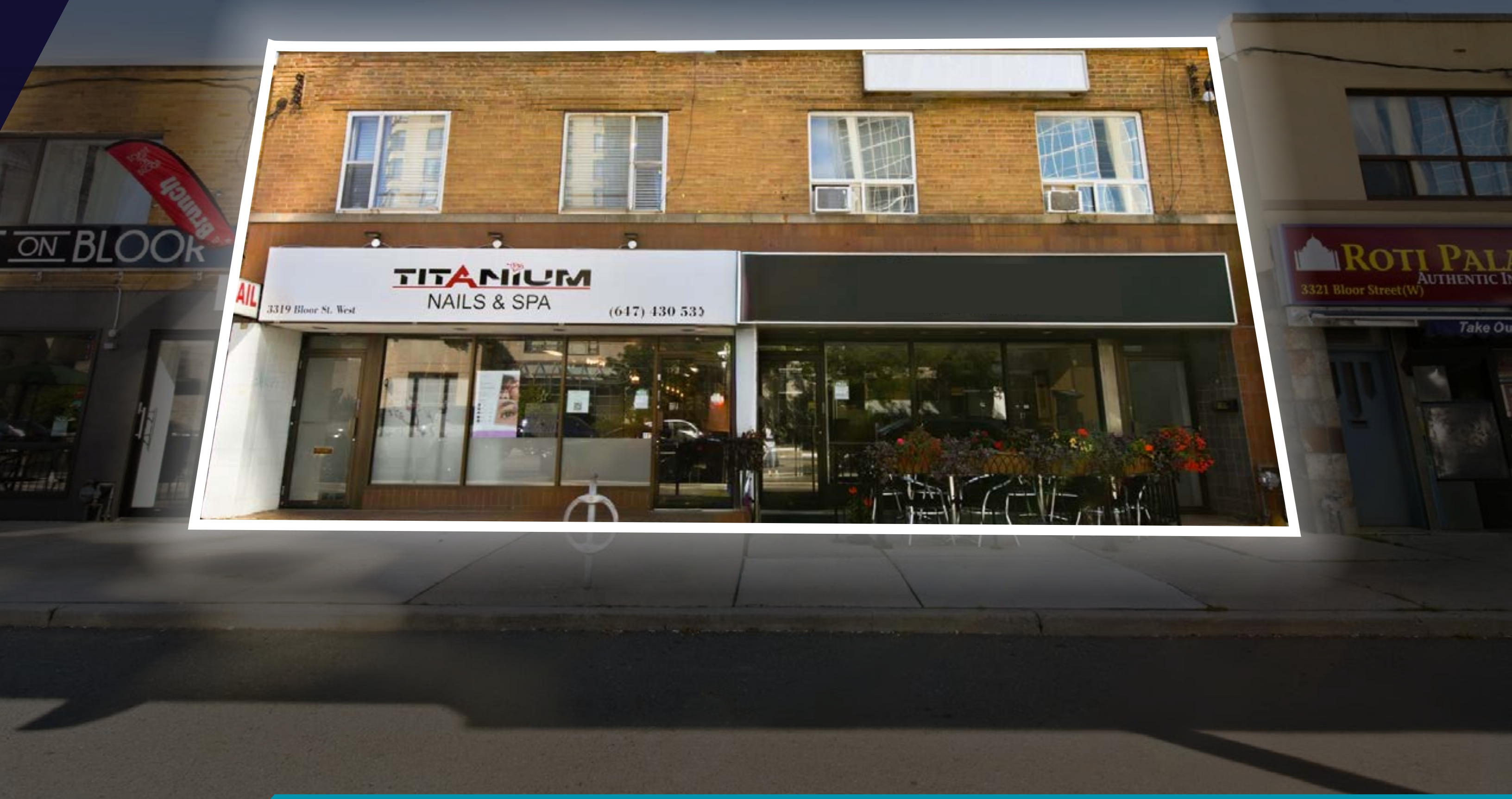


OFFERED AS A PORTFOLIO OR INDIVIDUALLY

FOR SALE BY COURT-APPOINTED ADMINISTRATOR

Investment / User Opportunity

//////

3319A & 3319C BLOOR STREET WEST, ETOBICOKE

OFFERING AT A GLANCE

Cushman & Wakefield's National Capital Markets Group is pleased to offer for sale **3319A & 3319C Bloor Street West, Etobicoke** (the "Property"), a two-building mixed-use portfolio prominently situated along Bloor Street West. The Property is comprised of two contiguous two-storey buildings with ground-floor commercial and second-floor residential units, offering investors and owner-users a compelling combination of in-place income, value-add potential and long-term flexibility. Each property may be acquired individually or collectively.

