



FOR SALE

100 Symes Rd

The opportunity for an investor to acquire a newly renovated industrial flex use property in the emerging Stock Yards area of Toronto.

- **Building Area:** 63,500 SQFT (approx.)
- **Current Net Operating Income:** Approx. \$1 million with escalating rents
- 15 Tenants
- Potential to build
- **Sellers:** Symes Studios Inc.
- **Site Area:** 2.5 acres (109,447 SF)
- **Lot Dimensions:** 359.25' Frontage x 456.41' Depth
- **Offering Price:** \$17,999,000
- **Location:** North west employment industrial pocket at Keele Street & St Clair Ave West behind the Stockyards RioCan Shopping Complex
- **Municipal Address:** 100 Symes Road, Toronto
- **Zoning:** E 1.0 Employment Industrial subject to exception 235
- **Current Use:** Flex space, artist studios, and light industrial
- **Occupancy:** 100% occupied

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Building Description:

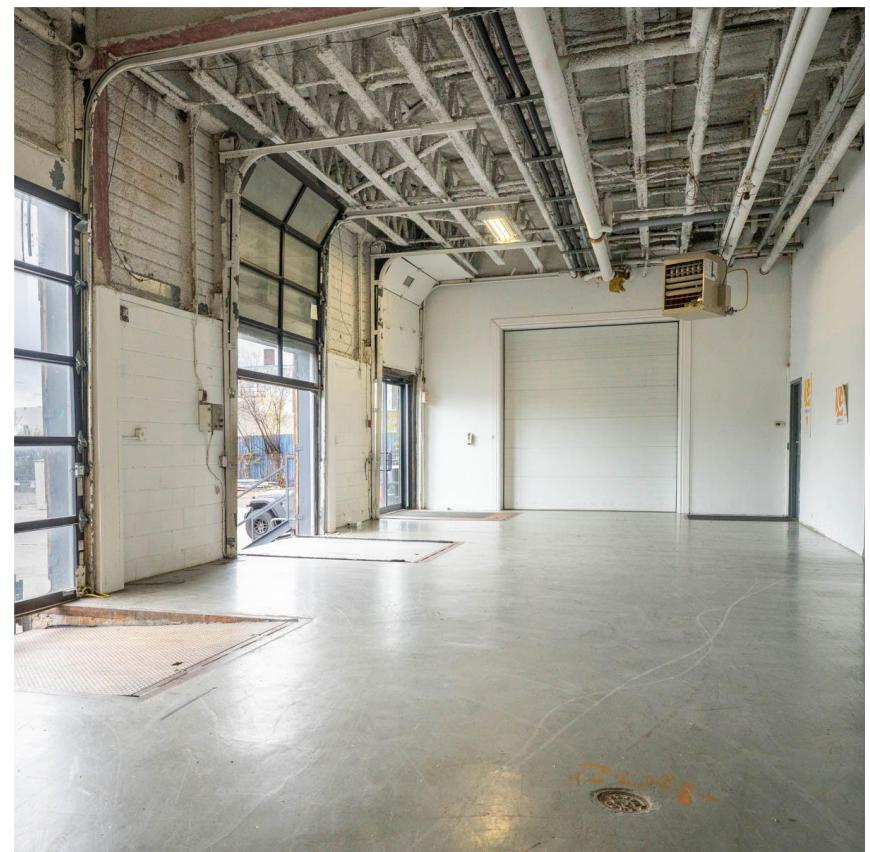
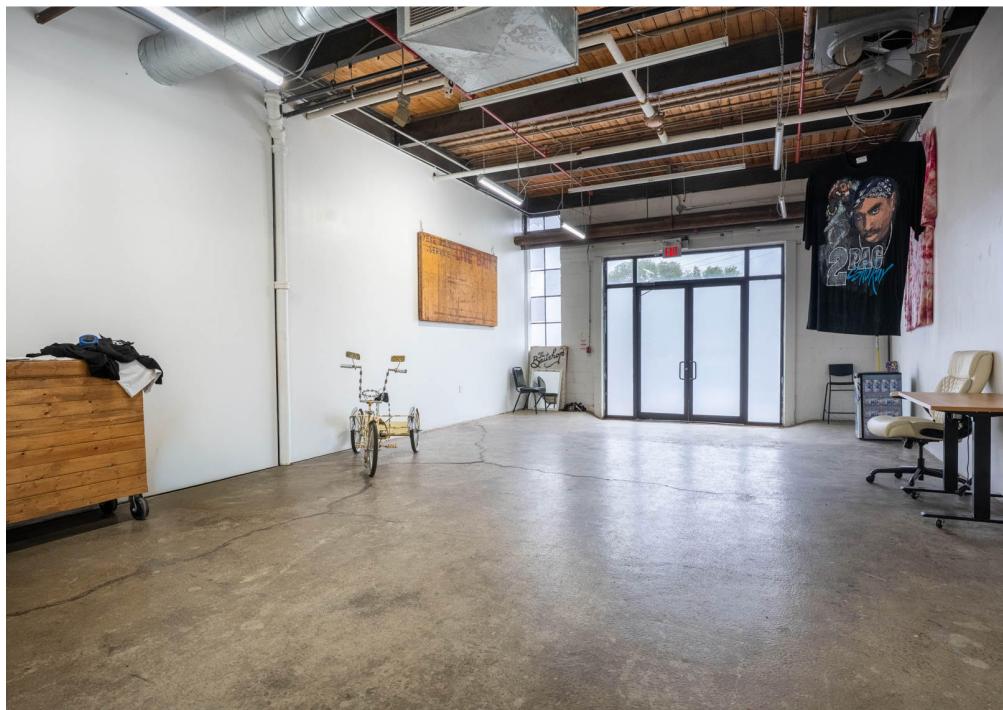
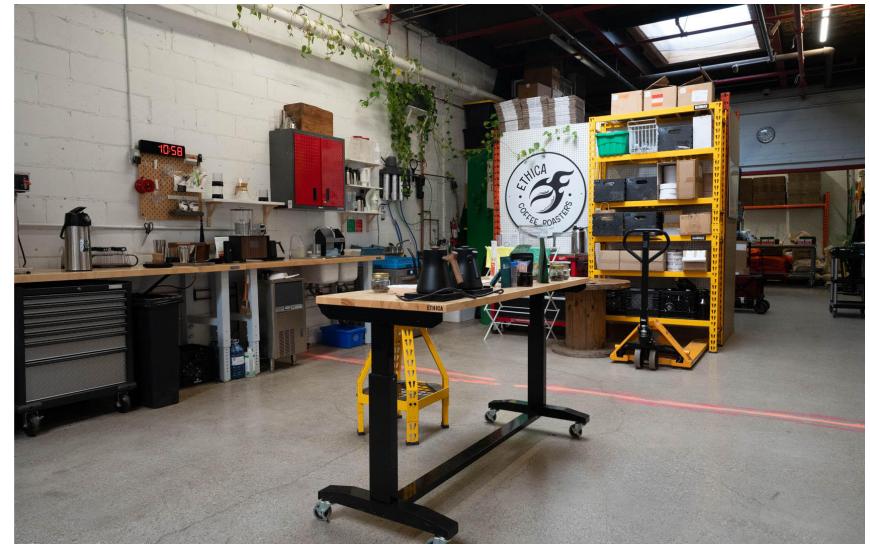
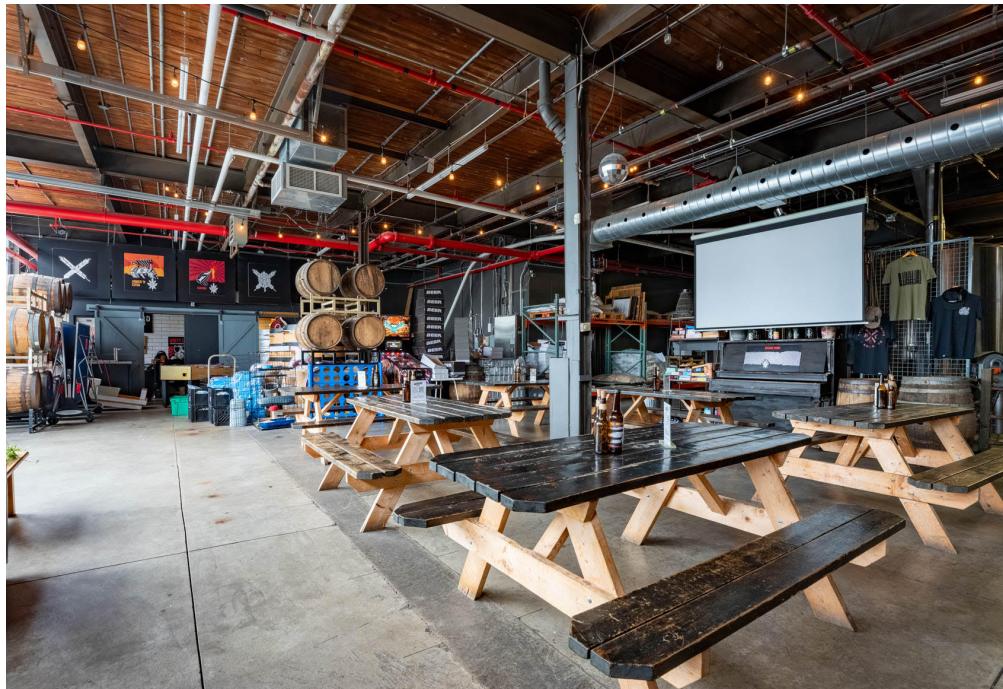
- Two storey slab on grade constructed in 1948 with additions completed in 1969 and 1980.
- Repurposed in 2013 for flex space tenants.
- Building is constructed of poured concrete floors and steel columns.
- Exterior of building is constructed of concrete block, brick and metal cladding.
- Currently demised into 16 units.

