

For Sale:

Site Plan Approved Infill Development

6 Nassau Street, Toronto

Approved Site Plan for a 5-unit townhome development in the heart of downtown Toronto, in the highly sought-after neighbourhood of Kensington Market.

Lennard:

Reza Rivan*

Associate Vice President

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*Sales Representative

Executive Summary

Asset Overview

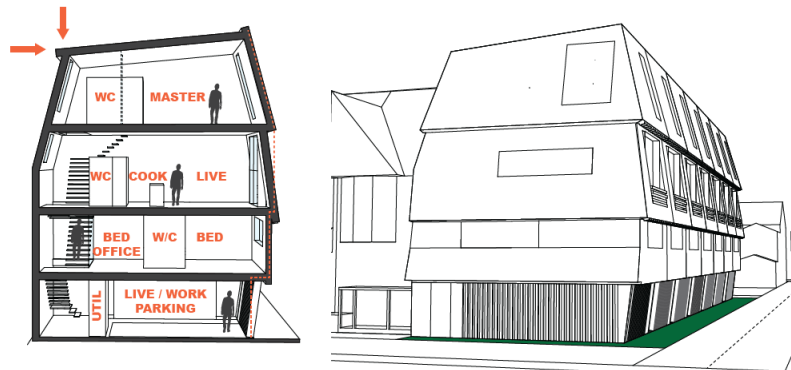
Site Area:	4,435 SF
GFA:	10,810 SF
Units:	5
Average SF:	2,162 SF
Storeys	4
Zoning:	R - Residential
OP Designation:	Neighbourhoods

Located in Kensington Market at the intersection of Nassau Street and Spadina Avenue in the heart of downtown Toronto.

Walking distance to the Financial District, Fashion District, University of Toronto, Union Station, CN Tower, Rogers Centre, Air Canada Centre, City Hall and other prominent landmarks.

Municipal approval received for the development of five townhouses. Residential units in the area command premium pricing due to low supply and high demand.