The portfolio totals approximately 5,200 SF of above-grade building area, with each building comprising approximately 2,600 SF, including 1,300 SF at grade and 1,300 SF on the second floor. Together, the Property provides approximately 44 feet of frontage along Bloor Street West. The commercial units are occupied by Bonimi Restaurant and Titanium Nails and Spa, providing established in-place income.

The combination of diverse income streams, contiguous ownership and boutique scale, the Property offers multiple paths to value creation across investment, owner-user and longer-term repositioning strategies.

Strategically located near Islington Subway Station, the Property sits within Etobicoke Centre, one of Toronto's established growth nodes. Major nearby development includes 1,415 planned homes at Bloor-Islington, a proposed 719-unit development at 1243 Islington Avenue and more than 2,700 homes planned throughout the Bloor-Kipling precinct, alongside the new Etobicoke Civic Centre, parkland and significant public realm investment.

The Property is designated Mixed-Use Areas under the City of Toronto Official Plan, supporting its continued mixed-use function and longer-term intensification potential, subject to applicable planning approvals. With strong Bloor Street exposure, transit connectivity, diversified uses and the ability to acquire one or both buildings, the offering provides a flexible boutique investment opportunity within a rapidly intensifying west Toronto node.

PROPERTY BREAKDOWN

5,200 SF Building Area	**4,596 SF** Land Area
44' Frontage	**2** Commercial Tenancies

