

23

BUCKINGHAM ST
TORONTO, ON



INVESTMENT
SUMMARY



HIGH-DENSITY DEVELOPMENT OPPORTUNITY AT MIMICO GO

THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in **23 Buckingham Street, Toronto, Ontario** (the “Property” or “Site”), a 2.11-acre, transit-oriented, high-rise development site at Mimico GO Station in Etobicoke. The Property has undergone preliminary excavation, providing an incoming purchaser the flexibility to resume construction in the near-term with existing plans, or conceptualize a new development design.

Existing approved development plans for the Site permit a scalable, mixed-use project, known as *The Buckingham*, which features three towers distributed across a four-storey commercial podium. The contemplated development comprises approximately 586,000 square feet (“sf”) of gross floor area (“GFA”), including 515,548 sf of residential across 749 residential units, along with 20,085 sf of retail space and a 50,052-sf office component.

The Site is ideally situated in a rapidly growing area of South Etobicoke, which is currently undergoing a significant transformation and will form one of Toronto’s newest transit-oriented communities. With planned local intensification in the coming years surrounding Mimico GO Station, the area is set to become a pedestrian-friendly, mixed-use community with a wide array of amenities, including several retail options and parks. The Property represents an excellent opportunity for developer to acquire a high-density development of scale directly across from Mimico GO Station.



CURRENT DEVELOPMENT CONCEPT

Site Area
91,816 SF / 2.11 AC

Residential GFA
515,548 SF

Residential Units
749

Height
12-37 Storeys

Office GFA
50,052 SF

Avg. Unit Size
602 SF

Total GFA
585,685 SF

Retail GFA
20,085 SF

U/G Parking
374 Stalls / 3 Levels

KEY DEVELOPMENT HIGHLIGHTS

 APPROVED DEVELOPMENT CONCEPT

 DIRECT ACCESS TO MIMICO GO STATION

 ABILITY TO RESUME CONSTRUCTION IMMEDIATELY

 FLEXIBILITY TO MODIFY EXISTING DESIGN

TRANSIT-ORIENTED DEVELOPMENT SITE

The Property is conveniently situated adjacent to Mimico GO Station, providing future residents immediate access to higher-order transit and the opportunity to reside within one of Toronto's largest master-planned, transit-oriented communities. With significant enhancements expected for Mimico GO Station over the coming years, future residents will benefit from increased trip frequency, platform extensions, accessibility upgrades, as well as provisions for future rail service electrification. GO Transit services along the Lakeshore West line offer efficient travel across the Greater Toronto Area ("GTA") and access to downtown Toronto in only 17 minutes. In addition, the Property is located steps away from a Toronto Transit Commission ("TTC") bus stop along the north-south 66/66A Prince Edward route and just north of the TTC 508 Lake Shore Streetcar, providing further east-west transit connectivity.

EXCELLENT SITE ACCESSIBILITY AND NEARBY AMENITIES

Situated directly across from Mimico GO Station, the Site is strategically positioned in proximity to many of Toronto's major arterial roadways, including the Gardiner Expressway, Highway 427, The Queensway and Lake Shore Boulevard West. The Property is centrally located in Etobicoke's established Mimico neighbourhood, providing future residents access to a wide array of amenities within two primary commercial districts along Lake Shore Boulevard West and Royal York Road, which comprise an attractive mix of retail shops and restaurants, including national grocers and local options such as Sanremo Bakery and Great Lakes Brewery. In addition, there are several public and private education institutions, recreational facilities and parks nearby, including Grand Avenue Park and Humber Bay Park.

Mimico GO Station

100 m

TTC Bus Stop

300 m

Gardiner Expressway

1.5 km

TTC 508 Lake Shore Streetcar

1.5 km

Humber Bay Shores

1.7 km

Royal York TTC Station

4.0 km

Downtown Toronto

12.0 km

Union Station

13.5 km

DEMOGRAPHIC STATISTICS ¹



91,162

Total Population (2023)



