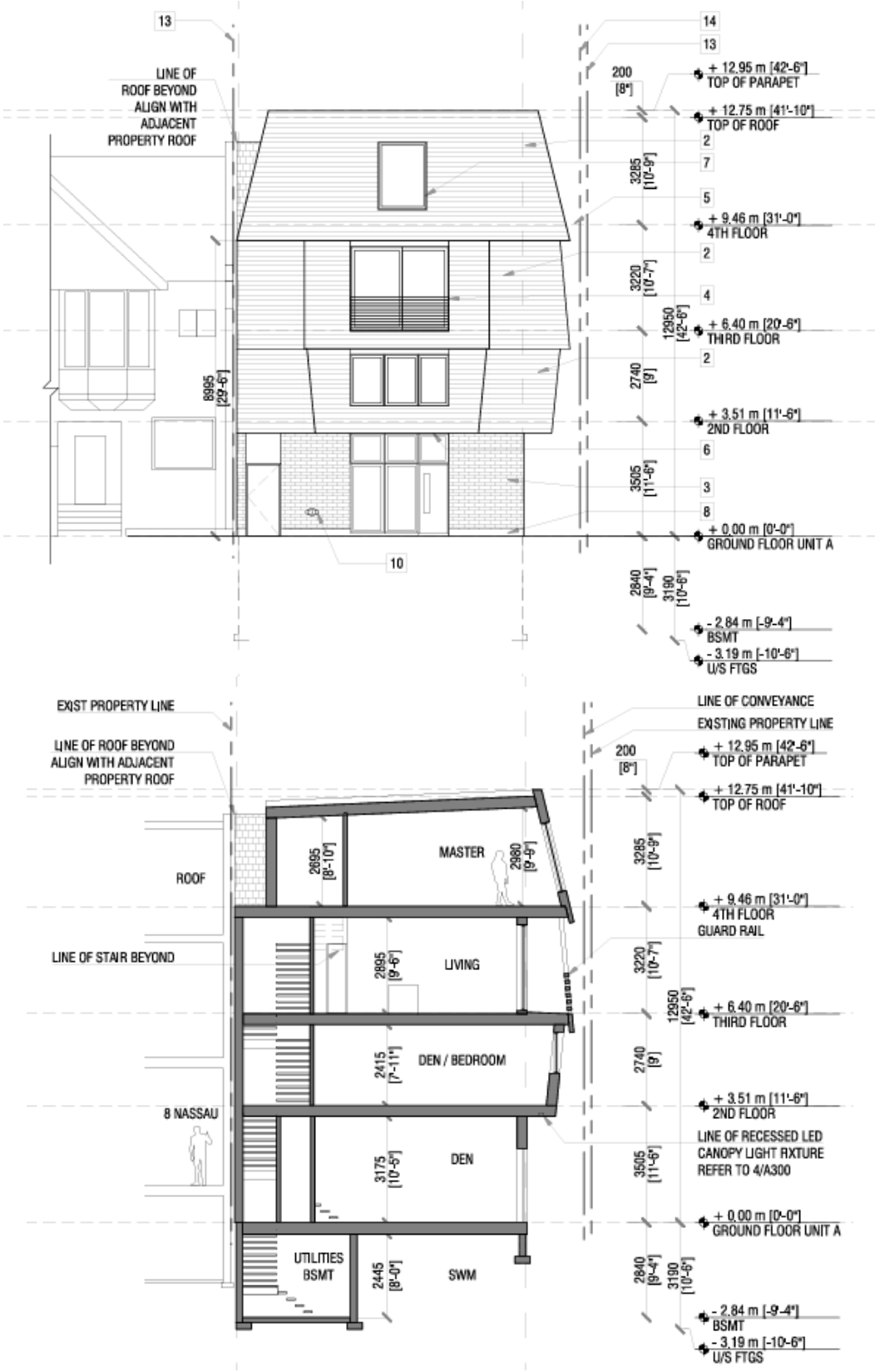
Development Plan



Development Plan



Development Plan



Lennard Commercial Realty (the “Advisor”) has been retained by Evertrust Development Group (the “Vendor”) as exclusive Agent to seek proposals for the disposition of 6 Nassau Street, Toronto. The property will be sold on an ‘as-is, where is basis’.

Process

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Offers welcome at any time and will be dealt with on a first come, first serve basis.

Confidentiality Agreement

Lennard:



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.