

**AVISON
YOUNG**

Commercial Condo Units For Sale

by Court-appointed Receiver
Units 2-13 Level 4 & Unit 13 Level B, TSCC # 2674, (located at 130 Queens Quay East)
Toronto, ON

Investment Summary
CAPITAL MARKETS GROUP



For further details please contact the Listing Agents:

Kelly Avison, AACI
Principal, Broker
416 673 4030
kelly.avison@avisonyoung.com

Neil Musselwhite
Principal, Sales Representative
416 673 4043
neil.musselwhite@avisonyoung.com



Platinum member

The Opportunity

Avison Young Commercial Real Estate Service, LP (the “Advisor”) has been retained by msi Spergel Inc, in its capacity as Court-Appointed Receiver of Toronto Artscape Inc. (the “Receiver”) to advise on the sale of Units 2-13 Level 4 & Unit 13 Level B, in TSCC No. 2674, located within 130 Queen’s Quay East, Toronto, Ontario (the “Property”). The Property presents the rare opportunity to acquire ~33,000 sf of high-profile commercial space next to the Gardiner Expressway and Lake Ontario. The prominent corner location presents incredible exposure and branding options.

The Property is situated within the Daniels Waterfront complex, a recently constructed (2018-2019) mixed-use office/condo development located southeast of Downtown Toronto. The complex features 1.32M sf of office, retail, residential and cultural space facilitating an ideal live-work environment. The Property is presently demised into unique individual areas or “pods” that were previously used for various non-profit groups (e.g., artists, “incubator space” for new enterprises, etc.) with some common facilities such as a main reception/foyer area off the elevators, kitchen area, etc.

Located at the corner of Queens Quay East and Lower Jarvis Street, the Property overlooks Sugar Beach and Lake Ontario. It is within walking distance from Union Station and the downtown core, as well as nearby amenities including St. Lawrence Market, multiple grocery stores, a gym, and the many parks along Toronto’s waterfront.

