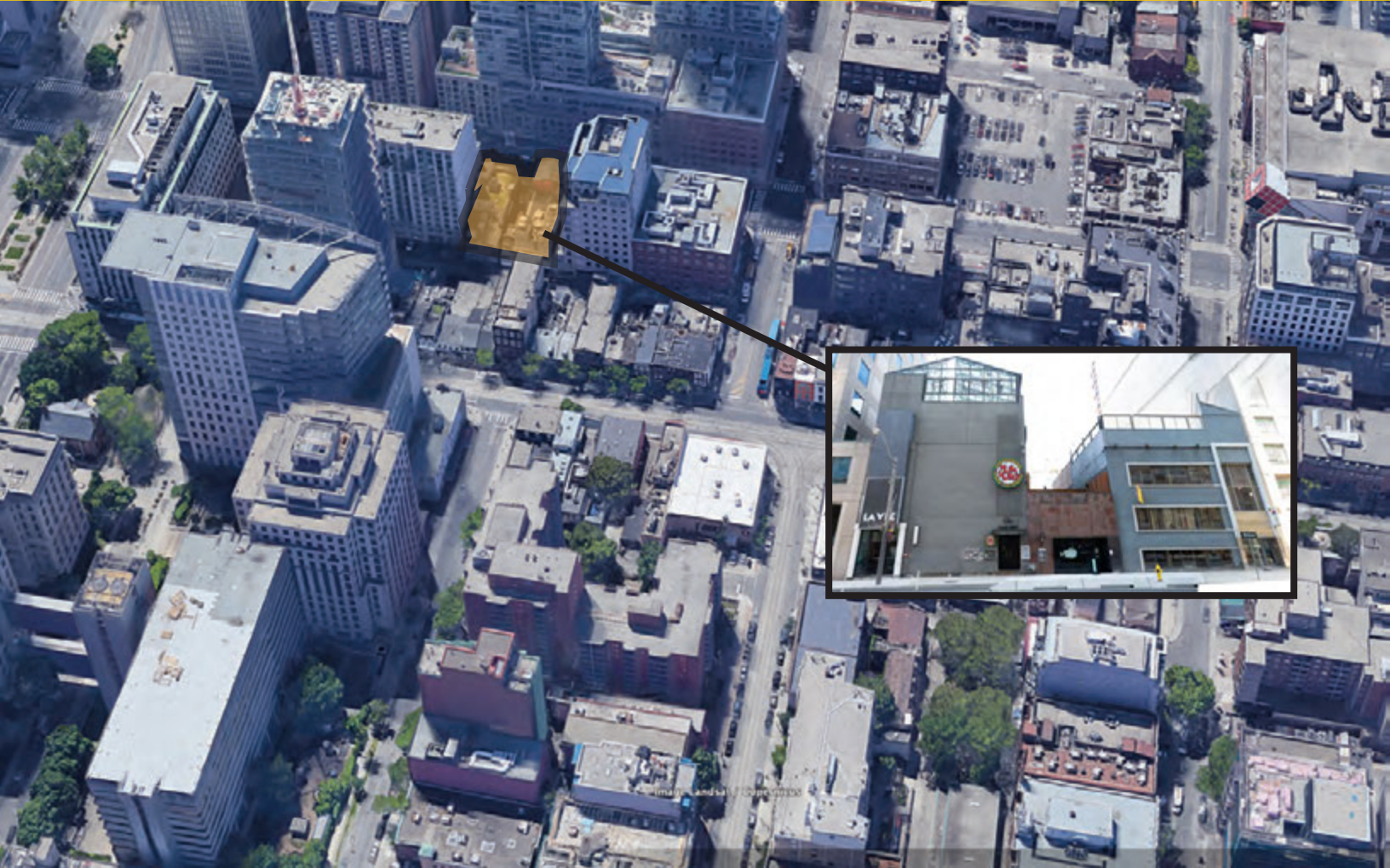


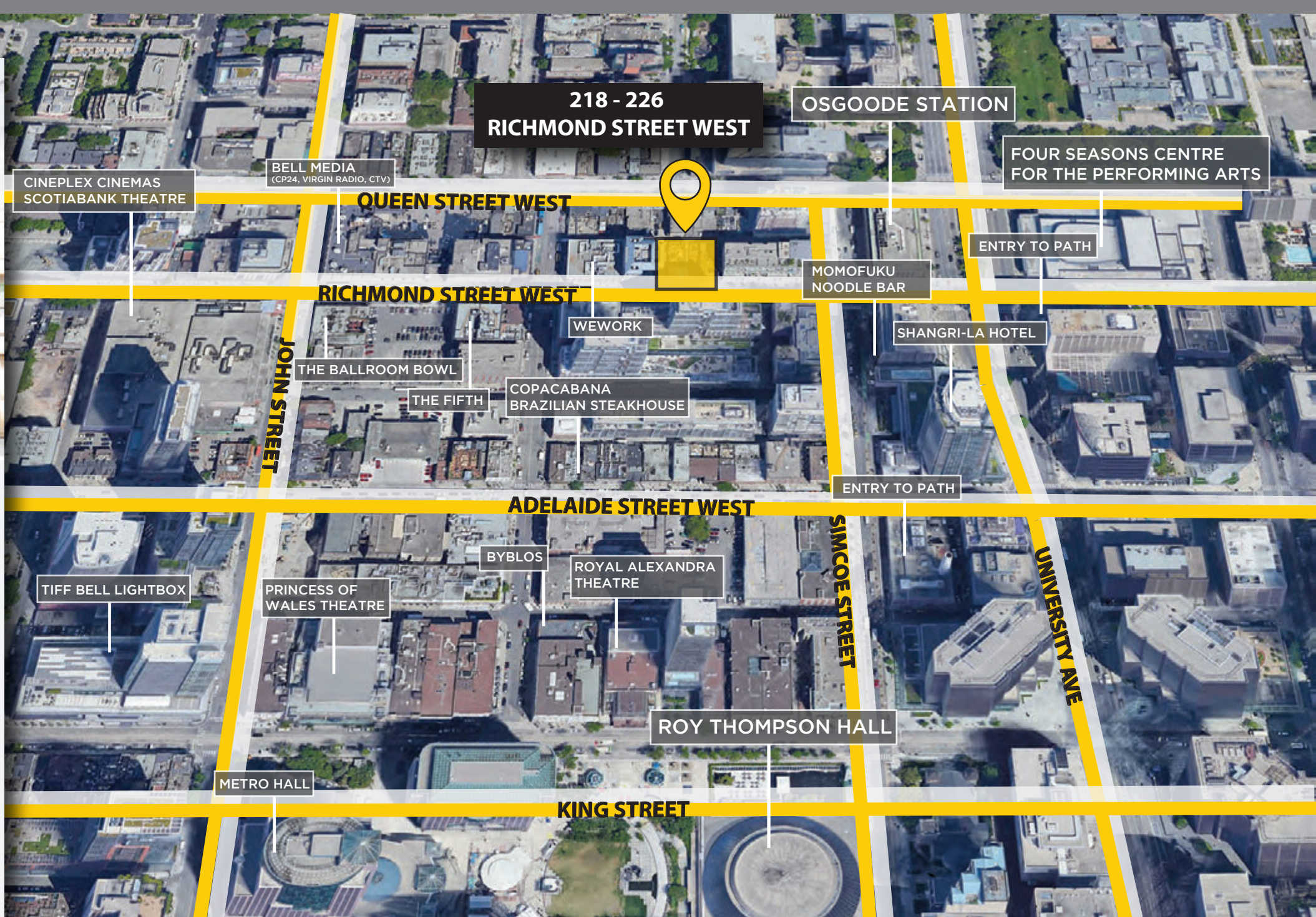
