CBRE

B&C

BLOOR & CLINTON

688-690 BLOOR ST W | 363-367 CLINTON ST

MIXED-USE INVESTMENT OPPORTUNITY

THE RETAIL INVESTMENT GROUP | LAND SPECIALISTS

THE *OFFERING*

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 100% freehold interest in 688-690 Bloor Street West and 363-367 Clinton Street, Toronto, a 12,361 sq. ft. mixed use retail and residential property located at the intersection of Toronto's Annex and Little Italy neighbourhoods (the "Property" or "Site"). Comprised of 4 retail units and 14 residential units, the Site offers a well-located corner location, diverse income streams, and exceptional transit accessibility amongst a dynamic and growing retail node. This offering represents an outstanding investment opportunity with continued rental growth and asset appreciation.

Situated prominently at the northeast corner of Bloor Street West and Clinton Street, the Site is less than 120 meters from Christie Subway Station, which provides access to Toronto's Bloor-Danforth Subway line. The Site is bordered by two street frontages and a public lane for maximum retail exposure and excellent vehicular access. Green P public parking is located immediately across the street, which conveniently provides public parking for consumers visiting the node.

The Property also benefits from 5,586 sq. ft. of land, providing an exceptionally large footprint for improved access, assembly potential, and redevelopment upside through future assembly.

688 Bloor Street West and 363-367 Clinton Street offers prospective investors an exceptional opportunity to acquire a best-in-class mixed use investment property in the vibrant Annex and Little Italy neighbourhoods.

Severance Opportunities:

A Buyer can apply technical severance, reestablishing four former seperate parcels which have now merged to create 688 Bloor St W & 363-367 Clinton St. A Buyer can also apply for severance, demising the Property into seperate parcels of their choosing.

PROPERTY *DETAILS*

Property Address	688-690 Bloor Street W. & 363-367 Clinton Street, Toronto
Total Land Area	0.13 Ac.
Total Building Area	12,361 Sq. Ft.
Zoning	CR 3.0 (c.15; r2.5) SS2 (x1438)
Official Plan	Mixed Use Areas
Frontage	40.24 Ft.
Depth	115.0 Ft.
Occupancy	89%
Year Built	Circa 1900
Legal Description	Lot A and Part of Lot 19, Registered Plan 361 City of Toronto (PIN 21256-0167)

688-890 Bloor Street W. & 363 Clinton Street

Total Area	5,879 Sq. Ft.
Ground Floor Area	1,965 Sq. Ft.
Second Floor Area	1,957 Sq. Ft.
Third Floor Area	1,957 Sq. Ft.
Basement Area	1,965 Sq. Ft.
Commercial Units	4
Residential Units	6 (4 x 2 Bedrooms, 2 x 1 Bedroom)

365-367 Clinton Street

Total Area	6,482 Sq. Ft.
Ground Floor Area	3,241 Sq. Ft.
Second Floor Area	3,241 Sq. Ft.
Basement Area	3,241 Sq. Ft.
Residential Units	8 (2 Bedrooms)

ASKING *PRICE*

$ 7,749,000

LOCATION *OVERVIEW*

1 —— MIRVISH VILLAGE
2 —— THE ANNEX
3 —— UNIVERSITY OF TORONTO
4 —— FINANCIAL DISTRICT
5 —— KENSINGTON MARKET
6 —— TORONTO WESTERN HOSPITAL
7 —— FASHION DISTRICT
8 —— LITTLE ITALY
9 —— GREEN P PARKING
10 —— GREEN P PARKING
11 —— CHRISTIE STATION
12 —— CHRISTIE PITS PARK