5.0%

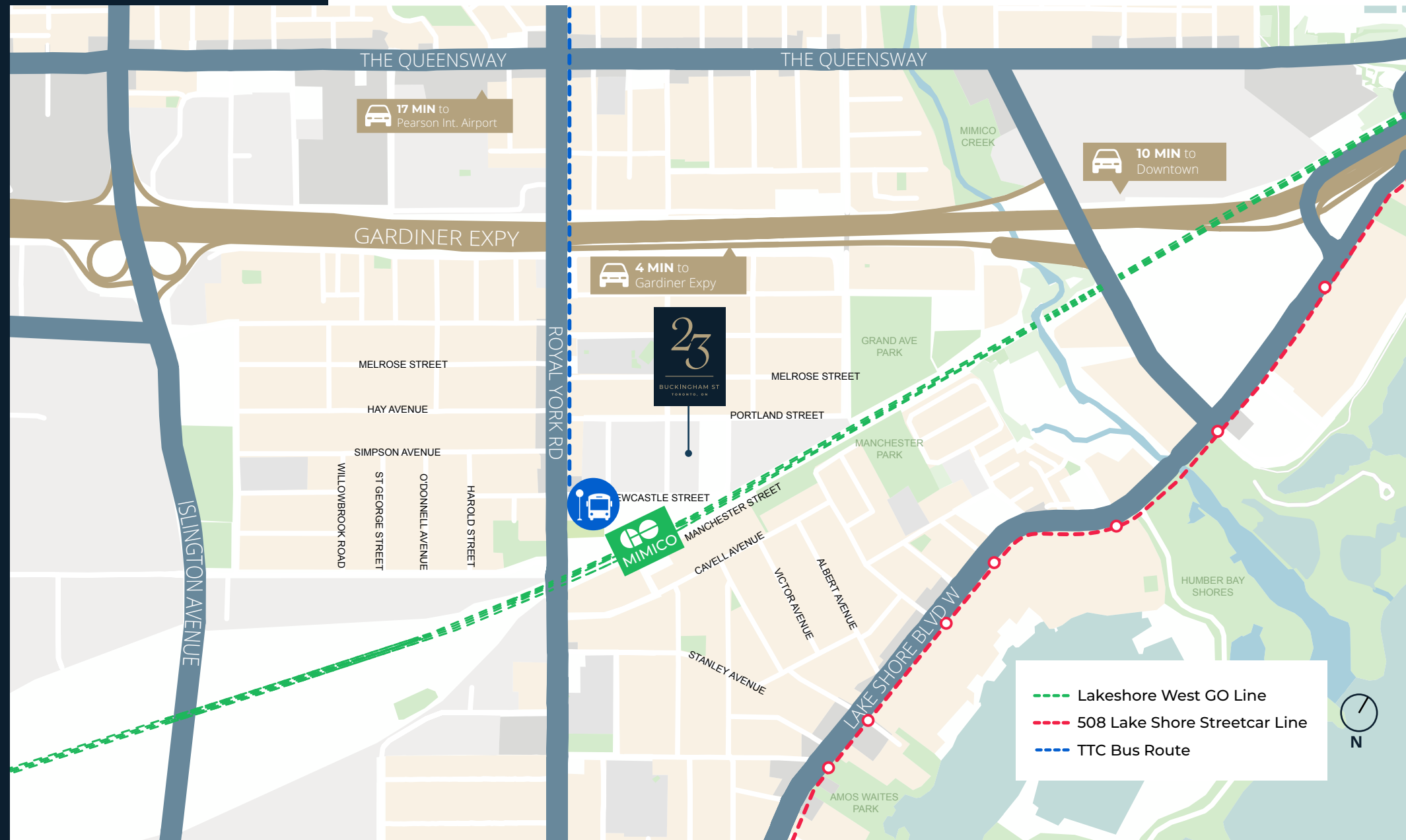
Estimated Population Growth (2023-2028)



\$126,138

Average Household Income

¹Within a 3-km radius of the Property
Source: JLL Research, ESRI



SCALABLE MIXED-USE DEVELOPMENT OPPORTUNITY

The Site represents an opportunity to develop a large-scale, mixed-use project, which will be a key development amongst a number of significant projects currently proposed in this rapidly growing node of Toronto. The Vendor has received municipal approvals to develop the Site with a three-tower, mixed-use project comprising approximately 516,000 sf of residential GFA across 749 residential units, along with a 70,000-sf commercial podium consisting of 50,000 sf of office and 20,000 sf of retail space. With towers ranging in height from 12 to 37 storeys, the Property allows a developer to gain significant scale in an area which is expected to become a fully-integrated community upon completion of neighbouring planned projects, including Grand Park Village by Minto and two other adjacent development sites at Mimico GO Station.

FLEXIBILITY TO BEGIN CONSTRUCTION IN NEAR-TERM OR RECONFIGURE PROJECT

With preliminary excavation work already commenced, the Site presents a unique opportunity for a developer to step into a project that is currently in the early stages of construction. The existing development is fully sold to date, and an incoming developer will have the option to maintain or collapse the existing sales contracts at its discretion. Given the current supply-demand imbalance and the ability to immediately begin construction, an incoming purchaser may opt to construct purpose-built rental product to take advantage of a significant influx in demand. There is also flexibility to reconfigure the existing development plans to create a brand new design concept for a residential condominium development by customizing unit mix, layout and underground parking.



CONCEPTUAL RENDERING



23

BUCKINGHAM ST
TORONTO, ON

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained 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. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

JONES LANG LASALLE REAL ESTATE SERVICES, INC.

Bay Adelaide East, 22 Adelaide St. W., Suite 2600
Toronto, ON M5H 4E3
tel +1 416 304 6000 fax +1 416 304 6001
www.jll.ca

ALL INQUIRIES REGARDING THE PROPERTY SHOULD BE DIRECTED TO:

MATT PICKEN*
JLL Capital Markets
+1 416 304 6020
Matt.Picken@jll.com

BRYCE GIBSON*
JLL Capital Markets
+1 416 238 9785
Bryce.Gibson@jll.com

JARED COWLEY*
JLL Capital Markets
+1 416 238 9942
Jared.Cowley@jll.com

TYLER RANDA*
JLL Capital Markets
+1 416 855 0925
Tyler.Randa@jll.com

* Sales Representative



INVESTMENT SUMMARY