

Here is where your
business will *grow*



For Sale: Developable Land and Retail

77-79 Nassau Street

Incredible Value-add opportunity in the heart of Kensington Market

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

77-79 Nassau Street

Rare value-add opportunity with development potential near the corner of Nassau Street and Augusta Avenue in Downtown Toronto.



Land Size

Approx. 6,932 SF

① Frontage: 60' Depth: 69'

② Frontage: 54' Depth: 50'

Land Shape

L-shaped



Listing Price

\$3,500,000



Occupancy

Flexible

(Seller prefers a leaseback period)



Listing Agent

Noah Schwartz

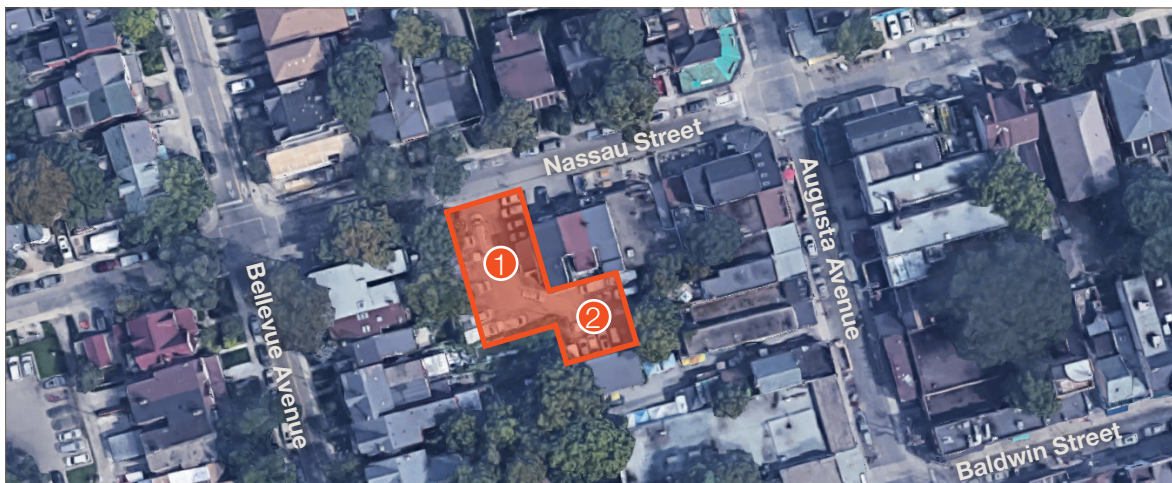
Senior Vice President
Sales Representative