LOCATION *OVERVIEW*

TRANSIT *TRAVEL TIMES*

Site Location

Christie Station
1 Min

University of Toronto
10 Mins

Yorkville
15 Mins

CF Toronto Eaton Centre
23 Mins

Union Station
25 Mins

MARKET *OVERVIEW*

TORONTO RETAIL MARKET

In 2025, Toronto's retail market continues to thrive, building on the momentum from previous years. The luxury and food and beverage sectors remain robust, with several high-profile store openings and brand expansions. Vacancy rates in prime locations remain low, further driving demand into emerging areas like The Well, which has solidified its status as a premier shopping destination following its full opening in 2024. Malls across the city are still evolving, with many successfully implementing luxury wings and innovative retail experiences to attract consumers. Leasing activity remains strong, although some businesses are cautiously reassessing their plans in response to changing economic conditions. Overall, the outlook for Toronto's retail market remains promising.

AVERAGE RENTAL RATES IN TORONTO URBAN AREAS

BLOOR-YORKVILLE
$225 - $300 △

YONGE-DUNDAS
$100 - $150 ◁▷

KING STREET WEST
$75 - $150 △

QUEEN STREET WEST
$75 - $150 ▽

OSSINGTON
$60 - $80 ◁▷

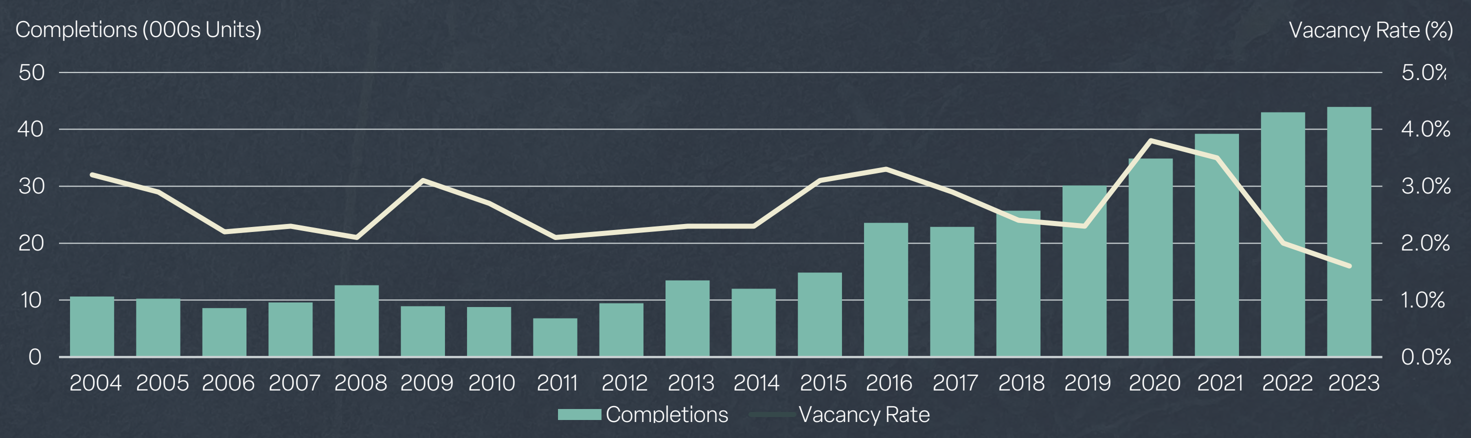
MULTI FAMILY MARKET SNAPSHOT

As of 2025, housing affordability in Canada remains a pressing concern, exacerbated by a continuing undersupply in the rental market. Purpose-built rental completions have not kept pace with ongoing population growth, intensifying the challenges within the multifamily sector. In 2024, average multifamily rental rates experienced a significant increase of 8.5%, outpacing the modest annual wage growth of 4.5%.

The inflationary environment continues to strain Canadian household finances, leading to heightened demand for more affordable housing options, particularly in smaller cities, which often report below-average vacancy rates. Consequently, lower-income households face an increasingly limited selection of housing opportunities.

