

For Sale:

525

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 necessity-based 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



525

## 100% Leased

Single tenant building fully leased to a Veterinary Clinic operating since 1997.

## National Tenant

Leased to VetStrategy (o/a Bay Cat & Dog Hospital) the leading veterinary provider in Canada with over 350 locations.

## Essential Service

Necessity-based tenant that provides essential services to the surrounding community.

## Freestanding

Rarely available urban freestanding building with parking on 0.137 acres.

## Location

Located in Corktown, a vibrant and evolving/densifying neighbourhood providing an ideal location for a vet clinic.

## 360° Visibility

525 King St E is uniquely positioned at the intersection of 3 streets with no adjacent buildings, providing for unmatched and unobstructed 360 degrees of visibility.

## Rental Growth

Immediate contractual rental growth in May 2025 (approx. 18.5% increase).

## NNN

Triple net lease offering a carefree hands-off investment for any prospective purchaser. Additional net income also being generated through rooftop signage.

## The Property

### Details:

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



# Lennard:

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