



THREE

HAMILTON ST,
TORONTO, ONTARIO

BOUTIQUE MID-RISE
DEVELOPMENT SITE

THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) is pleased to offer for sale **3 Hamilton Street, Toronto, Ontario** (the “Property”, or the “Site”). The Site represents an excellent opportunity to acquire 3,466 square feet (“sf”) of development land in the highly coveted Riverside neighbourhood. The existing owner has draft plans for a mid-rise development of six storeys with a gross floor area (“GFA”) of 22,457 sf which requires a zoning bylaw amendment. The Property is steps away from the major intersection of Queen Street East and Broadview Avenue, offering exceptional accessibility throughout Toronto via streetcar and bus routes. The Site is well positioned within Riverside and along Queen Street East to take full advantage of continued mixed-use development and demand in the area.

KEY HIGHLIGHTS

- » 3,466 sf of development land in Riverside, steps from Queen Street East
- » Outstanding residential demand in the area coupled with increasing local amenities and services
- » Exceptional accessibility via the streetcar and buses on Queen Street East and Broadview Avenue
- » City of Toronto Official Plan and Zoning promoting intensification of the Site

SITE DETAILS



SITE AREA:
3,466 SF
(0.08 Acres)



OFFICIAL PLAN:
Mixed-Use Area



FRONTAGE:
61 FT
(Hamilton Street)



PROPOSED GROSS FLOOR AREA:
22,457 SF



ZONING:
CR 2.5
(c2.0;r2.0) SS2
(x2294)



PROPOSED DEVELOPMENT HEIGHT:
6 Storeys



RIVERSIDE NEIGHBOURHOOD

Located within Riverside, one of Toronto's rapidly expanding neighbourhoods, the Property enjoys the balance of exciting new development and a neighbourhood rich with history. Compelling new developments such as East Harbour are within minutes of the site augmenting the immediate area with an inflow of new residents, service and amenity growth, and economic prosperity. In addition to economic growth, East Harbour transforms the surrounding area into a modern transit-oriented community with the East Harbour station along the proposed Ontario Line. The Ontario Line coupled with the already excellent streetcar and bus routes along Queen Street East and Broadview avenue will give future residents easy access across Toronto and beyond.



LOCAL DEVELOPMENT ACTIVITY

- 1 **RIVERSIDE SQUARE**
 - » Streetcar & Dream
 - » 6-15 Storeys
 - » Total of 532 units
- 2 **751 QUEEN STREET EAST**
 - » Hanhard Enterprises Inc
 - » 5-storeys & 9 condo/rental units with retail at grade
 - » Pre-construction
- 3 **BIBLIO LOFTS**
 - » NVSBL
 - » 7-storeys & 30 condo units with retail at grade
 - » Pre-construction
- 4 **8 DE GRASSI STREET**
 - » Percy Ellis
 - » 5-storeys & 17 rental units
 - » Pre-construction
- 5 **263 LOGAN TOWNS**
 - » Reserve Properties
 - » 4-storeys & 6 townhouses
 - » Pre-construction
- 6 **GROVE CONDOS**
 - » Presidential Group
 - » 6-storeys & 28 condo units with retail at grade
 - » Pre-construction

Source: JLL Research, Urban Toronto

FREE & CLEAR

The Property will be offered for sale free and clear of existing financing, enabling a prospective purchaser to take advantage of historically low interest rates and maximize leveraged returns on the investment.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property and will be invited to submit a Letter of Intent ("LOI") on a specific date that will be communicated by the JLL at least fourteen (14) days in advance.

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