



# For Sale

Owner-User Opportunity Near  
Toronto Metropolitan University  
75 Mutual Street, Toronto, ON

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## The Offering

Jones Lang LaSalle Real Estate Services, Inc. is pleased to offer for sale a 100% freehold interest in 75 Mutual Street, Toronto, ON (the "Property" or the "Site"). The Site presents a rare opportunity to acquire a 2,143 square foot ("SF") lot in the Church-Yonge Corridor, currently improved with an existing three (3) storey office building totaling 2,655 SF. The Property is located near the intersection of Dundas Street East and Jarvis Street, positioned in proximity to Toronto Metropolitan University ("TMU"), just 10 metres from their flagship HOEM student housing residence building. The Property will be vacant upon closing, offering an exceptional opportunity for owner-users looking to acquire a building in the downtown core. The Site also provides redevelopment potential, supported by in-place plans for a rooming house, allowing buyers to capitalize on the acute shortage of student housing options in this high-demand area.

 GLA:	<b>2,655 SF</b>
 Storeys:	<b>3</b>
 Site Area:	<b>2,143 SF (0.05 AC)</b>
 Frontage:	<b>20.4 FT</b>
 Depth:	<b>100.5 FT</b>

 Zoning: **CR 4.0 (c0.5: r4.0) SS1**

 Official Plan: **Mixed Use Areas**

 Parking Stalls: **6 Stalls**

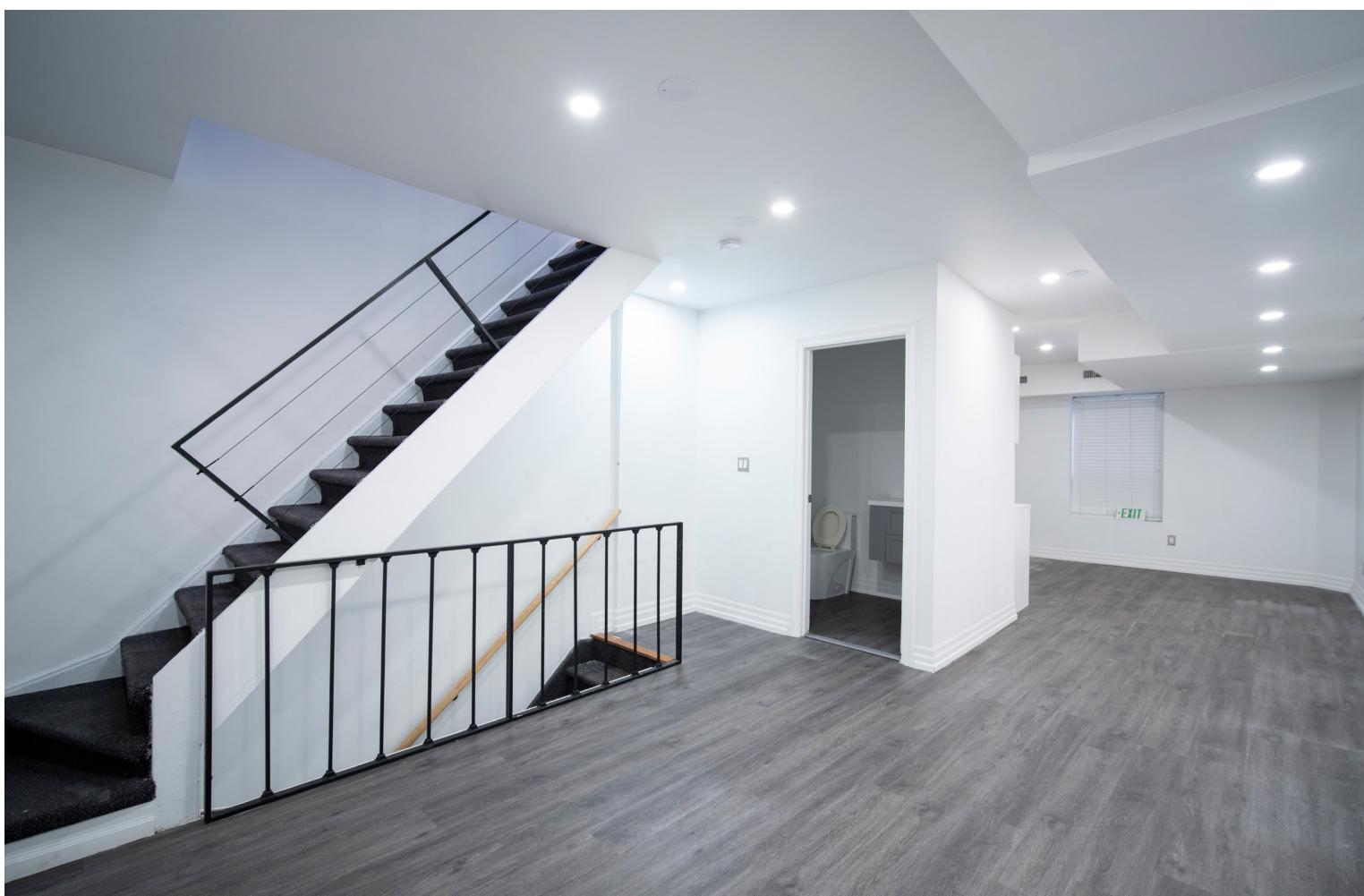
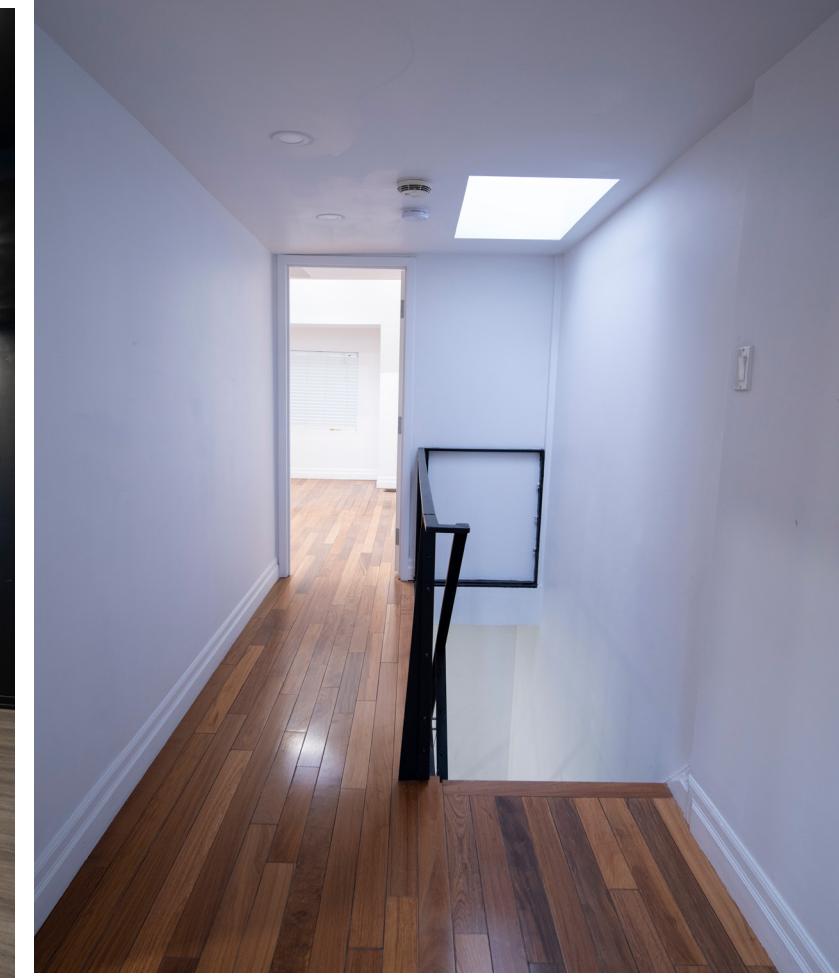
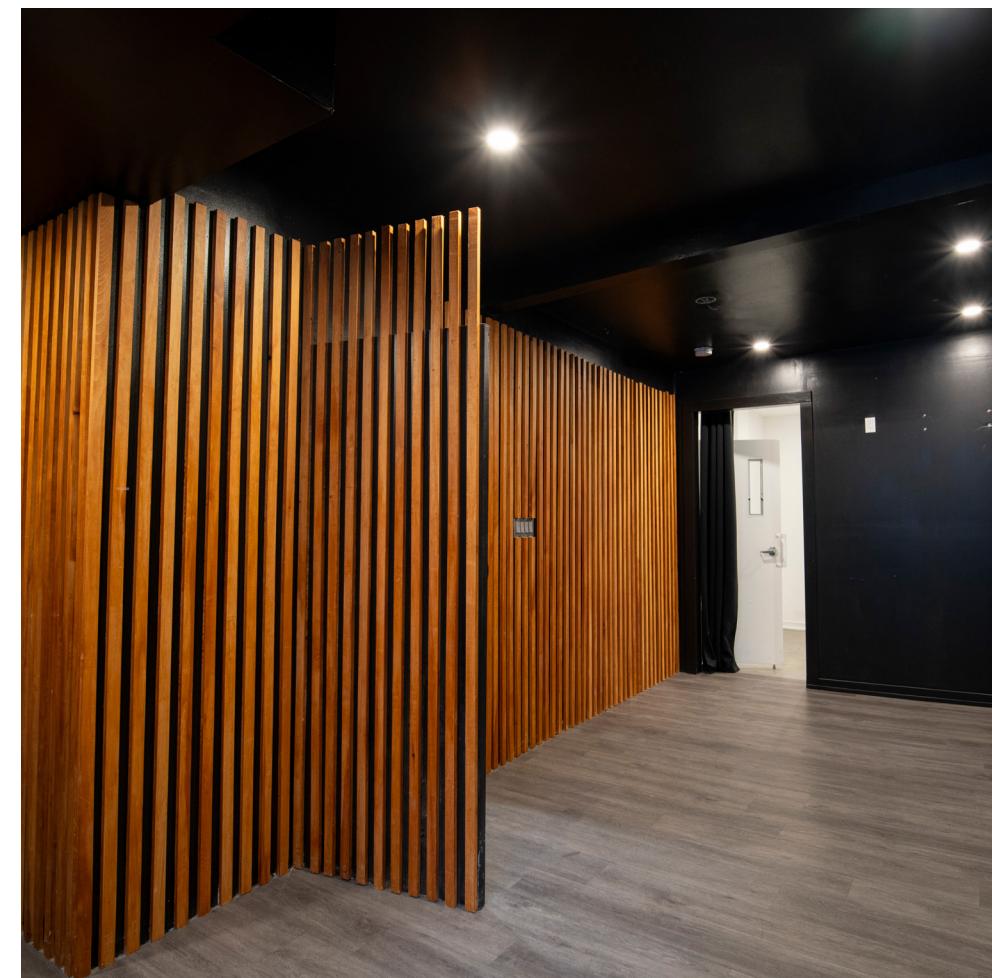
 Asking Price: **\$2,250,000**



### POTENTIAL USER FINANCING

<b>LOAN-TO-VALUE</b>	Up to 100% of purchase price & reno's
<b>INTEREST RATE</b>	5.9% to 7.4%*
<b>AMORTIZATION</b>	25 Years **
<b>GUARANTEE</b>	Limited Personal Guarantee (up to 25% of loan amount)

\*Financing terms and interest rate largely dependent on the strength of the borrower and their financial standing with the lender. \*\* Option to postpone principal up to 24 months.





## Redevelopment Potential

The Site's strategic positioning just 250 metres from Toronto Metropolitan University, presents an excellent opportunity for a future student housing development. The university, with 46,723 students, currently has a significant shortage of on-campus accommodations, providing only one bed for every 40.8 students in its residence program. The substantial gap in student housing options presents a significant opportunity for potential purchasers to capitalize on the shortfall to generate attractive returns. Current ownership has draft plans for a 24-unit student residence building, with the opportunity to scale through assembling adjacent parcels of land.



## Free & Clear

The Property will be offered for sale free and clear of existing financing.

## Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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