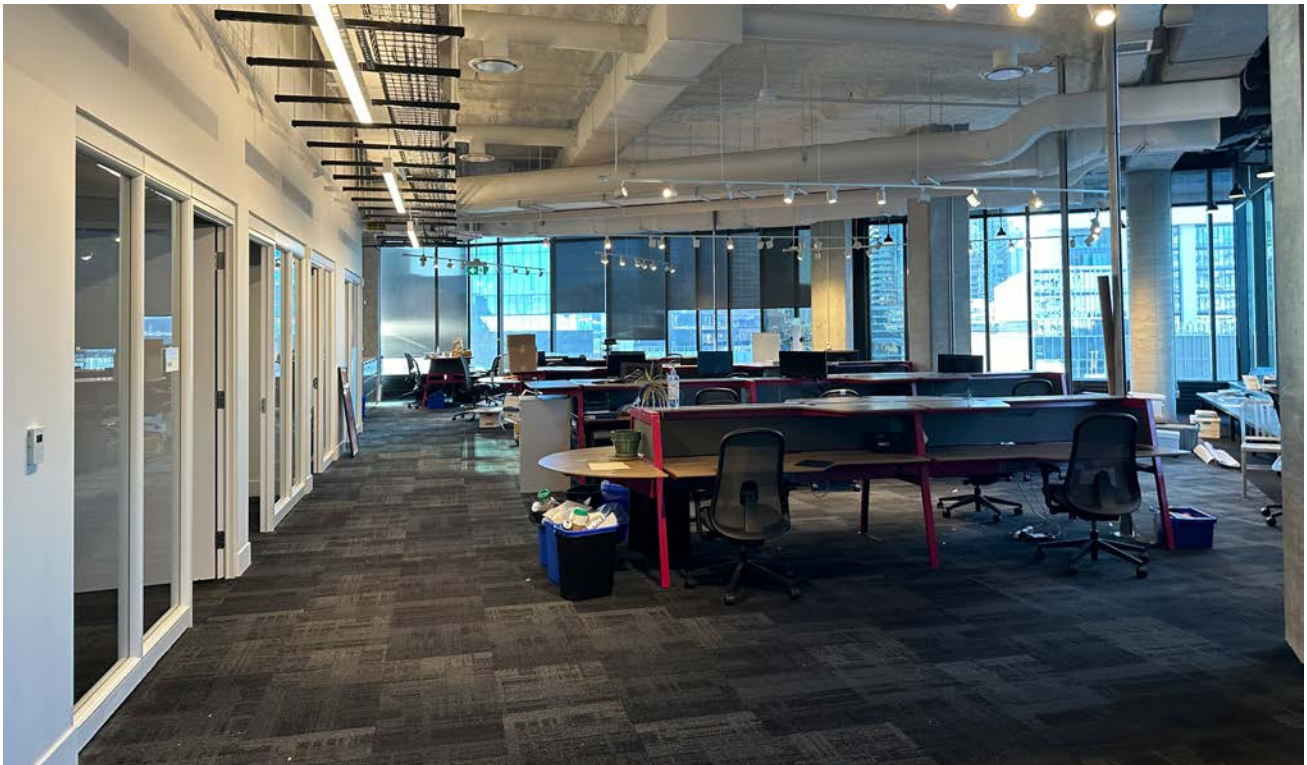
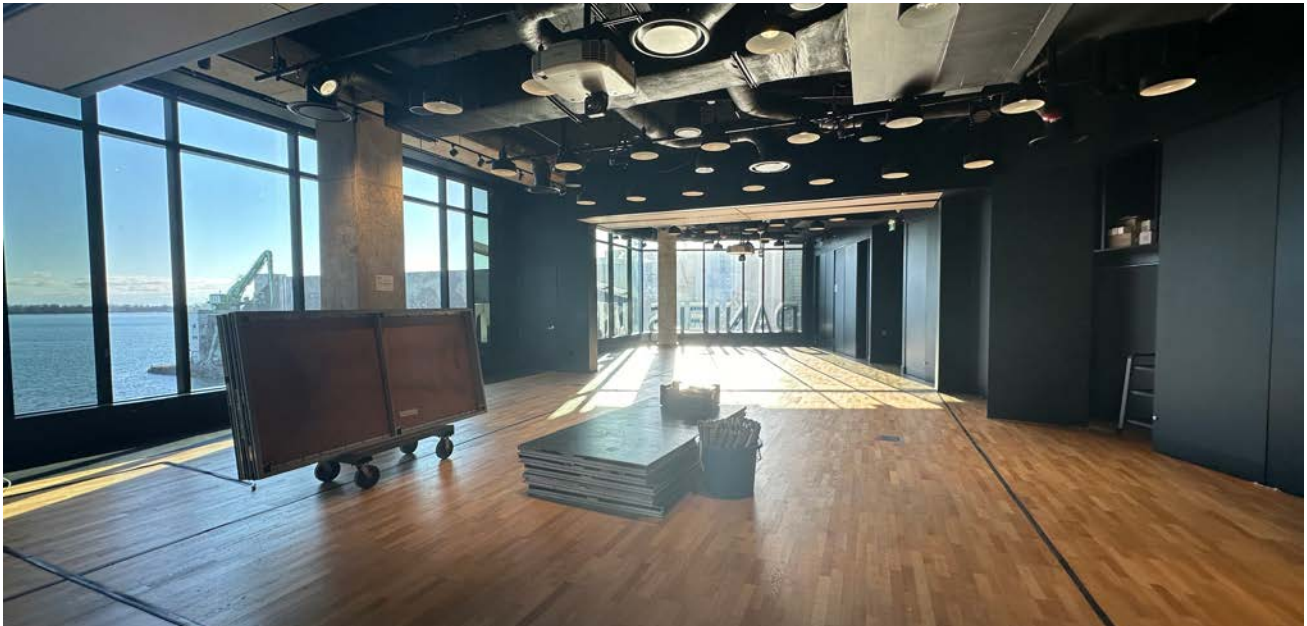
The Property was the location of the Artscape Daniels Launchpad, a large collaborative space for artists and creatives. The venue was set up by Artscape to provide up-and-coming artists with a space to improve and expand their art as well as to learn business skills to make their craft profitable. The space was equipped with a variety of workshops, studio space, a digital media lab, and event space.

Property Details

Property Area ~33,000 sf	Condo Units (TSCC #2674) Level 4, units 2-13 (inclusive) and Level B, unit 13 <i>Commonly known as units 423 - 445 (odd numbers) and storage unit located on level P2.</i>
Occupancy Vacant	
Construction Date 2018-2019	

Price

\$12,000,000



Property Highlights



Best-In-Class Multifunctional Commercial Space

Recently constructed space serving a multitude of collaborative uses including office, studios, event space, work shops, digital media labs, etc.



Highly Accessible

Immediately south of the Gardiner Expressway, bus stops at the frontage, and walking distance to Union Station/ Downtown PATH system.



Amenity Rich Area

Next to grocery stores (Loblaws, INS Market, Farmboy), LCBO, Winerack, GL Brewpub, St. Lawrence Market, Unity Fitness, Starbucks, Dark Horse Espresso, Sugar Beach and more.



