



2787 & 2791 EGLINTON AVE E. TORONTO, ON



PEDLERCOMMERCIALREALTY.COM



RE/MAX Realty Enterprises Inc., Brokerage
Independently Owned & Operated

125 Lakeshore Road East
Mississauga, ON L5G 1E5

Building Relations • Building Your Future

DETAILS

Price: \$11,995,000

Total Area: 105,594 sqft. (2.42 acres)

Taxes: TBA

Businesses on property: 3 Established, 1 Vacant

Zoning: Hc Density From City at 4.2

Investment Highlights

- Excellent Location corner property Eglinton Ave/Danforth
- Close proximity to DVP
- Close to U of T Scarborough Campus
- Close to new Eglinton LRT
- Revenue generating turn key businesses
- Development Opportunity

Investment Overview

Jake Pedler/ReMax realty enterprises is pleased to offer an excellent opportunity for developers or investors for a prime property located at Eglinton Ave/Danforth in the City of Toronto. The 105,594 sq.ft. property is located at 2787 & 2791 Eglinton Avenue East. Total of the two lots area is 105,594 square feet or 2.42 acres. Existing income from 3(4) businesses will be ideal for generating revenue while planning development. Great opportunity for long term hold or immediate development. Planning department amenable to most ideas, such as office and medical, 12 storey residential, stacked towns, or hotel. Proximity to DVP, new Eglinton cross-town LRT & great shopping and recreational amenities. The prime Toronto corner location, revenue generating businesses and development possibilities, makes this an attractive investment opportunity.

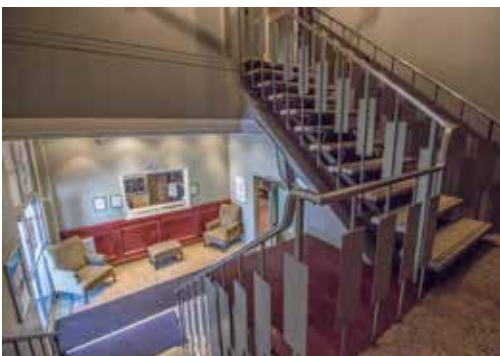


EXISTING BUSINESS - ALL STAR BOWL:



Bowling/Events

Landmark bowling alley/event venue with 24 lanes. Overhauled and maintained machinery and facilities for functions and parties. Open kitchen for fast foods catering and LLBO. Shoe and locker rentals. All automatic turn key operation for new owner. Present owner will assist in training and/or running the day to day business. Great income opportunity. 15,000 Square Feet.



EXISTING BUSINESS - THE EGLINTON INN:



Hotel

The Eglinton Inn has been an established motel/inn for decades. No front office. Rooms are led by telephone only, so very little overhead. Lots of long term and seasonal clients. Rarely an empty room.

All linens and chattels go with the business. (26 Rooms.)

Average income for the past 5 years is \$159,000 gross.



EXISTING BUSINESS - CADDY'S:



Adult Entertainment Club

The famous Caddy's including the Eglinton Inn. Caddy's adult entertainment has been running for over 25 years. An excellent opportunity to own and run a lucrative business together with the attached Eglinton Inn. The Inn has 26 rooms and rarely a vacancy. Caddy's is extremely well run with a minimum of supervision. Private VIP lounges and booths. Full LLBO and menu. This is a turnkey operation for a new owner.

Includes pool tables and equipment. No shutdown for new owner. Present owner will help with transition. New owner to take ownership of both businesses. Computerized bar.



POTENTIAL BUSINESS - BAR/RESTAURANT:



Bar/Restaurant (Vacant)

Fully licenced club, great corner location. Very large parking area. Good lease terms and potential for numerous uses. In addition to the capacity there are two additional outdoor patios included. 485 Plus patio 25 seats, plus east patio 67 seats. The 8,500 square footage shown is interior on main floor and does not include the patio area. Extra additional huge basement makes total approximately 15,000 Square Feet. Equipment in very good condition.



LOCATION

The city of Scarborough is located in southern Ontario, Canada, and makes up the eastern area of the City of Toronto. Scarborough has a total population of approximately 700,000 and an area of 187.70 km². The city is bounded by Lake Ontario to the south, Steeles Ave. to the north, the Rouge River to the east and Victoria Park Avenue to the west. Scarborough



boasts a highly multicultural population with more than half of the city's residents born outside of Canada. It also features a unique heritage and history, the beautiful Scarborough bluffs facing Lake Ontario, many thriving elementary, secondary and post-secondary education institutions, various easily accessible transportation opportunities and exceptionally kind, friendly and outgoing residents.

OFFERING GUIDELINES

Offers should outline the terms for the purchase of the Property and should include at a minimum the following information:

- A. Purchase price and deposit
- B. Proposed time line including time frame for negotiation of a Purchase and Sale Agreement, due diligence and closing.
- C. Names of the unlit mate beneficial owners of the Purchaser, including their respective percentage interest.
- D. As address, email address and fax number for the delivery of notices to the Purchaser.

Offers should be directed to:

Jake Pedler/ReMax Realty Enterprises Inc.
125 Lakeshore Road East, Mississauga
Jake@jakepedler.com

Sale Conditions

The property and any fixtures, chattels and equipment included with the Property are to be purchased on an 'as is, where is' basis and there is no warranty, express or implied, as to title, description, condition, cost, size, quality or quality thereof and without limiting the foreground, any and all statutory conditions and warranties are to be waived by the Purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or ReMax Realty/Jake Pedler or any person, including without limitation, all information provided in the Data Room that has been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor ReMax Realty/Jake Pedler, make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of Purchase and Sale, unless otherwise specifically agreed to in writing by the Vendor.



JP
JAKE PEDLER
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Sales Representative

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Direct: 905.609.5253

www.pedlercommercialrealty.com

LICENSED FOR 10 YEARS
PLATINUM LEVEL AWARD RECIPIENT

Jake has been an award winning realtor in the GTA for ten years. His commercial knowledge and focus on building client relations has helped expand his commercial sales throughout Ontario. Jake has experience in commercial investing and is an entrepreneur in the hospitality industry. He has proven himself in commercial leasing, multi-unit investments and hotel sales. Jake has put together a team that will give clients the confidence that they have selected inspired individuals that will look after their best interests.

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