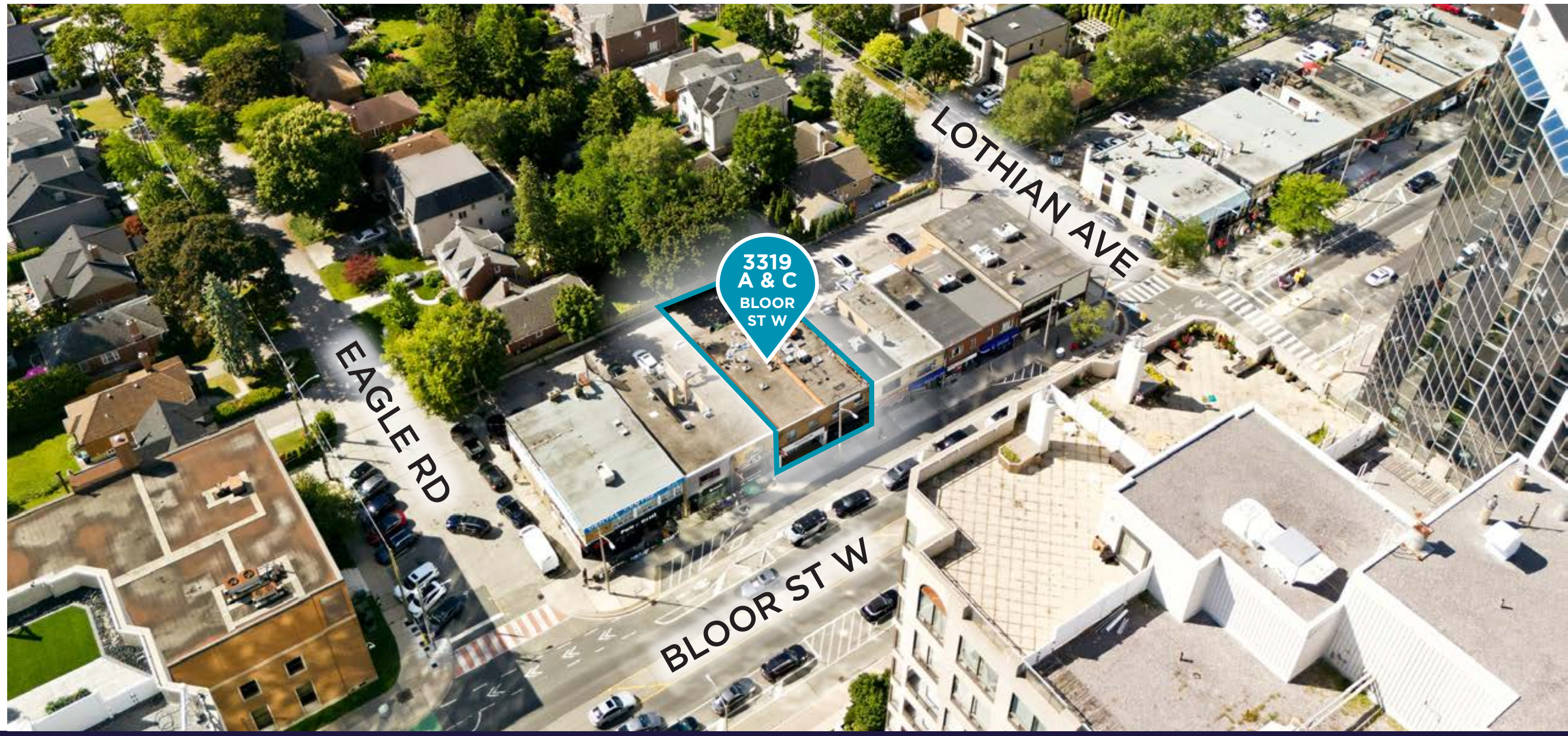
INVESTMENT HIGHLIGHTS

Transit-Oriented Location with Major Development Momentum
Strategically positioned near Islington Subway Station in the heart of Etobicoke Centre, an established growth node undergoing significant residential and civic investment. Nearby development includes 1,415 homes planned at Bloor-Islington, a 719-unit development at 1243 Islington Avenue, and more than 2,700 homes planned across the Bloor-Kipling precinct, alongside the new Etobicoke Civic Centre, parkland and public realm improvements.

High-Exposure Bloor Street Asset
Two contiguous mixed-use buildings totaling approximately 5,200 SF with approximately 44 feet of combined frontage along Bloor Street West. The boutique scale, prominent street presence and ability to acquire the Property individually or collectively create broad appeal across private investors and owner-users.

Diversified Income with Value-Add Potential
Established commercial and residential uses provide a diversified mixed-use income profile, with further value creation potential through renovation, leasing and strategic repositioning over time.

Multiple Paths to Long-Term Value Creation
Contiguous ownership and a Mixed-Use Areas designation provide investors with significant long-term flexibility. The Property offers the ability to maintain a stabilized mixed-use investment, pursue an owner-user strategy or capitalize on the continued intensification of the surrounding Bloor-Islington corridor.