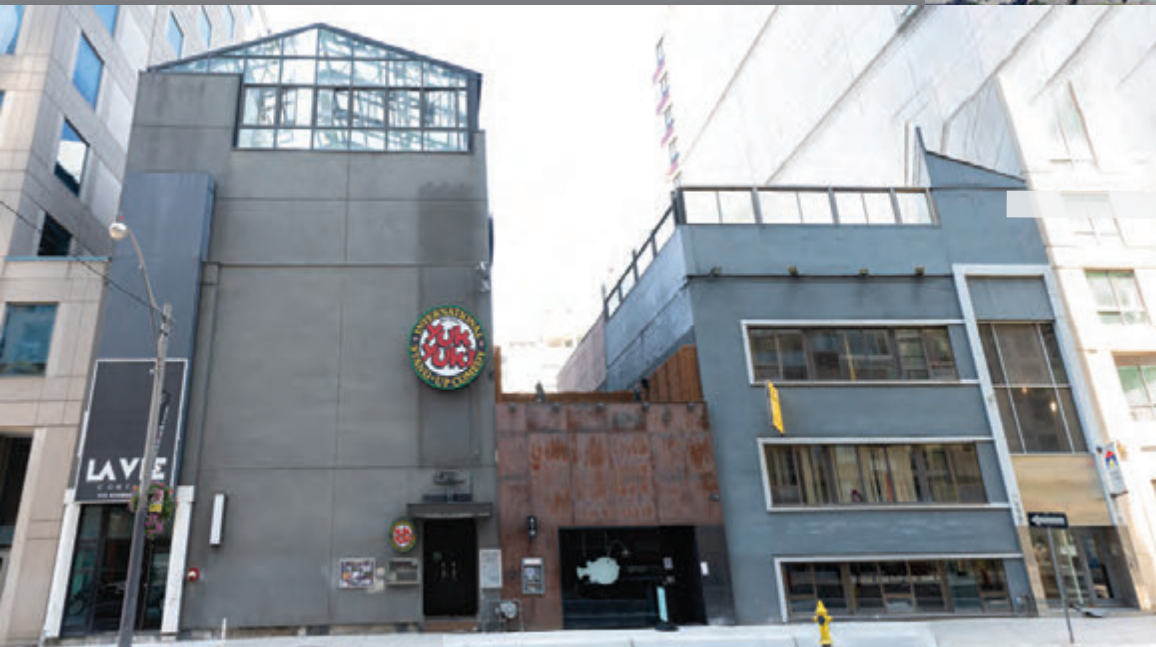


