

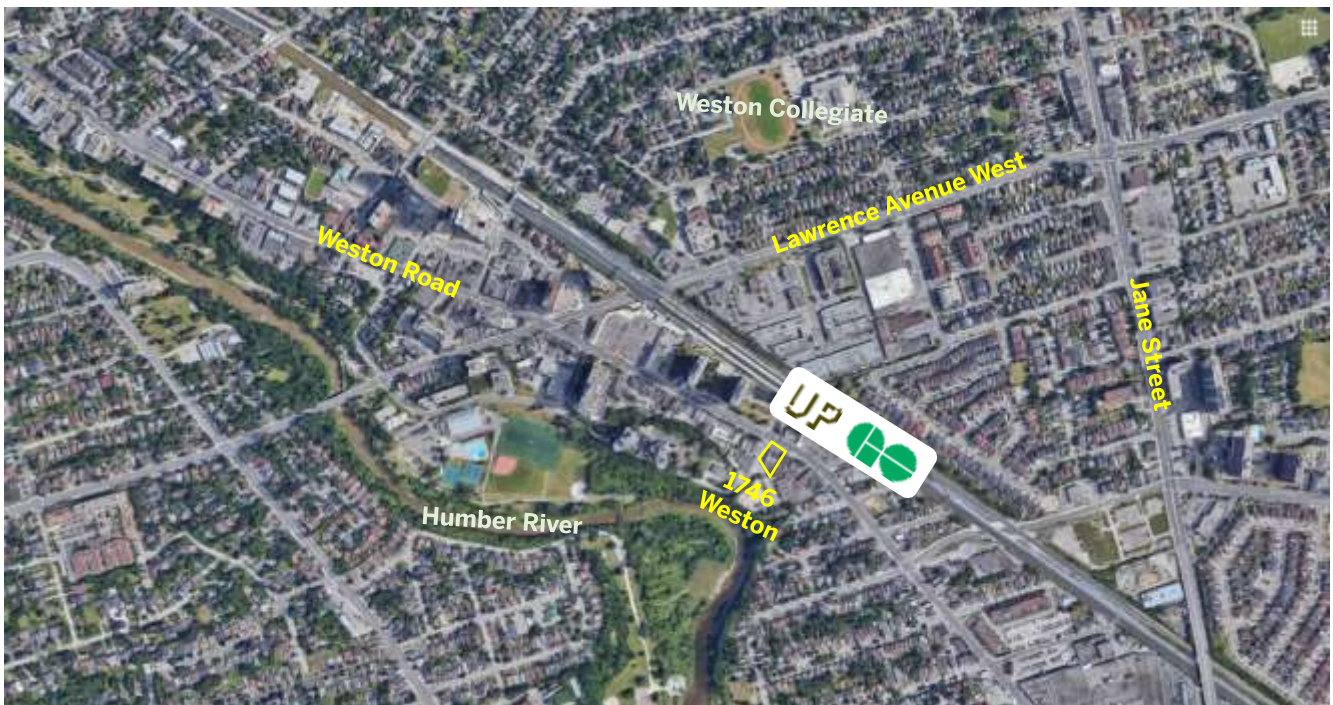
# Investment Summary

## ARCHITECTURALLY MASSED & PLANNED RESIDENTIAL DEVELOPMENT SITE

1746 Weston Road (Lawrence and Weston Road), Toronto



Southwest rendered aerial perspective





**Project Snapshot**

1746 Weston Road would bring a mixed-use development comprised of a building between 8 and 14 storeys on the southwest corner of Weston Road and Hickory Tree Road (just south of Lawrence Avenue West), in Toronto.



Aerial view of the subject site at 1746 Weston Road, across from the Weston GO Station: City of Toronto

Weston is an area with rich history as a former village in the City of Toronto. The neighborhood located in the northwest of the City is bordered by the 401 Highway to the north, the Humber River to the west, Jane Street to the east and south of Lawrence.