416.649.5943

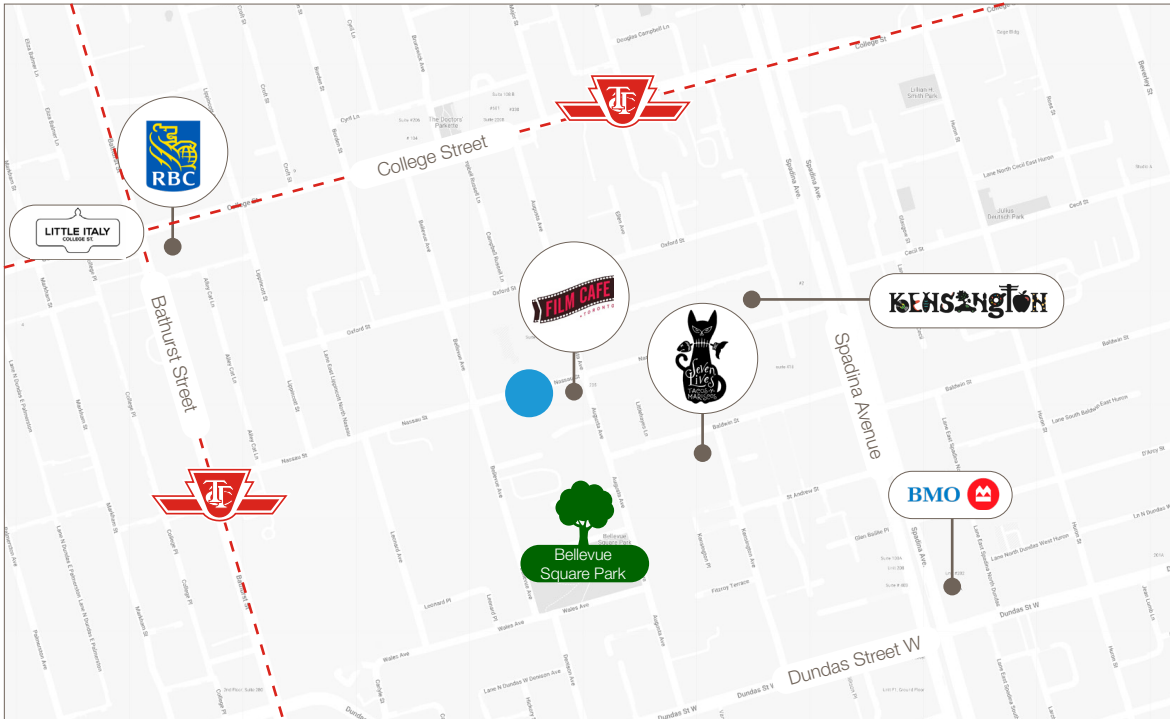
noah@lennard.com

Property Highlights

- User / Investor Opportunity
- Potential to develop residential and/or commercial



77-79 Nassau Street



77-79 Nassau Street is located in the heart of Toronto's Kensington Market, surrounded by several popular restaurants and tourist attractions.