Asking Price
\$4,000,000

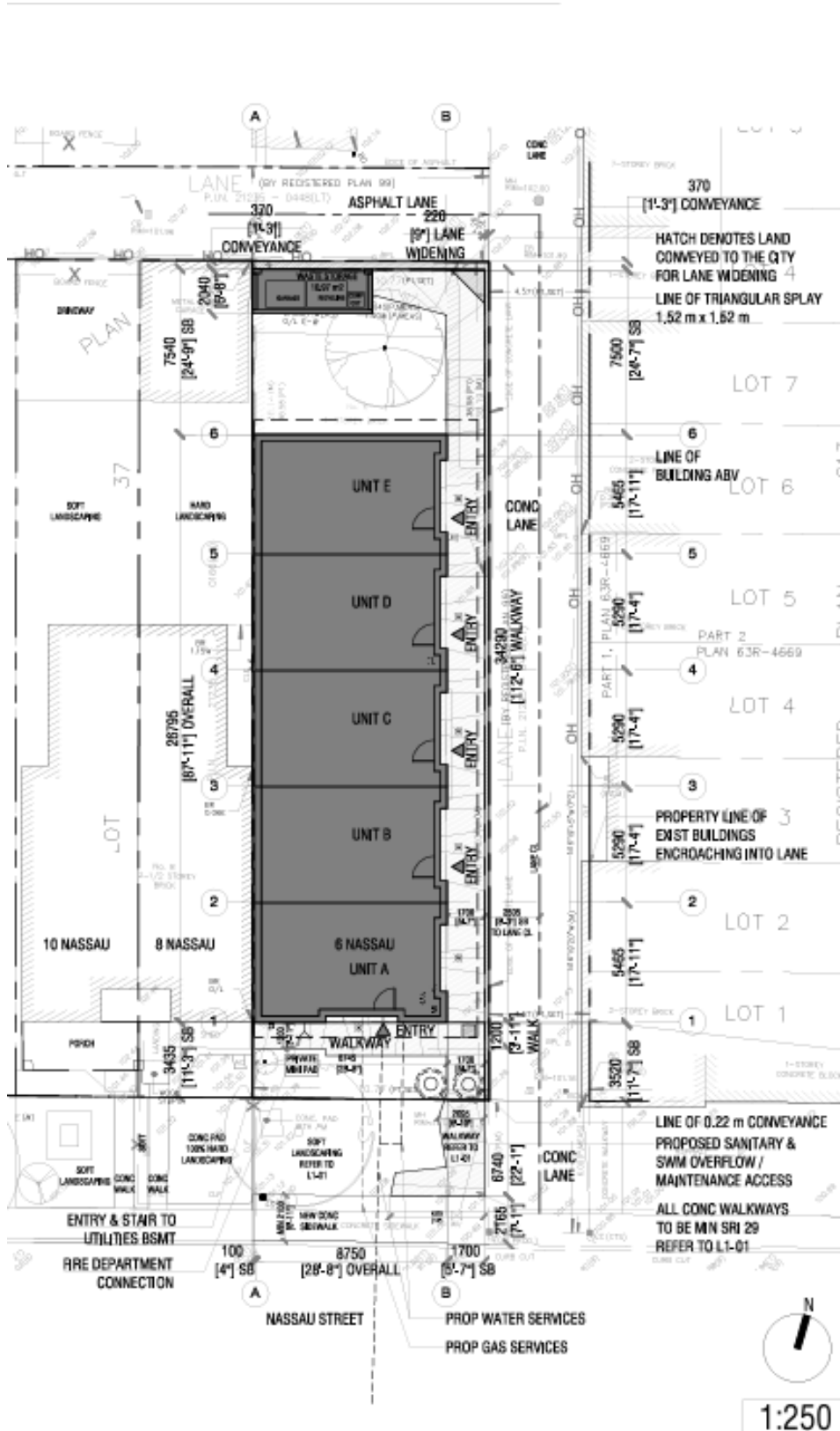


Location Overview



Toronto Western Hospital	0.8 km 3 Mins	Eaton Centre	1.7 km 6 Mins
AGO	0.9 km 4 Mins	City Hall	2.4 km 7 Mins
University of Toronto	1.0 km 3 Mins	Union Station	2.5 km 9 Mins
Queen's Park Subway	1.1 km 4 Mins	Trinity Bellwoods Park	2.7 km 8 Mins
Little Italy	1.3 km 5 Mins	Billy Bishop Airport	3.0 km 11 Mins

Development Plan



UNIT DATA

GROSS FLOOR AREA (m²) (EXCLUDING GARAGE & ANCILLARY AREAS)

DESCRIPTION	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	TOTAL
GROUND FLOOR AREA	45.90	45.30	45.30	45.30	46.80	228.60
SECOND FLOOR	57.18	51.58	51.58	51.58	57.18	269.10
THIRD FLOOR	57.74	52.37	52.37	52.37	57.74	272.59
FOURTH FLOOR	48.48	45.69	45.69	45.69	48.48	234.03
GROSS FLOOR AREA	209.30	194.94	194.94	194.94	210.20	1004.32