With immigration targets projected at 1.5 million new residents over the next few years, multifamily vacancy rates are anticipated to contract further in 2025, although at a slower rate due to persistently tight market conditions. While there was a slight stabilization in asking rental rates in late 2024, primarily due to an increase in new supply, the multifamily rental market is expected to maintain its upward trajectory in 2025, driven by ongoing supply and demand disparities.

PURPOSE-BUILT RENTAL VACANCY AND NEW SUPPLY



OFFERING *PROCESS*

BROCHURE CONTENTS

This brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This brochure does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The brochure provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations, or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this brochure, is provided at any time, orally or otherwise, by the Vendor and/or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

MEMORANDUM CONTENTS

A data room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. The Advisor has made most data room material available on-line at the Advisor Sharefile. Access to the Advisor Sharefile is restricted to those who have executed a Confidentiality Agreement "CA" and been issued a user ID and password.

CONFIDENTIALITY

By accepting this brochure, prospective purchasers agree to hold and treat this brochure and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose, communicate or permit anyone else to disclose or communicate this brochure or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and the Advisor. Prospective purchasers will not use or permit this brochure to be used in any manner detrimental to the interests of the Vendor and the Advisor or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this brochure agrees to provide the Advisor with a list of those persons to whom this brochure or any information contained herein is provided.

The terms and conditions in this Section with respect to confidentiality and the disclaimer contained under the heading "Brochure Contents" will relate to all Sections of the brochure as if stated independently therein. The brochure shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendor and the Advisor. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein. Upon request, the recipient will promptly return all material received from the Vendor and the Advisor (including the brochure) without retaining any copies thereof. In furnishing the brochure, the Vendor and the Advisor undertake no obligations to provide the recipient with access to additional information. The division of the brochure into sections, paragraphs, sub paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this brochure.

SITE VISITS

Property tours should be coordinated through the Advisor. To arrange a tour, prospective purchasers should contact any of the Advisor agents listed below.

OFFERING PROCESS

The Vendor has adopted a negotiated transaction process. Based on information contained in this brochure and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Please submit your bid via email, on purchaser's form of LOI. Submissions shall be considered as received, and should be directed electronically to:

CBRE Limited, Brokerage
2005 Sheppard Avenue East, Suite 800
Toronto, Ontario M2J 5B4
Attention:
Brett Taggart / Daniel Satoor

SALES CONDITIONS

The Property and all fixtures included 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, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

SUBMISSION GUIDELINES

Proposals must be submitted as stated above, and address the following elements:

- The intent to acquire the Property;
- Purchase price and deposits for the Property;
- Proposed timeline including time frame for the negotiation of a Purchase and Sale Agreement, due diligence and closing;
- Name of the ultimate beneficial owners of the purchaser; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

EXCLUSIVE AGENTS

The Advisor is acting solely as agent for the Vendor and not as agent for the purchaser. All inquiries regarding the Property or any information contained in this brochure should be directed to CBRE Limited, Brokerage, as Advisor for the Vendor:

Brett Taggart*
Associate Vice President
+1 416 495 6269
brett.taggart@cbre.com

Brad Walford*
Senior Vice President
+1 416 495 6241
brad.walford@cbre.com

Sean Comiskey*
Senior Vice President
+1 416 495 6215
sean.comiskey@cbre.com

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

*Sales Representative

CBRE

THE RETAIL INVESTMENT GROUP | LAND SPECIALISTS

B & C

BLOOR & CLINTON

CONTACT US

THE RETAIL INVESTMENT GROUP

Brett Taggart*
Associate Vice President
+1 416 495 6269
brett.taggart@cbre.com

Brad Walford*
Senior Vice President
+1 416 495 6241
brad.walford@cbre.com

Sean Comiskey*
Senior Vice President
+1 416 495 6215
sean.comiskey@cbre.com

LAND SPECIALISTS

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

*Sales Representative | All Outlines Are Approximate

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca

CONFIDENTIALITY AGREEMENT

688 BLOOR STREET WEST, TORONTO, ON

Mr. Brett Taggart
Mr. Brad Walford
Mr. Sean Comiskey
Mr. Daniel Satoor
Mr. Ian Hunt
Mr. Jason Child
Mr. Torey Ferrelli