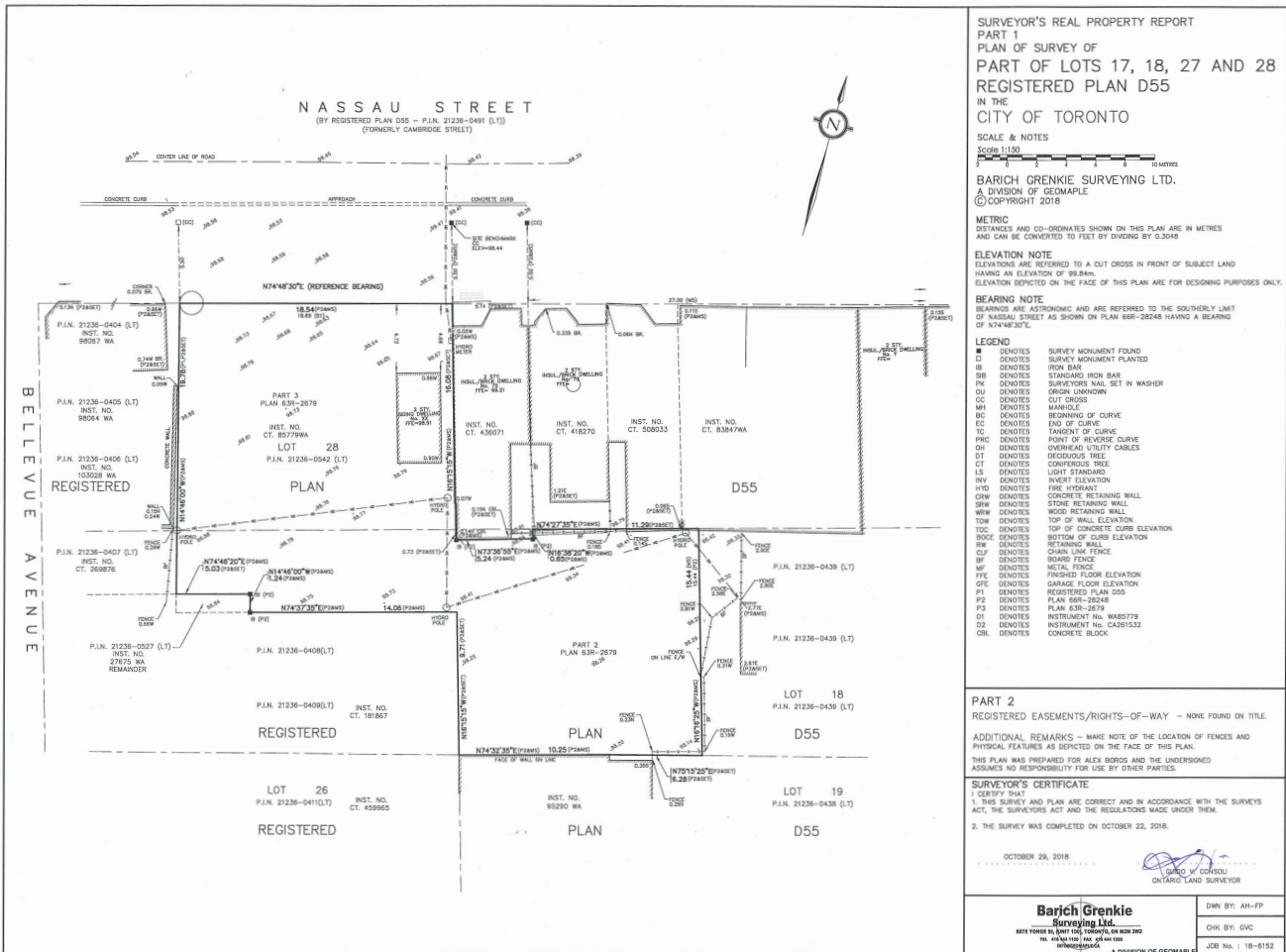
What's Nearby

- U of T
- Little Italy
- China Town
- Toronto Western Hospital
- Alexandra Park

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.

77-79 Nassau Street

Survey



SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
PART OF LOTS 17, 18, 27 AND 28
REGISTERED PLAN D55
IN THE
CITY OF TORONTO

SCALE & NOTES
 Scale 1:150

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 A DIVISION OF GEOMAPLE
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METRIC
 DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO A CUT CROSS IN FRONT OF SUBJECT LAND
 HAVING AN ELEVATION OF 89.84m.
 ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR COURTESY PURPOSES ONLY.

BEARING NOTE
 BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT
 OF NASSAU STREET AS SHOWN ON PLAN 668-28248 HAVING A BEARING
 OF N74°42'30"E.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ▨ DENOTES IRON BAR
 - ▩ DENOTES STAINLESS IRON BAR
 - PK DENOTES SURVEYOR'S NAIL SET IN WASHER
 - DENOTES CHIRON LINDORFF
 - CC DENOTES CUT CROSS
 - MF DENOTES MARKER
 - BC DENOTES BEGINNING OF CURVE
 - EC DENOTES END OF CURVE
 - TC DENOTES TANGENT OF CURVE
 - PKC DENOTES POINT OF CURVE
 - OH DENOTES OVERHEAD UTILITY CABLES
 - DT DENOTES DECIDUOUS TREE
 - CF DENOTES CONIFEROUS TREE
 - LS DENOTES LIGHT STANDARD
 - HY DENOTES HYDRANT
 - HYH DENOTES FIRE HYDRANT
 - CON DENOTES CONCRETE RETAINING WALL
 - SRW DENOTES STONE RETAINING WALL
 - MRW DENOTES WOOD RETAINING WALL
 - TM DENOTES TOP OF WALL ELEVATION
 - TC DENOTES TOP OF CONCRETE CURB ELEVATION
 - BOE DENOTES BOTTOM OF CURB ELEVATION
 - RFW DENOTES RETAINING WALL
 - CLF DENOTES CHAIN LINK FENCE
 - MF DENOTES METAL FENCE
 - IF DENOTES IRON FENCE
 - GFE DENOTES GARAGE FLOOR ELEVATION
 - P1 DENOTES REGISTERED PLAN 655
 - P2 DENOTES PLAN 668-28248
 - P3 DENOTES PLAN 638-2679
 - D1 DENOTES INSTRUMENT NO. WAB5779
 - D2 DENOTES INSTRUMENT NO. CA05532
 - CB DENOTES CONCRETE BLOCK

PART 2
 REGISTERED EASEMENTS/RIGHTS-OF-WAY - NONE FOUND ON TITLE.

ADDITIONAL REMARKS - MAKE NOTE OF THE LOCATION OF FENCES AND
 PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.

THIS PLAN WAS PREPARED FOR ALEX BOROS AND THE UNDERSIGNED
 ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
 ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 22, 2018.

