

525 WILSON AVENUE, TORONTO

Gramercy Park Condo
Ground Floor Retail Space

FOR SALE OR LEASE



THE BEHAR GROUP

For more information, please contact:

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- Ground floor retail at Gramercy Park Condo
- Southeast corner of Wilson Avenue and Tippet Road
- Directly across from Wilson Station (TTC) and parking
- Street parking directly in front
- Most uses permitted, ideal for office, medical, fitness and restaurant
- **Size:** Approximately 628 - 3,945 square feet
- **Possession:** Immediate
- **Net Rent:** \$28.00 - \$35.00 per square foot
- **Sale Price:** \$400.00 per square foot
- **TMI:** \$16.00 per square foot (2014 estimate)

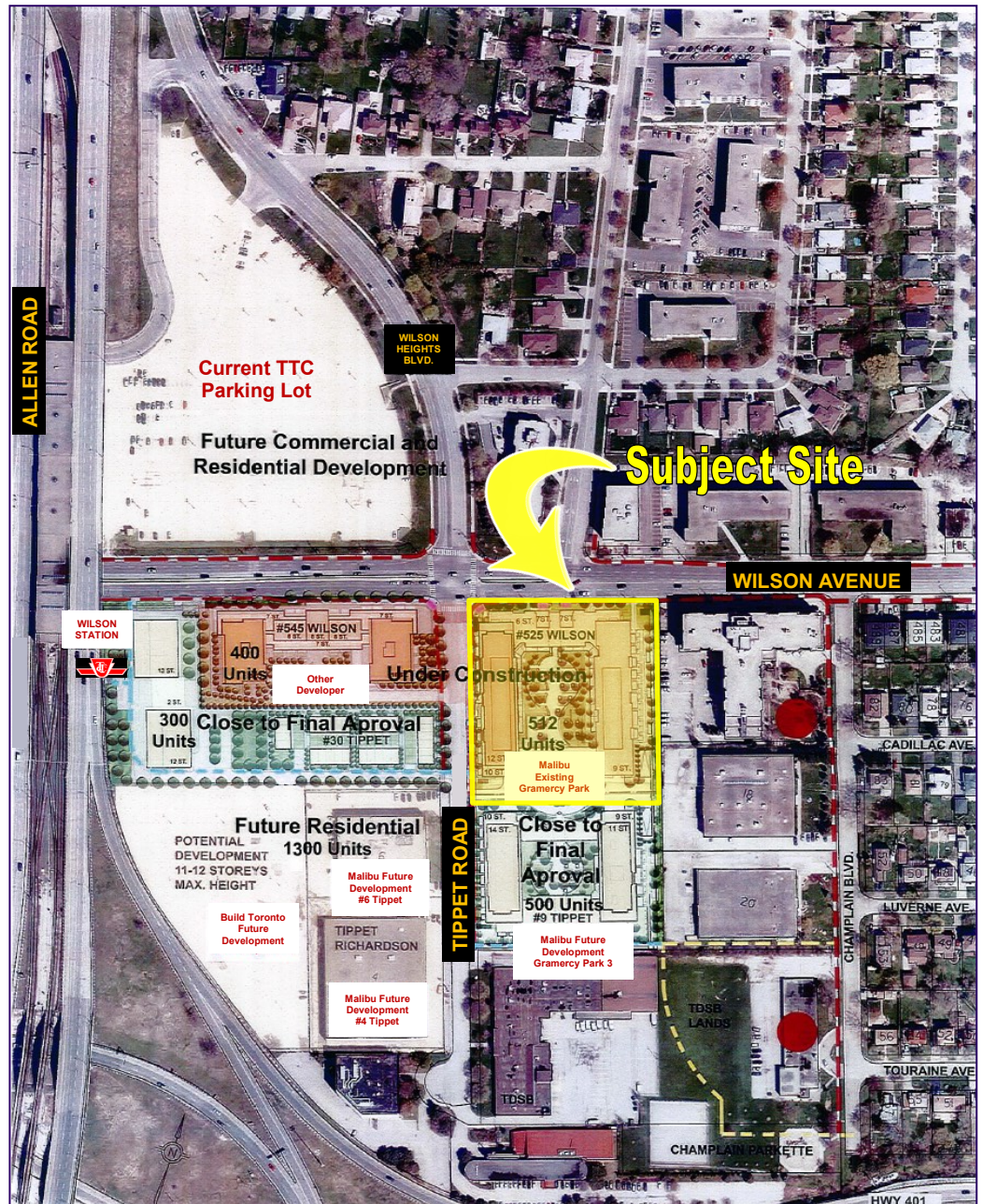
The Behar Group Realty Inc., Brokerage
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AREA PLAN
CURRENT AND FUTURE



