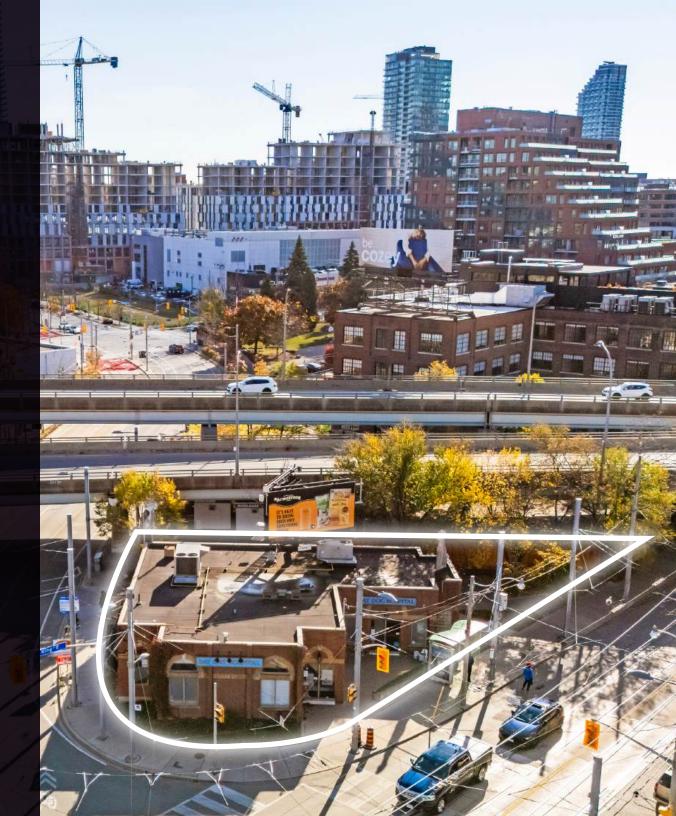
## For Sale:

# King Street E

Toronto, ON

Freestanding NNN Veterinary Clinic

Lennard:





## The Opportunity

Lennard Commercial Realty, Brokerage (the "Advisors" or "Lennard") has been retained on an exclusive basis by 1208930 Ontario Inc (the "Vendor") to offer for sale a 100% freehold interest in a freestanding commercial asset located at 525 King St E, Toronto ON (the "Property").

The Property is fully leased to VetStrategy (o/a Bay Cat & Dog Hospital), the leading veterinary provider in Canada with over 350 locations nationwide. The offering represents a rare opportunity to acquire an asset leased to a necessitybased and service-oriented tenant with premier covenant.

525 King St E is uniquely positioned at the intersection of 3 streets with no abutting buildings, providing for unmatched and unobstructed 360 degrees of visibility. The opportunity gives prospective investors a NNN carefree investment in a vibrant area experiencing tremendous growth.

#### Offering Process

The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisor. Offers will be assessed as received.

# Investment Highlights



#### Single tenant building fully leased to a 100% Leased Veterinary Clinic operating since 1997. Leased to VetStrategy (o/a Bay Cat & Dog National Tenant Hospital) the leading veterinary provider in Canada with over 350 locations. Necessity-based tenant that provides **Essential Service** essential services to the surrounding community. Rarely available urban freestanding building Freestanding with parking on 0.137 acres. Located in Corktown, a vibrant and Location evolving/densifying neighbourhood providing an ideal location for a vet clinic. 525 King St E is uniquely positioned at the intersection of 3 streets with no adjacent 360° Visibility buildings, providing for unmatched and unobstructed 360 degrees of visibility. Immediate contractual rental growth in May **Rental Growth** 2025 (approx. 18.5% increase). Triple net lease offering a carefree handsoff investment for any prospective NNN purchaser. Additional net income also being generated through rooftop signage.



# The Property

## Details:

Address:	525 King Street E, Toronto, ON
Location:	King Street E & Sumach Street
Asset Type:	Single Tenant Commercial
Tenant:	VetStrategy o/a Bay Cat & Dog Hospital
GLA:	Approx. 4,735 SF (including built-out and useable lower level)
Land Size:	0.137 Acres
Occupancy:	100%
Renewals:	2 x 5 Years at FMV
Zoning:	CR - Commercial Residential Zone
Financing:	Clear



## The Property

#### **Description and Location**

525 King St E is a single tenant freestanding commercial building located on the east end of the Downtown core. The Property has a gross leasable area of approximately 4,735 SF (including built-out and useable lower level) and is fully leased to VetStrategy (o/a Bay Cat & Dog Hospital), a veterinary clinic serving the community since 1997. VetStrategy is the largest operator of veterinary clinics in Canada with over 350 locations across 9 Provinces. The Property also benefits from an additional source of income through rooftop signage. With no adjacent buildings obstructing the asset, it benefits from unique visibility with unobstructed views of the entire building. It also has several dedicated parking stalls in the rear with multiple streetcar and bus stops near the site. The Property has two points of ingress/egress and can be accessed from King St E and Sumach St.

The surrounding Corktown neighborhood is vibrant and evolving, providing an ideal setting for the clinic. Known for its mix of residential and commercial spaces, the area is home to numerous cafes, shops, and cultural attractions, contributing to a lively atmosphere. Nearby parks, such as Corktown Common, offer green spaces for pet owners to enjoy, enhancing the community's appeal. With easy access to public transportation and a diverse demographic of residents, 525 King St E stands out as a strategic location for a veterinary practice, fostering strong community ties and supporting the health and well-being of local pets.



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\*Sales Representative • 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.