CBRE Limited
2005 Sheppard Avenue East
Suite 800
Toronto, ON, M2J 5B4

RE: 688 BLOOR STREET WEST, TORONTO, ON

We, the undersigned, have requested from Morcop Investments Inc. Under Power of Sale (the "Vendor") and CBRE Limited (the "Advisor"), information with respect to 688 Bloor Street West, Toronto (the "Property").

We acknowledge that all Confidential Information (as defined below) furnished under this agreement shall continue to belong to the Vendor. "Confidential Information" means (i) all information and documents, in any medium, in any way related to the Vendor or the Property, its operation or sale, furnished to, or otherwise made available for review to us or our Representatives (as defined below) and (ii) all analyses, compilations, data, studies, reports or other information or documents prepared or obtained by us or our Representatives containing or based in whole or in part on the information or documents described in the preceding clause.

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including, without limitation, the delivery of the Confidential Information, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all Confidential Information supplied to us concerning the Property and not to utilize any such Confidential Information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property, on our own behalf and not as an agent or representative of any undisclosed party, with respect to a potential purchase of the Property.

The Confidential Information shall be furnished to us by the Vendor and/or Advisor on our express agreement, evidenced by our signature hereto, that all the Confidential Information is confidential and that we, the undersigned, shall be responsible to ensure that the confidentiality of all this Confidential Information is at all times maintained.

We acknowledge that the Confidential Information has not been generally disclosed to the public and may be used by us solely for the purposes of considering our proposed purchase of the Property from the Vendor. Such Confidential Information may not be disclosed by us to any person or entity other than our Representatives subject to the terms of this agreement (this "Agreement") for the purpose of evaluating our potential purchase of the Property.

We further acknowledge that the Confidential Information we receive from the Vendor and/or Advisor may not be given in whole or in part, in any manner whatsoever, to any third party without the express prior consent of the Vendor.

We understand that we may transmit any such Confidential Information to our officers, directors, employees or legal or financial advisors (collectively, "Representatives") but only to the extent that they need to know such Confidential Information for the purpose of evaluating our potential purchase of the Property. Prior to receiving any Confidential Information, any such Representatives shall be informed of the confidential nature of such Confidential Information and the terms of this Agreement and directed by us to abide by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our Representatives. We represent that we are acting as principals without a broker. We agree that any legal, financial or any other party advisors (including, without limitation, a broker, finder, or agent) that are retained by us, to act on our behalf, shall be compensated exclusively by us at our sole cost and expense. We request that each person listed below our signature (each a "Listed Person") be granted access to the online due diligence room and confirm that each Listed Person is a Representative of ours for all purposes of this Agreement and that we have complied with our obligations set out in this Agreement with respect to the transmission to and receipt by each Listed Person of Confidential Information and that, without limiting any of our other obligations or liabilities under this Agreement, we shall be responsible for any breach of this Agreement by any Listed Person. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

We will ensure that our directors, officers, employees, and other Representatives do not disclose to any person or entity the fact that the discussions or negotiations may be, or are, taking place concerning our potential purchase of the Property, or any of the terms, conditions or other facts pertaining to the proposed transaction, including, without limitation, the status thereof.