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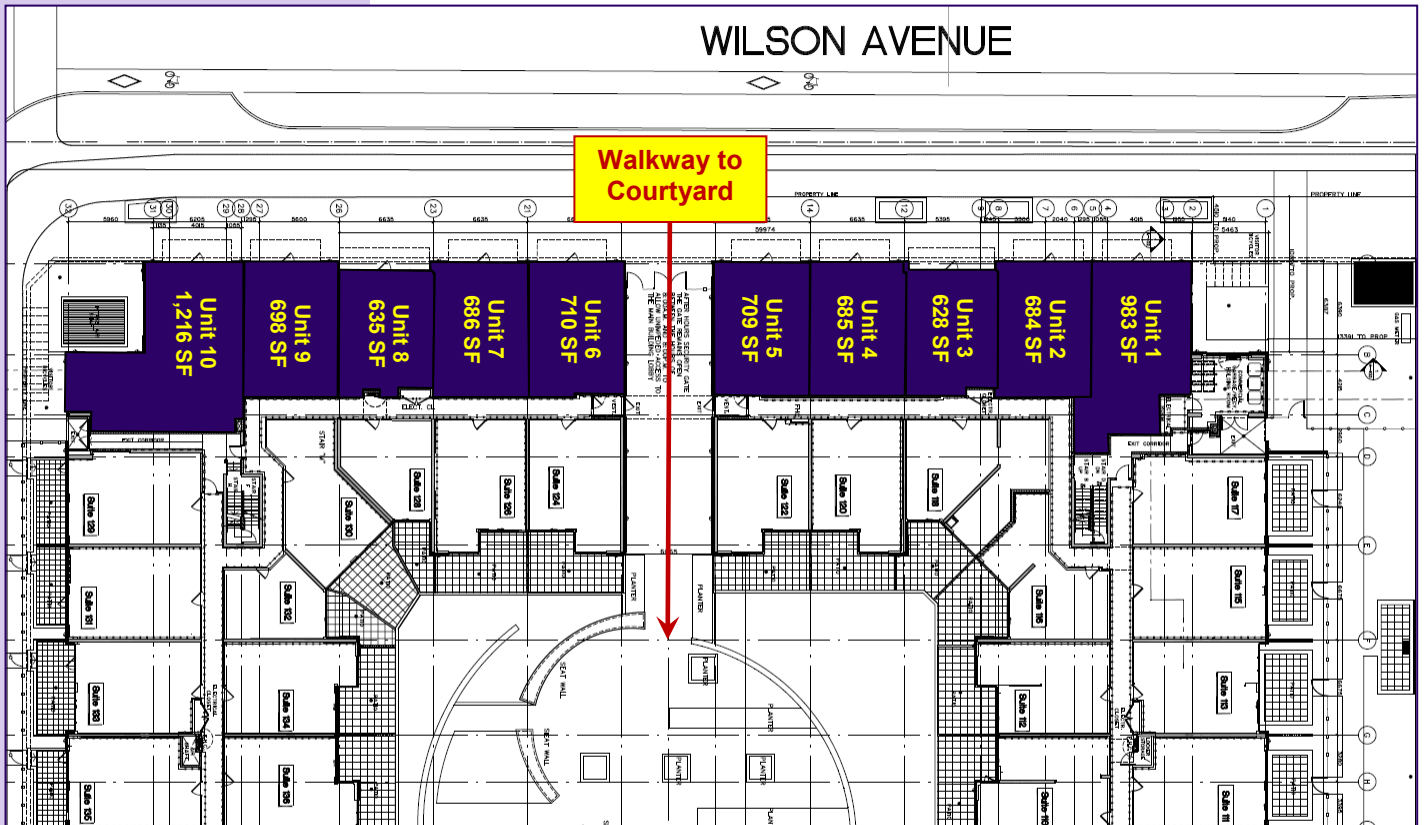
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| FOR LEASE | | | | |
|-----------|-----------|----------------|------------------|------------|
| Unit #(s) | Size (SF) | Net Rent (PSF) | TMI (PSF) (2014) | Possession |
| 1-5 | 3,689 | \$28.00 | \$16.00 | Immediate |
| 3 | 628 | \$30.00 | \$16.00 | Immediate |
| 6-10 | 3,945 | \$28.00 | \$16.00 | Immediate |
| 8 | 635 | \$30.00 | \$16.00 | Immediate |
| 10 | 1,216 | \$35.00 | \$16.00 | Immediate |
| FOR SALE | | | | |
| Unit #(s) | Size (SF) | Sale Price | Taxes (Annual) | Possession |
| 1-5 | 3,689 | \$1,475,600 | \$46,296.95 | Immediate |



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| Demographics - 2012 Year | 1 km | 3 km | 5 km |
|--------------------------|----------|---------|-----------|
| Total population | 10,005 | 93,974 | 328,266 |
| Daytime Population | 9,326 | 107,537 | 359,939 |
| Total Households | 3,465 | 35,328 | 129,944 |
| Average Household Income | \$69,288 | 106,845 | \$113,094 |

Demographic data provided by Generation5 Inc. © 2013