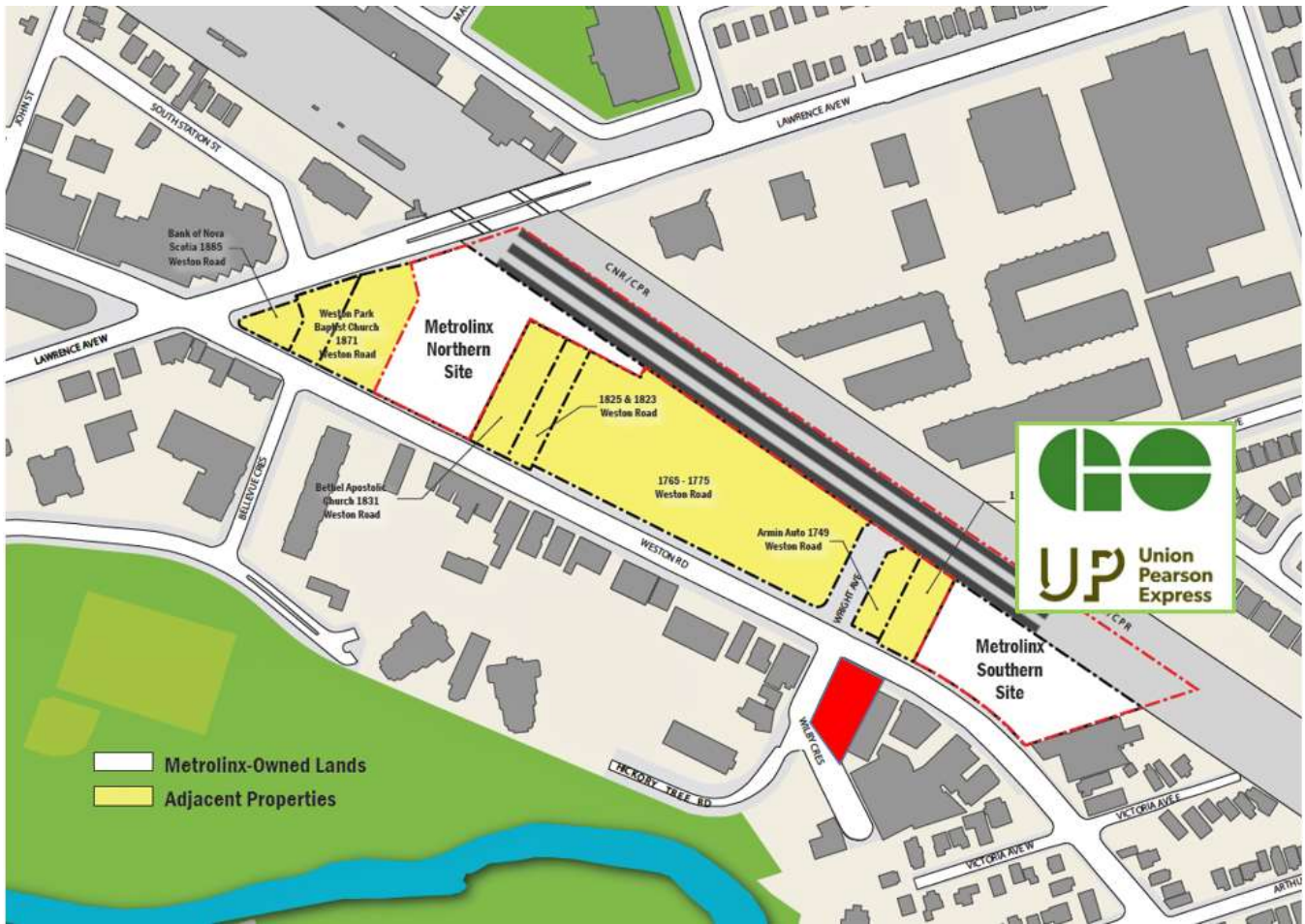


Source: Weston Village Residents' Association | [www.welcometoweston.ca](http://www.welcometoweston.ca)



Direct transit to both Pearson Airport and Downtown Toronto

There have been a number of recent changes in Weston. Metrolinx and Go Transit have built a rapid transit rail system between Pearson International Airport and Union Station, with a mid-way stop in Weston. Weston now has the benefit of all-day train service to both the Airport and downtown in less than 20 minutes using the UP Express train. GO Transit service along this corridor has also been improved.