Existing Improvements:

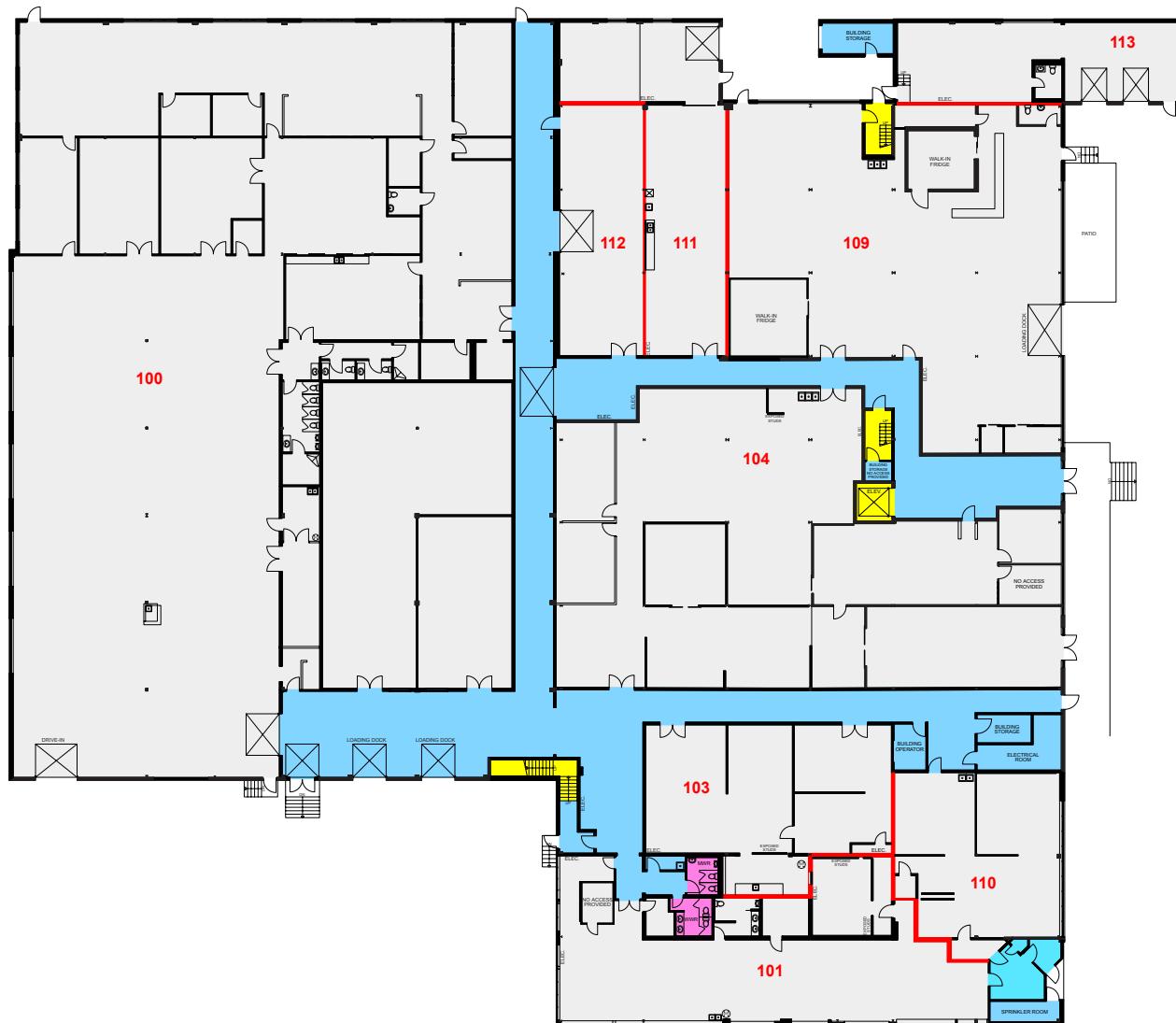
- Upgraded electrical, plumbing and hot water tanks, HVAC (3 units in 2014) and mechanical systems.
- Fiber Optic in 2014.
- Polished concrete floors, exposed wood and steel ceilings.
- New windows, skylights and glass roll up loading doors.
- Partial roof renovation in 2013. Roof maintained yearly.
- History: Former Houghton Canada Inc. since the late 1940's.