218-226 RICHMOND STREET WEST TORONTO REDEVELOPMENT OPPORTUNITY



GITALIS
REAL
ESTATE

INVESTMENT SUMMARY



**218 - 226
RICHMOND STREET WEST**

OSGOODE STATION

**FOUR SEASONS CENTRE
FOR THE PERFORMING ARTS**

**CINEPLEX CINEMAS
SCOTIABANK THEATRE**

**BELL MEDIA
(CP24, VIRGIN RADIO, CTV)**

QUEEN STREET WEST

ENTRY TO PATH

**MOMOFUKU
NOODLE BAR**

RICHMOND STREET WEST

WEWORK

SHANGRI-LA HOTEL

JOHN STREET

THE BALLROOM BOWL

THE FIFTH

**COPACABANA
BRAZILIAN STEAKHOUSE**

ADELAIDE STREET WEST

ENTRY TO PATH

TIFF BELL LIGHTBOX

**PRINCESS OF
WALES THEATRE**

BYBLOS

**ROYAL ALEXANDRA
THEATRE**

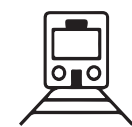
SIMCOE STREET

ROY THOMPSON HALL

UNIVERSITY AVE

METRO HALL

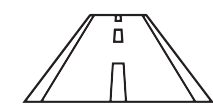
KING STREET



**200 M
OSGOODE STATION**



**99
WALK SCORE**



**1200 M
GARDINER EXPRESSWAY**



**350 M
FINANCIAL CORE**

THE OPPORTUNITY

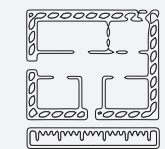
The properties are strategically positioned a very short one and a half blocks west of University Avenue, the Osgoode subway station, the Four Seasons Performance Centre, the "Path", and enjoy the full array of services in the downtown Toronto core.

The properties are also located within the celebrated Toronto Entertainment District (TED). The local Business Improvement Association (BIA) encompasses landmarks such as the Art Gallery of Ontario, the CN Tower/Rogers Centre, the Convention Centre, the Ripley's Aquarium, the Mirvish Theatres, Roy Thomson Hall and so on (see the BIA District Map).

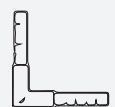
In recent years, with a change in zoning the Spadina King West neighbourhood has experienced enormous re-development, primarily in multi-unit residential condominium high-rises.

With intensification being encouraged by the City along major transportation nodes and routes, buildings upwards of 40 stories are not unusual.

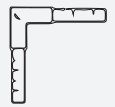
The subject properties are surrounded in all directions by recently completed and ongoing redevelopment.



**SITE AREA:
10,162 SF**



**FRONTAGE:
101.62 FT**



**DEPTH:
100 FT**



**ZONING:
REDEVELOPMENT
AREA**

3 PROPERTIES

218-220 RICHMOND STREET WEST (Legal Owner - Gitalis Group Inc.)

Land Area: 4,000 SF (approx.)
FRONTAGE: 40 Ft
DEPTH: 100 FT

THE BUILDING COVERS MOST OF THE PROPERTY. There is a generous lane at the rear that extends east and west from Simcoe St. to Duncan St.

Includes a fully leased 11,113 SF commercial building on two floors plus lower level plus a leased 2,661 SF open roof deck. Originally owned and occupied by the Royal Canadian Legion's head offices for the Ontario Provincial Command, the building has been converted to high end commercial space.

Building has received substantial renovations and improvements, some of which include:

- a restored and upgraded building exterior
- new aluminum thermopane windows
- new roofing and wooden decking with AstroTurf surface
- roof access from 2 sets of stairwells for the daycare centre
- 2 new street entrances with intercom and automated entry
- voice and data communications
- monitored fire alarm system direct to the fire department
- new plumbing and 6 new generous washrooms (2 per floor)
- new kitchenettes
- new HVAC system with one dedicated rooftop unit for each of the 3 floors
- new electrical service, transformers and efficient LED lighting
- new water and gas service



224-226 Richmond St. W. (Legal Owner - D'uva Suppa Inc.)