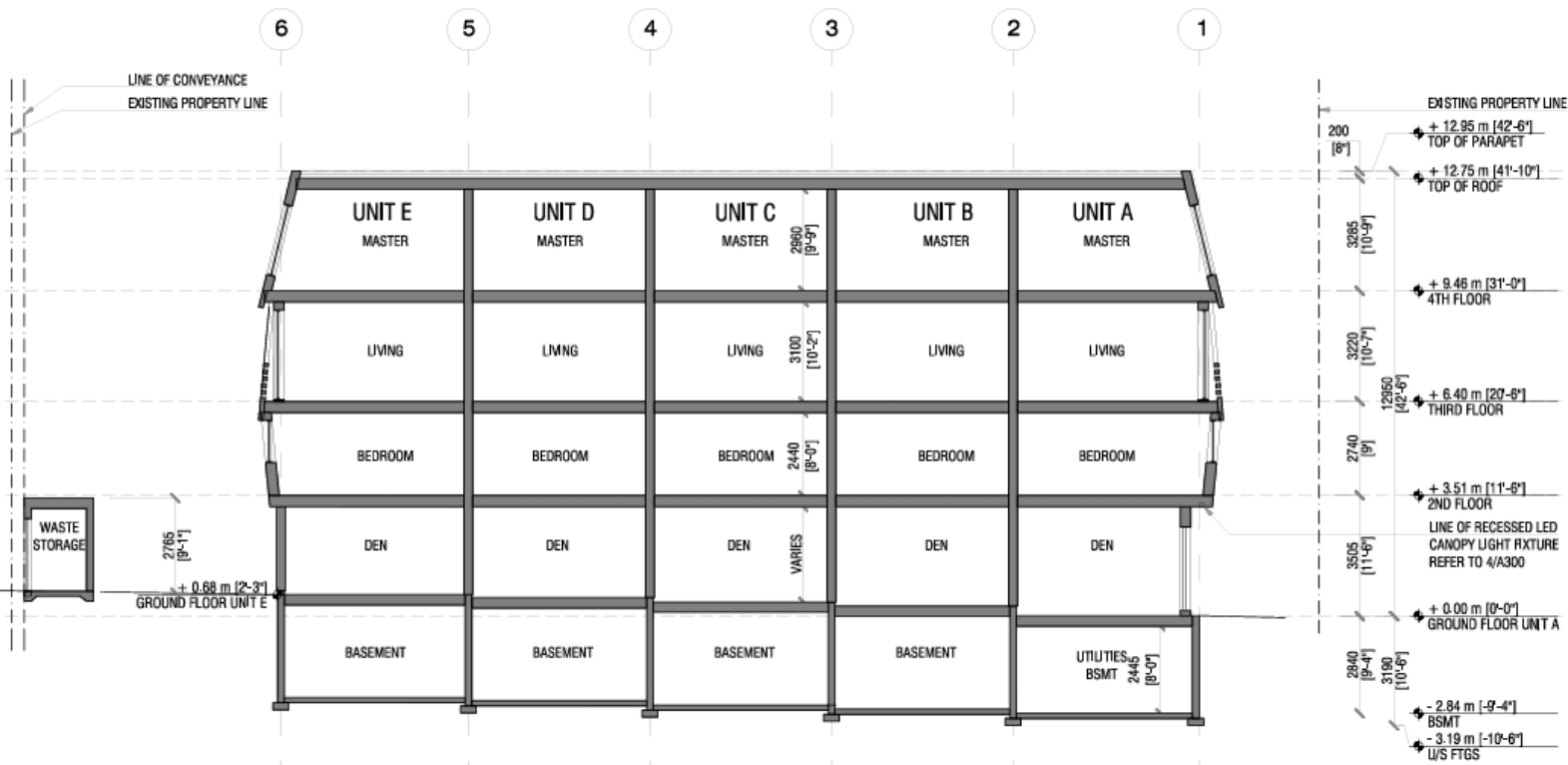
ANCILLARY AREAS (m²)

DESCRIPTION	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	TOTAL
BASEMENT	20.13	45.9	45.9	45.9	47.4	205.18