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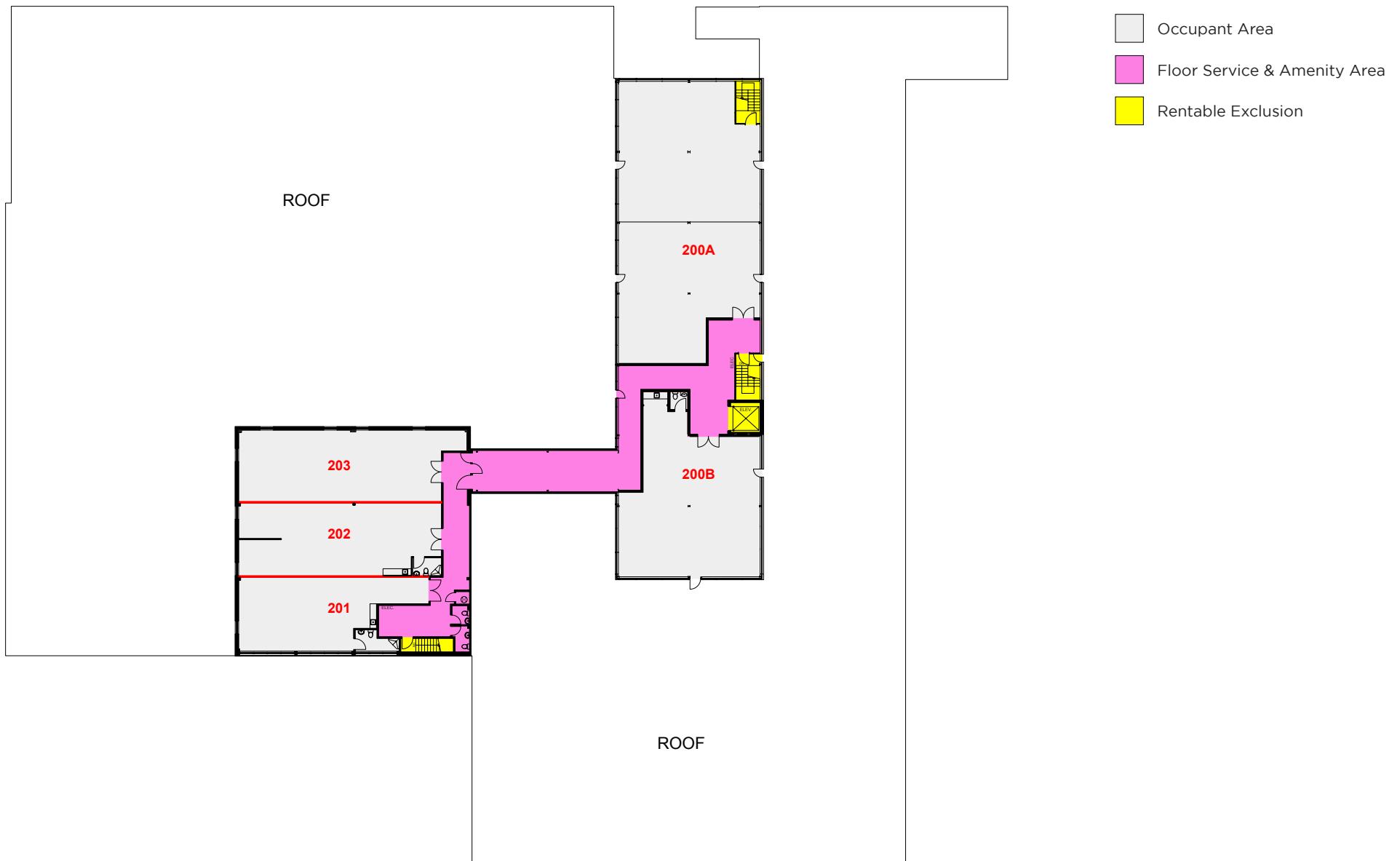