Upon the Vendor's request, we agree to immediately return, without retaining copies, all Confidential Information provided to us herewith (whether furnished before or after the date of this Agreement), including, without limitation, and any notes or copies made thereof. We also agree not to use the Confidential Information in any manner that is detrimental to the Vendor or the Advisor. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

We expressly understand and acknowledge that neither the Vendor nor the Advisor, nor any of their respective officers, directors, employees, shareholders, agents, representatives or advisors (collectively, the "Owner Representatives") make any express or implied representation or warranty of any nature or kind whatsoever as to the condition, physical characteristics, financial condition, or prospects of the Property; or, as to the accuracy, currency or completeness of the Confidential Information, and, none of the Vendor, the Advisor, or any of the Owner Representatives shall have any liability or responsibility, directly or indirectly, to us with respect to any such matter, or with respect to the Confidential Information and the contents thereof. We acknowledge that the Vendor, Advisor, and the Owner Representatives have no responsibility to update the Confidential Information. We agree to release and hold harmless the Vendor, Advisor, and the Owner Representatives from and against any and all liability with respect to the Confidential Information, and any and all actions, suits, claims, demands, losses, costs and expenses (including, without limitation, attorneys' fees and disbursements) arising out of or in any way related to the use or further distribution of the information supplied in accordance with the terms of this Agreement.

CBRE

We represent that we will conduct our own independent investigations for all those matters which we deem appropriate to evaluate any proposed transaction involving the Property. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

We agree to indemnify and save harmless the Vendor and the Advisor and the Owner Representatives from any claims, losses, damages, and liabilities whatsoever (including, without limitation legal fees and disbursements) arising out of or in any way related to: (i) a breach by us or any of our Representatives of any of the terms or provisions of this Agreement; and (ii) any broker, finder or agent alleging to have dealt with or through us in connection with the Property. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

We acknowledge and agree that each of the Vendor and the Owner Representatives is and is intended to be a beneficiary of this Agreement (including as a direct and/or third-party beneficiary). This Agreement does not create or confer any rights upon any third person or party other than the Vendor and the Owner Representatives, whether as a third-party beneficiary or otherwise. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

This Agreement shall expire upon the date which is two (2) years after the date hereof. This Agreement shall be construed and enforced in accordance with the laws of the province in which the Property are located.

This Agreement represents the entire Agreement between the parties relating to the treatment of the Confidential Information heretofore or hereafter reviewed or inspected by us. No modification of this Agreement or waiver of the terms and conditions hereof will be binding unless approved in writing by the Vendor, the Advisor and us.

We acknowledge that money damages would not be a sufficient remedy for any violation of the terms of this Agreement and, accordingly, Vendor and/or Advisor will be entitled to specific performance and injunctive relief as remedies for any violation without the need to prove damages. The rights, powers and remedies provided for in this Agreement shall be in addition to and do not preclude the exercise of any other right, power or remedy available under law or in equity. No forbearance, failure, or delay in exercising any such right, power or remedy shall operate as a waiver thereof or preclude its further exercise. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

The submission of the Confidential Information and/or any draft purchase agreement for examination is not intended to, nor will it, constitute an offer to sell the Property, or a reservation of, or option or proposal of any kind for the sale or purchase of the Property. In no event will the submission of the Confidential Information or draft purchase agreement create any obligation or liability upon Vendor or Advisor whatsoever. Vendor expressly reserves the right in its sole and absolute discretion to reject any and all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The terms of this provision shall survive the expiration or earlier termination of this Agreement.

THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO ALLISON.CONETTA@CBRE.COM IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE

(I possess the authority to legally bind the Corporation)

'BUYER'S NAME:		REPRESENTATIVE:	
'COMPANY:		COMPANY:	
'PRIMARY EMAIL:		PRIMARY EMAIL:	
'PRIMARY PHONE #:		PRIMARY PHONE #:	
ADDITIONAL EMAIL:		DATE:	
ADDITIONAL PHONE #:		REPRESENTATIVE'S SIGNATURE:	
'DATE:		Check this box to consent to receiving future offerings from the Advisor team.	
'BUYER'S SIGNATURE:			

SUBMIT CA

The button above can be clicked to submit the CA electronically using the Adobe Reader application, once the required fields have been filled.

OR

Please print, complete, sign and scan an email copy to ALLISON.CONETTA@CBRE.COM

'REQUIRED FIELDS. **Broker, *Sales Representative