Design & Building Finishes

New building with retail, office, residential and cultural space that is home to institutions such as OCAD and George Brown College.

The Location

BILLY BISHOP
TORONTO CITY AIRPORT

LAKE ONTARIO

Travel Times



- 3 Minutes
Gardiner Expressway
- 3 Minutes
Union Station
- 5 Minutes
Don Valley Parkway
- 6 Minutes
Billy Bishop Toronto Island Airport
- 18 Minutes
Pearson International Airport

HARBOUR SQUARE PARK

ROGERS
CENTRE

LA TOUR
CN
TOWER

Scotiabank
Arena

Union
Station

TORONTO
CITY HALL

SUBWAY LINE 1

BERCZY PARK

ST LAWRENCE
MARKET

ST. JAMES PARK

Loblaws
wine rack



SUGAR BEACH

INS
FOOD

Tim
Hortons



SHERBOURNE COMMON

QUAY HOUSE & LAKESIDE RESIDENCES
DEVELOPMENTS

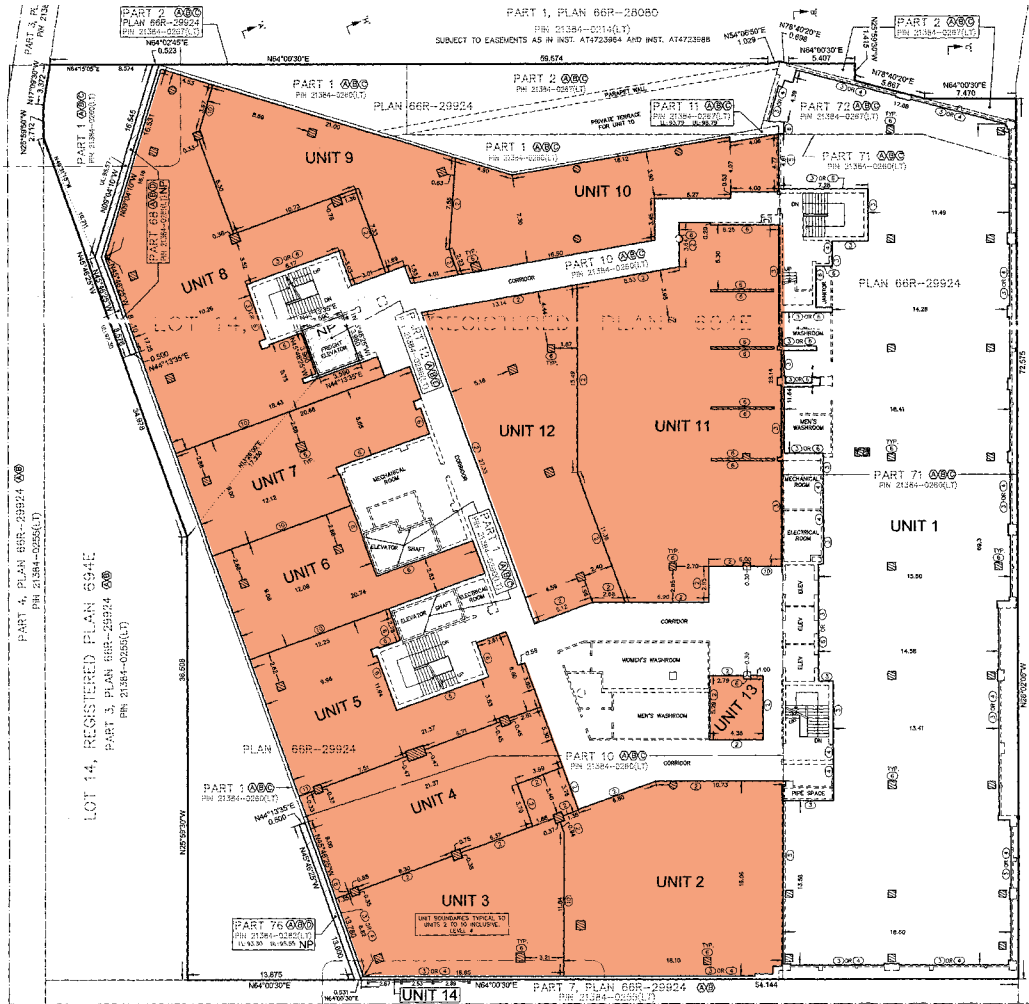
4 mixed-use towers totalling 1,610
residential units, and office/retail space