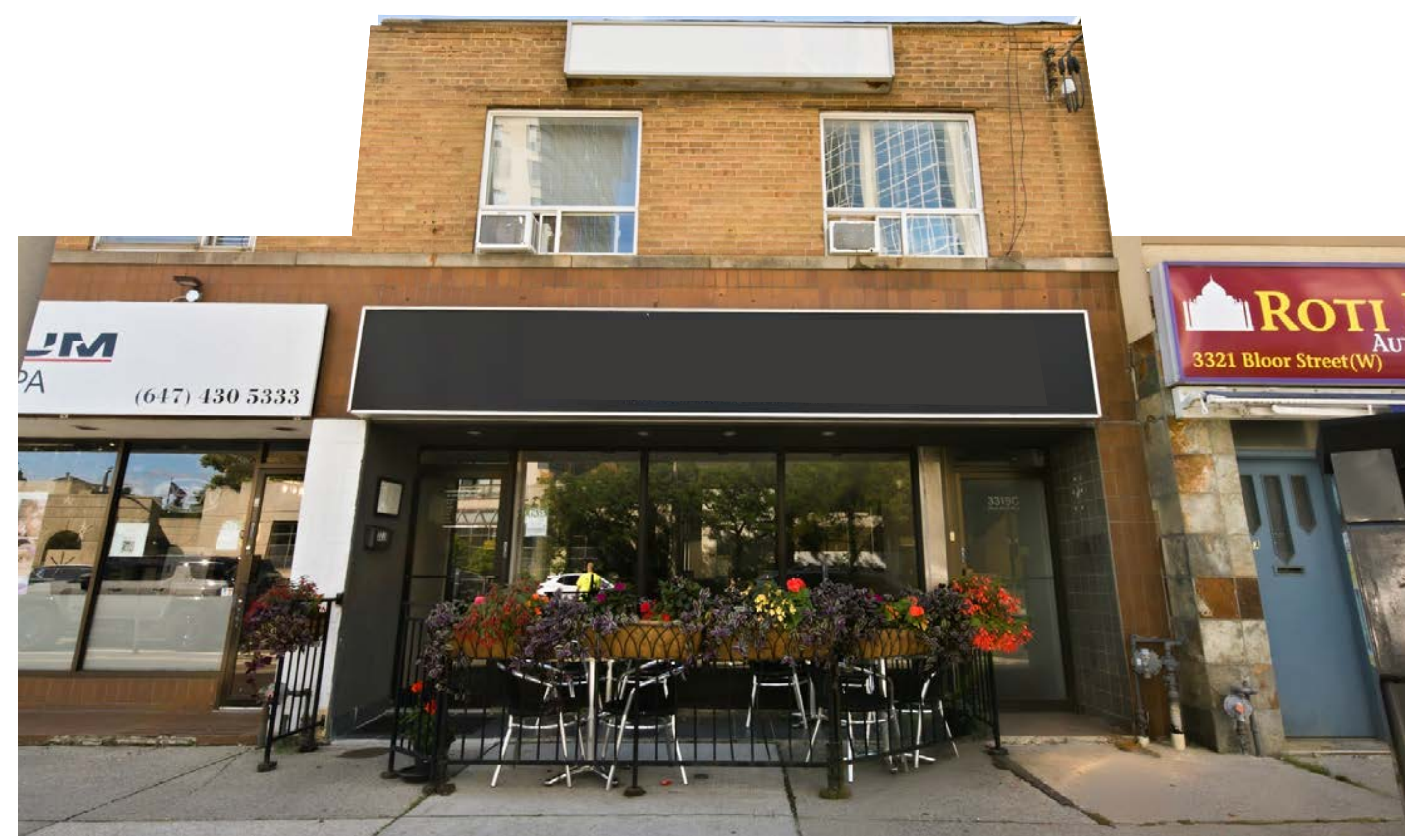


3319A BLOOR STREET WEST, ETOBICOKE

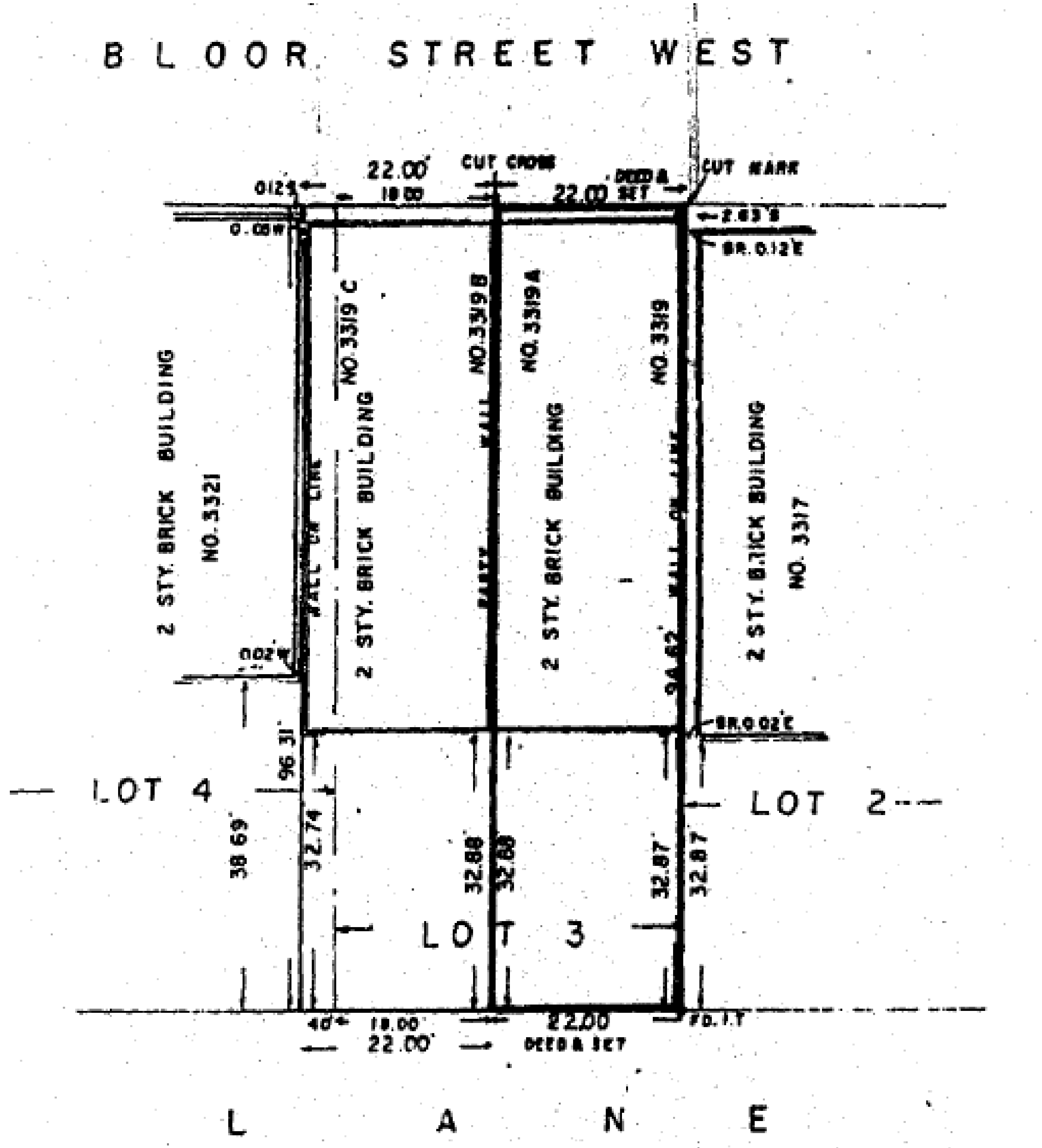
PIN	075180066
Legal Description	PT LT 3, PL 2637, AS IN EB490355; ETOBICOKE CITY OF TORONTO
Land Area	2,303 SF
Frontage	+/- 22 ft
Building Area	Retail Area: 1,300 SF 2nd floor: 1,300 SF **Total: 2,600 SF**
Zoning	EC1
Official Plan	Mixed Use - Medium Density
Property Tax (2025)	$15,973.53