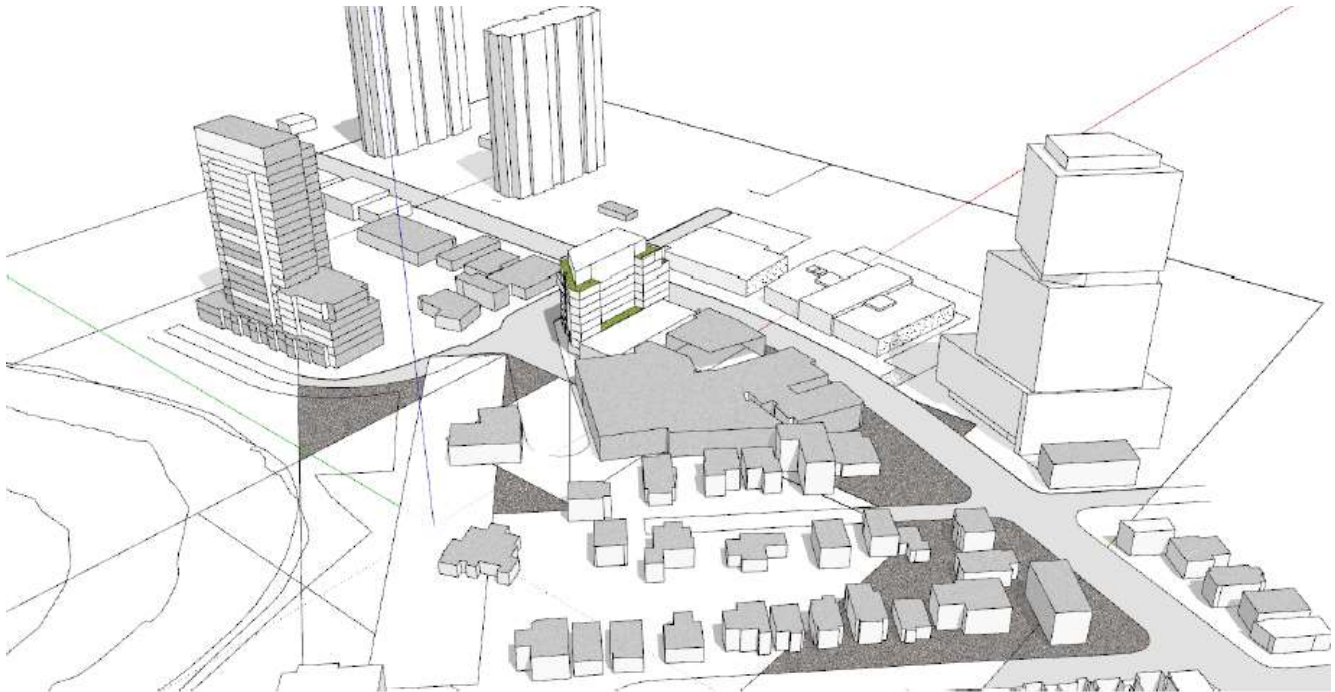
Toronto Pearson Airport is a mere 15 minutes and one-stop from Weston on the UP Express creating a big opportunity for real estate developers to market the area as an affordable residential location for airport workers. Property enjoys proximity to the series 400 Highways spanning the top end of the City of Toronto.

## The Offering

Distinctive Real Estate Advisors Inc., Brokerage (the "Broker") has been exclusively retained by 1746 Weston Road Inc. (the "Seller") to market for sale 100% Freehold Interest in 1746 Weston Road, York, ON M9N 1V5.

## Investment Highlights

- 7,466 sq. ft. Starfish Caribbean Market Ltd. situated on a 0.24 Acre (10,440 sq. ft.) site;
- 100% leased to the single retail tenant (lease commenced in 2005 and renewed until 2022);
- Currently generating in excess of \$110,000 per annum in Schedule Base and Additional Rent Revenue;
- As part of the City of Toronto's revitalization initiative of the neighbourhood of Weston Village, the city is in support of residential and commercial mixed-use developments which is evident in current developments. This offers Buyers/Investors/Developers with tremendous upside potential through redevelopment and intensification.



Any sale of the Property will be subject to the terms of an accepted offer to purchase, which will supersede all prior communications, including this Investment Summary. For more information, please contact:

**VICTORIA L. JOLY**, Broker of Record

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