Land Area: 3,979 SF (approx.)
FRONTAGE: 39.79 F
DEPTH: 100 Ft

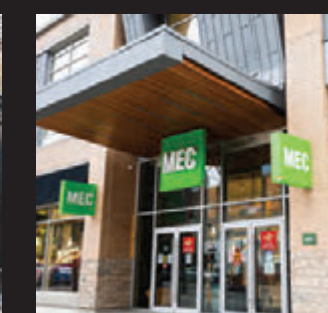
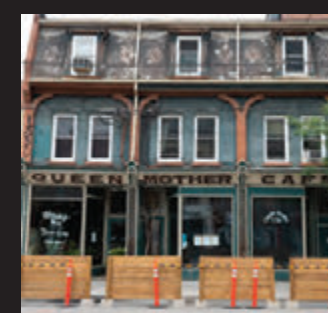
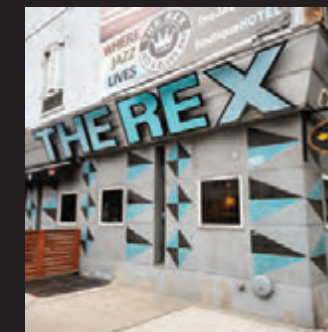
BUILDING: Covers most of the property with the City lane at the rear that extends from Simcoe St. to Duncan St.

The building has undergone extensive renovation and modernization over recent years notably, with the addition of one more floor and an enclosed roof deck (2017).

- 1000 amp service coming into the building.
- two gas meters and two hydro meters
- complete restaurant kitchen, and bar.
- 4 sets of washrooms over 4 floors, including the rooftop.
- new roof - 2017
- 3/5 of the HVAC units were replaced in 2017
The remaining 2 units were completely refurbished this year
- roof top has a fully winterized space, with heating, air conditioning, fire protection, washrooms and a retractable roof
- dumbwaiter that services the entire building

ENTERTAINMENT DISTRICT

The Toronto Entertainment District is home to theatres and performing arts centres both traditional and cutting edge, the venues for five major league sports teams and an array of cultural and family attractions.



222 Richmond St. W. (Legal Owner - 222 Richmond Inc.)

Land Area: 2,037 SF (approx.)
FRONTAGE: 20.37 Ft
DEPTH: 100 FT

BUILDING: COVERS MOST OF THE PROPERTY. There is a generous City lane at the rear that extends from Simcoe St. to Duncan St.

Building has received substantial renovations and improvements, some of which include:

- an upgraded building exterior
- new roofing
- new useable roof deck with access from 2 sets of stairs
- new entrance
- voice and data communications
- new plumbing and washrooms
- new kitchen
- new HVAC system
- new electrical service
- new water and gas service



OFFERING PROCESS

Gitalis Real Estate Inc. (the “Advisor”) has been exclusively retained by Gitalis Group Inc., 222 Richmond Inc. and D’uva Suppa Corp. (the “Vendors”) to seek proposals to acquire the properties. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent or an Agreement of Purchase and Sale on a specific date.

The Advisor has established a Virtual Data Room with additional information including environmental, surveys, rent roll, etc. for further review.

Gitalis Real Estate Inc., Brokerage

Zev Gitalis, President

Broker of Record

416-930-9809

zev@gitalis.com

CONFIDENTIALITY AND LIMITING CONDITIONS

The information contained herein has been obtained from sources such made available to Gitalis Real Estate Inc. and does not purport to contain all the information a prospective Buyer may require. This package has been compiled solely for the convenience of prospective Buyers to assist them in their determination of whether they wish to express further interest in purchasing the property. This package does NOT form part of any terms or conditions of sale. Gitalis Real Estate Inc. has not independently verified any such information and assumes no responsibility for its accuracy or completeness and has no authority to bind Gitalis Real Estate Inc. to any representation or warranty.

Gitalis Real Estate Inc. expressly reserves the right, at their sole discretion, to reject any or all proposals or expressions of interest for the Property; to terminate discussions with any party at any time, with or without notice; to withdraw the fee simple interest in the Property from the market, at any time, with or without notice; and to negotiate and enter into binding agreements with respect to the interest with any party at any time, all without any compensation to any party in all cases.



G I T A L I S
R E A L
E S T A T E

344 BLOOR STREET WEST, SUITE 501
TORONTO, ONTARIO, M5S 3A7
TEL (416) 504-4400
FAX (416) 504-3033
GITALIS.COM