130
QUEENS
QUAY E

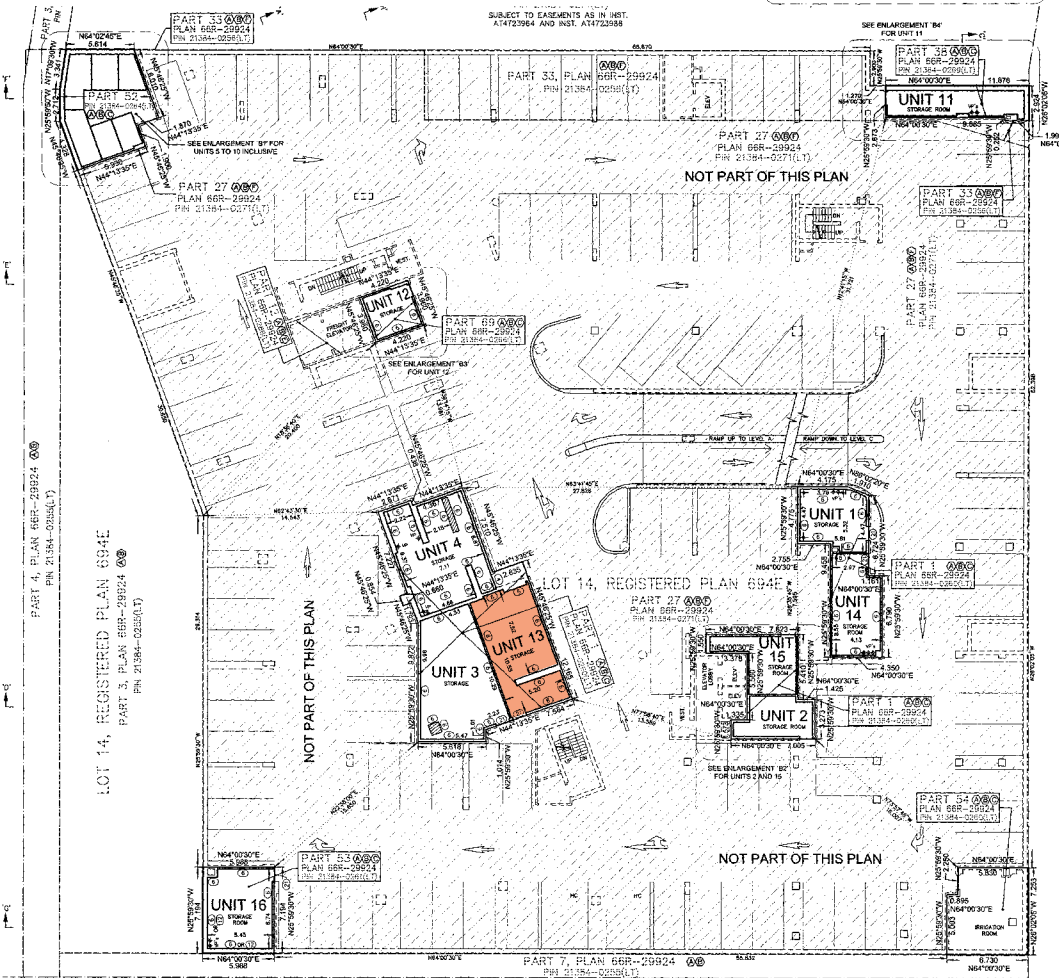


Floor Plans

FOURTH FLOOR



LEVEL "B"



Offering Guidelines

Price
\$12,000,000

Bids & Form of Offer
msi Spergel Inc, in its capacity as Court-Appointed Receiver of Toronto Artscape Inc. (the "Receiver") has retained Avison Young Commercial Real Estate Services, LP (the "Advisor") to bring to market commercial condo Units 2-13 Level 4 & Unit 13 Level B, all within TSCC No. 2674 (located at 130 Queens Quay East), Toronto, ON (the "Property").

A time line to receive offers will be communicated in due course and all bids MUST be on the Receiver's form of APS and MUST include the following at time of submission:

- A Deposit in the amount of no less than ten percent (10%) of the Purchase Price, paid to the Receiver, in trust, by wire transfer at the time of offer submission.
- Evidence of funds from the Buyer's financial institution(s), or an irrevocable commitment for financing, confirming the party has the financial wherewithal to complete the transaction.
- Full disclosure and identification of the entity and/or individuals bidding on the Property.
- Offers must remain open for acceptance for a minimum of ten (10) business days or as the Receiver directs.

[Note: Individual units sales will be considered, however preference may be given to an "en bloc" sale.]

Data Room
Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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222 Bay Street, Suite 2500, Toronto, Ontario M5K 1J5

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