OCTOBER 29, 2018

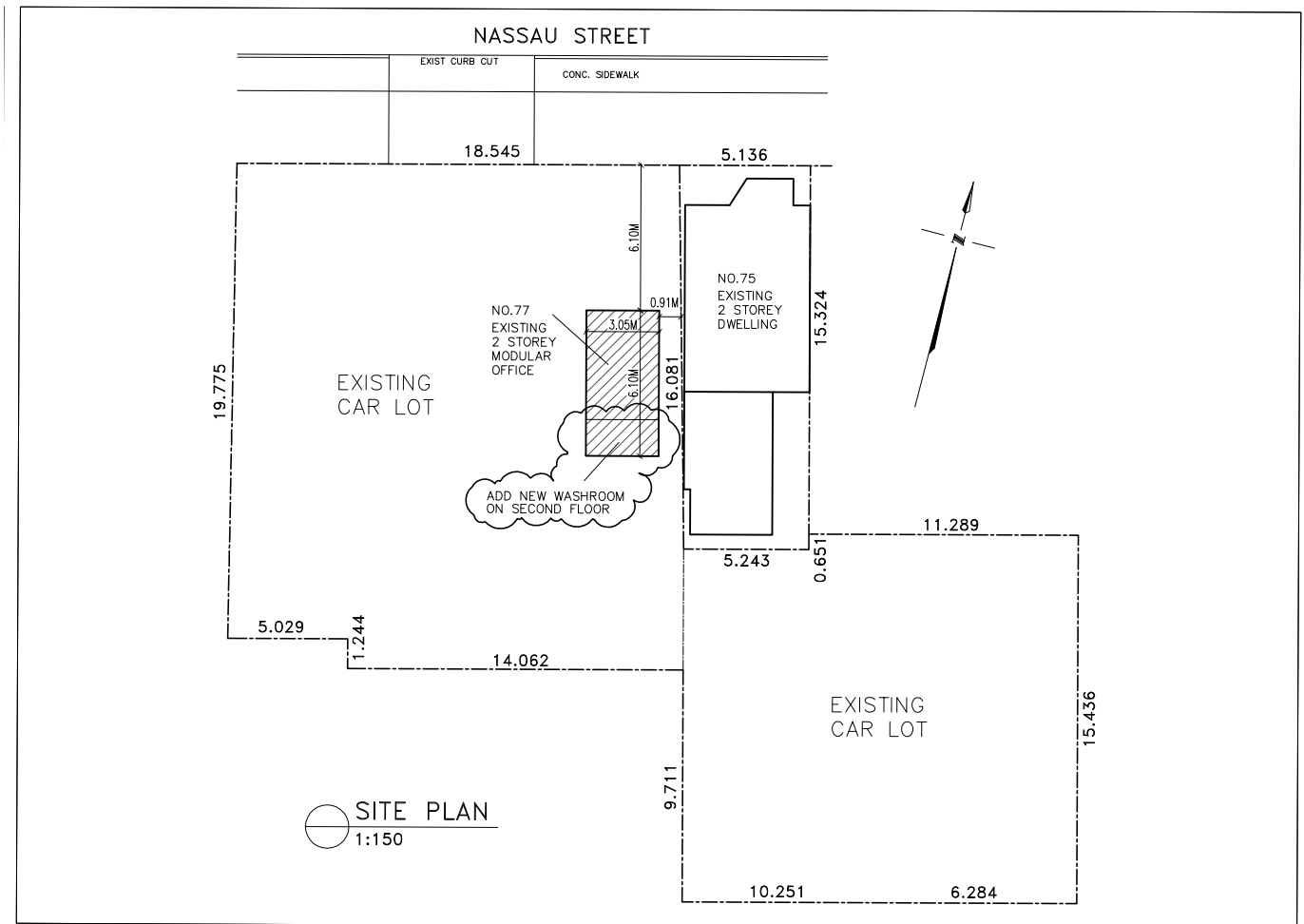
(Signature)
 GREG W. COXSON
 ONTARIO LAND SURVEYOR

Barich Grenkie
 Surveying Ltd.
 8811 YORKER RD, UNIT 105, MISSISSAUGA, ON L4X 1R2
 TEL: (905) 276-1111 FAX: (905) 276-1110
 www.barichgrenkie.com

DWN BY: AH-PP
 CHK BY: GVC
 JOB No.: 18-0152

77-79 Nassau Street

Site Plan



77-79 Nassau Street

Zoning and Permitted Uses



Zoning

Commercial Residential

CR 2.0 (c2.0; r1.5) SS2 (x2457)



Permitted Uses

Use - CR Zone:

(A) The following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Massage Therapy
- Medical Office
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Retail Store
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

(B) The following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

See also 40.10.20.20 Permitted Use - with Conditions

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