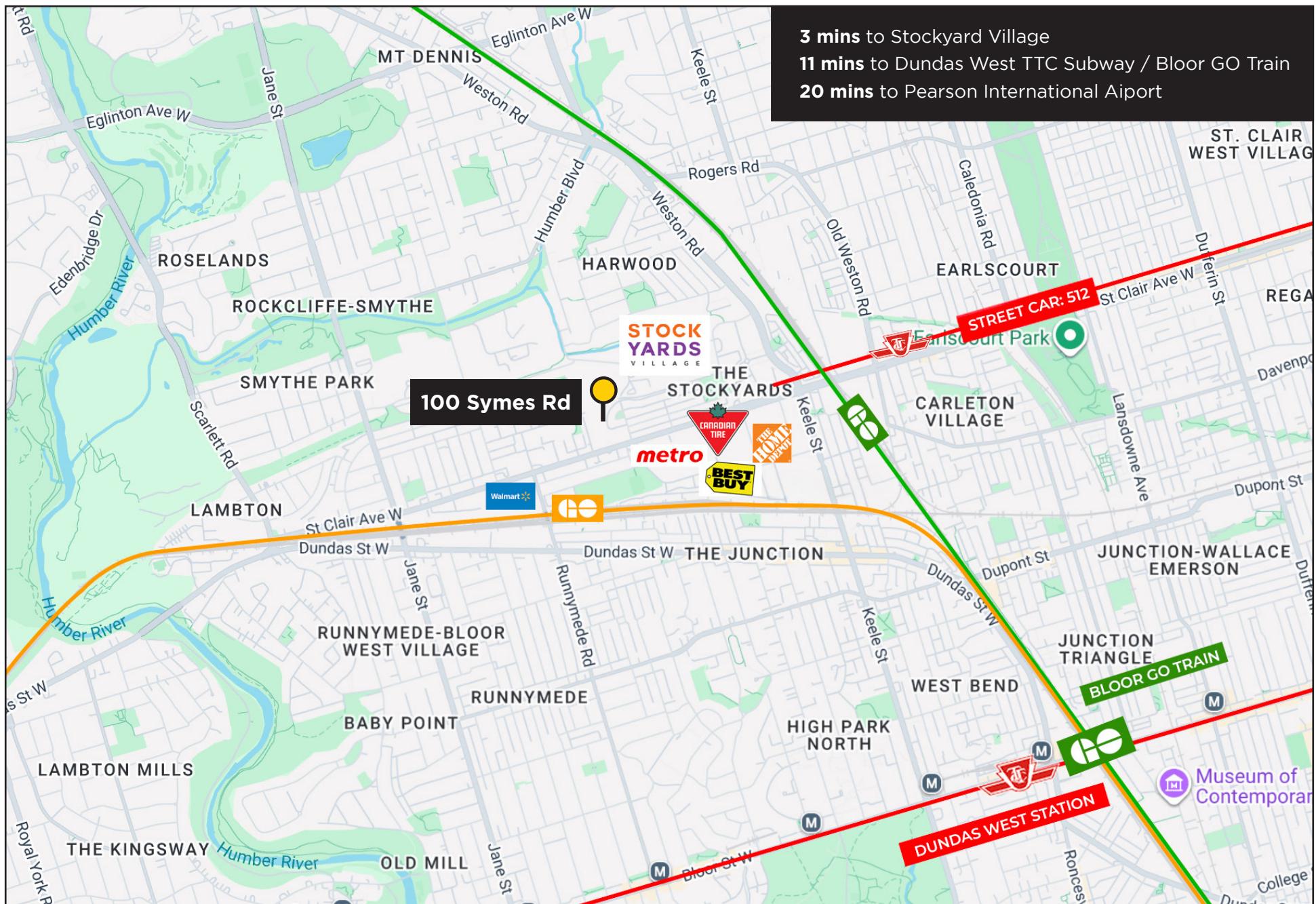
Level 1 Floor Plans



- Occupant Area
- Floor Service & Amenity Area
- Rentable Exclusion
- Inter-Building Service Area
- Building Service Area

Level 2 Floor Plans





3 mins to Stockyard Village
11 mins to Dundas West TTC Subway / Bloor GO Train
20 mins to Pearson International Airport

CONFIDENTIALITY & LIMITING CONDITIONS

This brochure (the "Package") has been prepared by Gitalis Real Estate Inc. (the "Broker") solely for the convenience of prospective purchasers ("Recipients") in evaluating their possible interest in acquiring the property known as 100 Symes Road (the "Property"). The information contained herein has been obtained from the books and records of Symes Studios Inc. (the "Seller") and from other sources believed to be reliable; however, the Broker has not independently verified such information and makes no representation or warranty, express or implied, as to its accuracy or completeness. The Broker has no authority to bind the Seller to any representation or warranty. This Package does not purport to contain all information a prospective purchaser may require and does not form part of any agreement of purchase and sale ("APS").

Any financial information, estimates, or projections contained herein are provided for general reference only, are based on assumptions, and involve matters of judgment; actual results may differ materially. Neither the Seller nor the Broker has any obligation to update or correct the information contained herein.

By accepting this Package, each Recipient agrees (i) to keep this Package and its contents confidential; (ii) not to disclose it to any person other than the Recipient's directors, officers, employees, financing sources, and professional advisors who need to know such information for the sole purpose of evaluating the Property and who are advised of its confidential nature; and (iii) upon request, to promptly return or destroy all materials received from the Broker without retaining copies.

This Package is not, and shall not be construed as, an offer to sell or a solicitation of an offer to buy the Property. The Property is offered on an "as-is, where-is" basis. The Seller expressly reserves the right, in its sole and absolute discretion, to (a) reject any or all proposals or expressions of interest; (b) terminate discussions with any party at any time, with or without notice; (c) withdraw the Property from the market; and (d) negotiate and enter into a binding APS with any party of its choosing, without liability to any other party. In the event of any inconsistency between this Package and the terms of an executed APS, the APS shall govern.

Please direct all inquiries regarding the enclosed offering and any requests for additional information to:

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