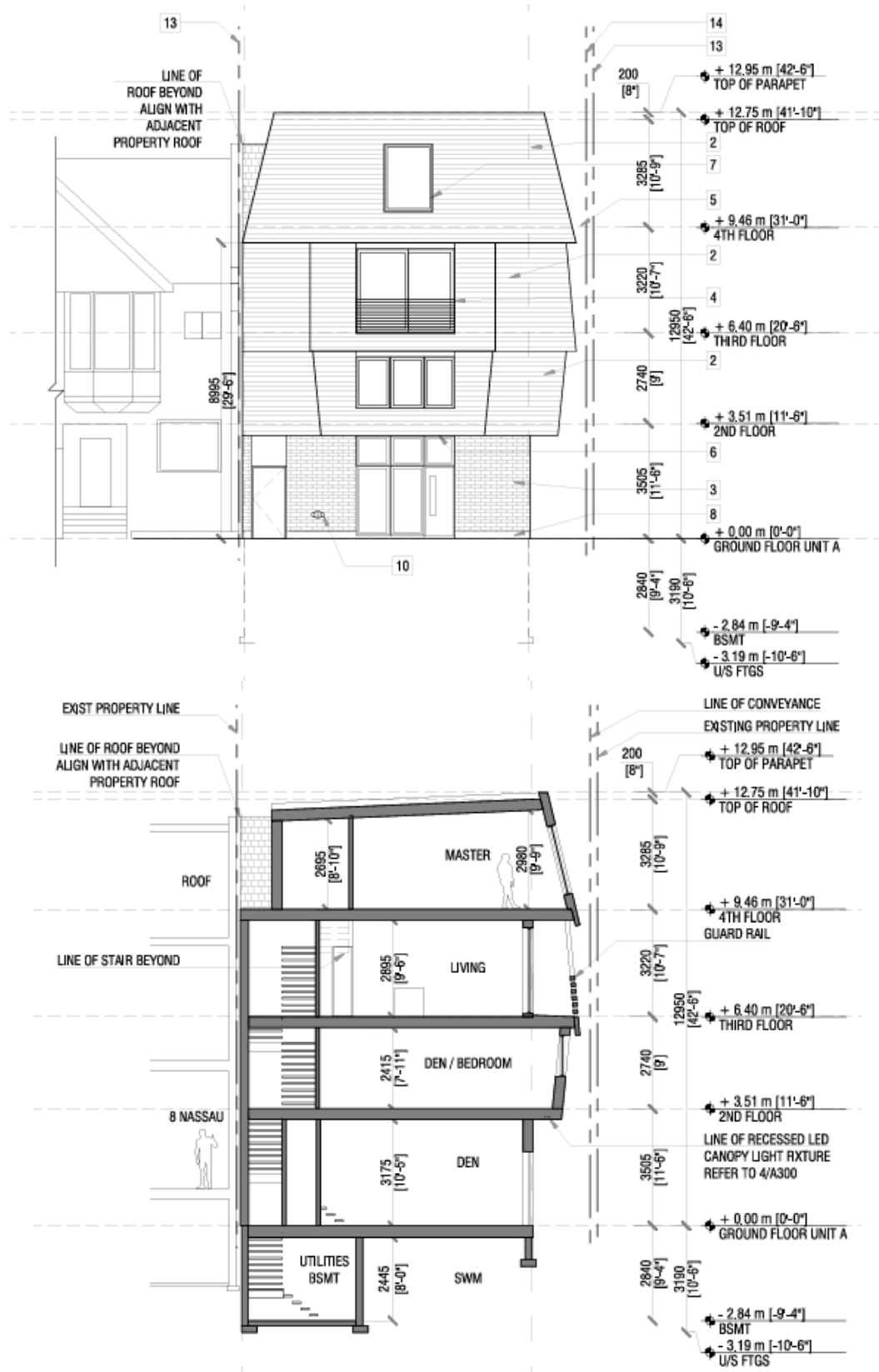
SITE DATA

	PROPOSED
ORIGINAL SITE AREA	411.0 m ²
CONVEYANCE EAST LANE	0.22 m
CONVEYANCE NORTH LANE	0.37 m
CONVEYANCE TRIANGULAR SPLAY	1.52 m x 1.52 m
SITE AREA AFTER CONVEYANCE	397.59 m ²
HEIGHT	12.95 m
LOT COVERAGE RATIO	58% (228.60 m ²)
BUILDING AREA	282.32 m ²
BASEMENT AREA	205.18 m ²
GROUND FLOOR	228.60 m ²
SECOND FLOOR	269.10 m ²
THIRD FLOOR	272.59 m ²
FOURTH FLOOR	234.03 m ²
GROSS FLOOR AREA	1004.32 m ²
FSI (GFA / LOT AREA)	2.53
REFER TO SETBACK DIAGRAM A002	
SETBACK - FRONT	2.77 m
SETBACK - REAR	6.84 m
SETBACK - SIDE	0.31 m
SETBACK - SIDE	0.10 m
FRONT YARD LANDSCAPING	94% (35.45 m ²)
FRONT YARD SOFT LANDSCAPING	46% (16.39 m ²)
REAR YARD SOFT LANDSCAPING	71% (56.07 m ²)
PARKING SPACES	0
'LONG-TERM' BICYCLE PARKING SPACES	5

Development Plan



Development Plan



Lennard Commercial Realty (the “Advisor”) has been retained by Evertrust Development Group (the “Vendor”) as exclusive Agent to seek proposals for the disposition of 6 Nassau Street, Toronto.

Process

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Offers welcome at any time and will be dealt with on a first come, first serve basis.

[Confidentiality Agreement](#)

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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.