3319C BLOOR STREET WEST, ETOBICOKE

PIN	075180608
Legal Description	CONSOLIDATION OF VARIOUS PROPERTIES PT LOTS 3 & 4, PLAN 2637 AS IN EB526045; ETOBICOKE, CITY OF TORONTO
Land Area	2,293 SF
Frontage	+/- 22 ft
Building Area	Retail Area: 1,300 SF 2nd floor: 1,300 SF **Total: 2,600 SF**
Zoning	EC1
Official Plan	Mixed Use - Medium Density
Property Tax (2025)	$17,029.79

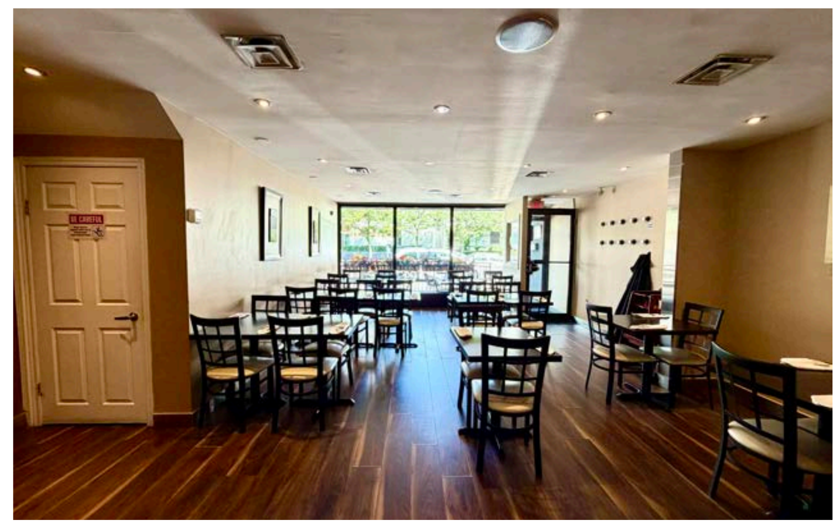


SURVEY

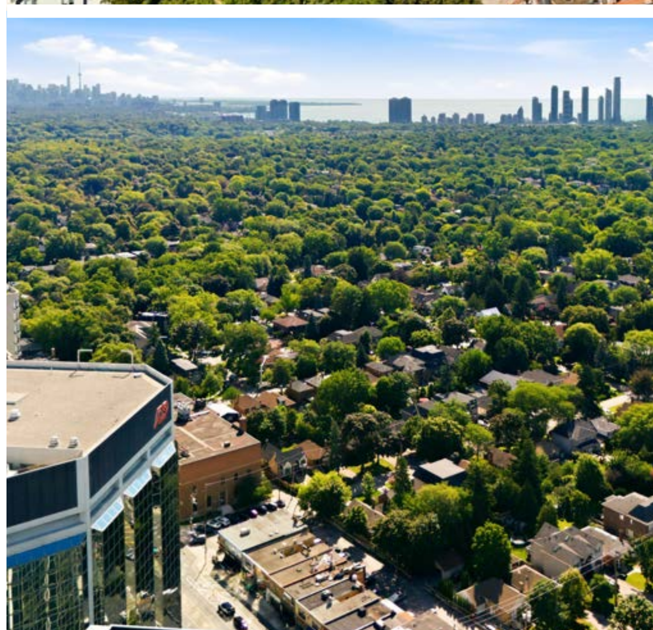

BLOOR STREET WEST
CUT CROSS
CUT MARK
22.00
2 STY. BRICK BUILDING
NO. 3321
NO. 3319 C
NO. 3319 B
NO. 3319 A
NO. 3319
2 STY. BRICK BUILDING
NO. 3317
LOT 4
LOT 3
LOT 2
96.31
94.62
38.69
32.74
32.88
32.87
18.00
22.00
DEED & SET
LANE

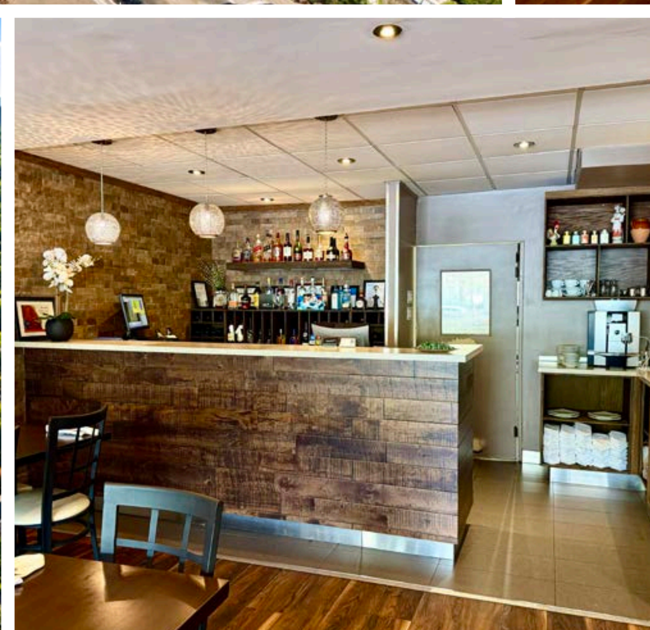
GALLERY

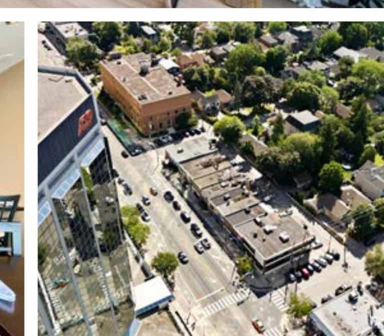

ORACLE
Starlight

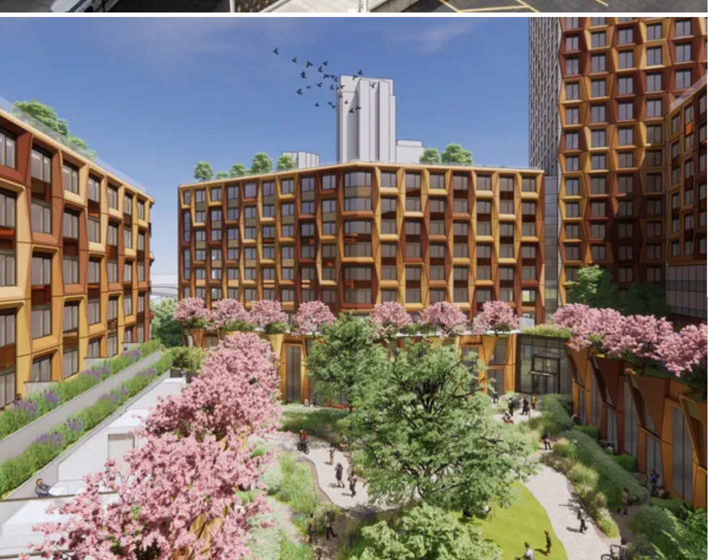


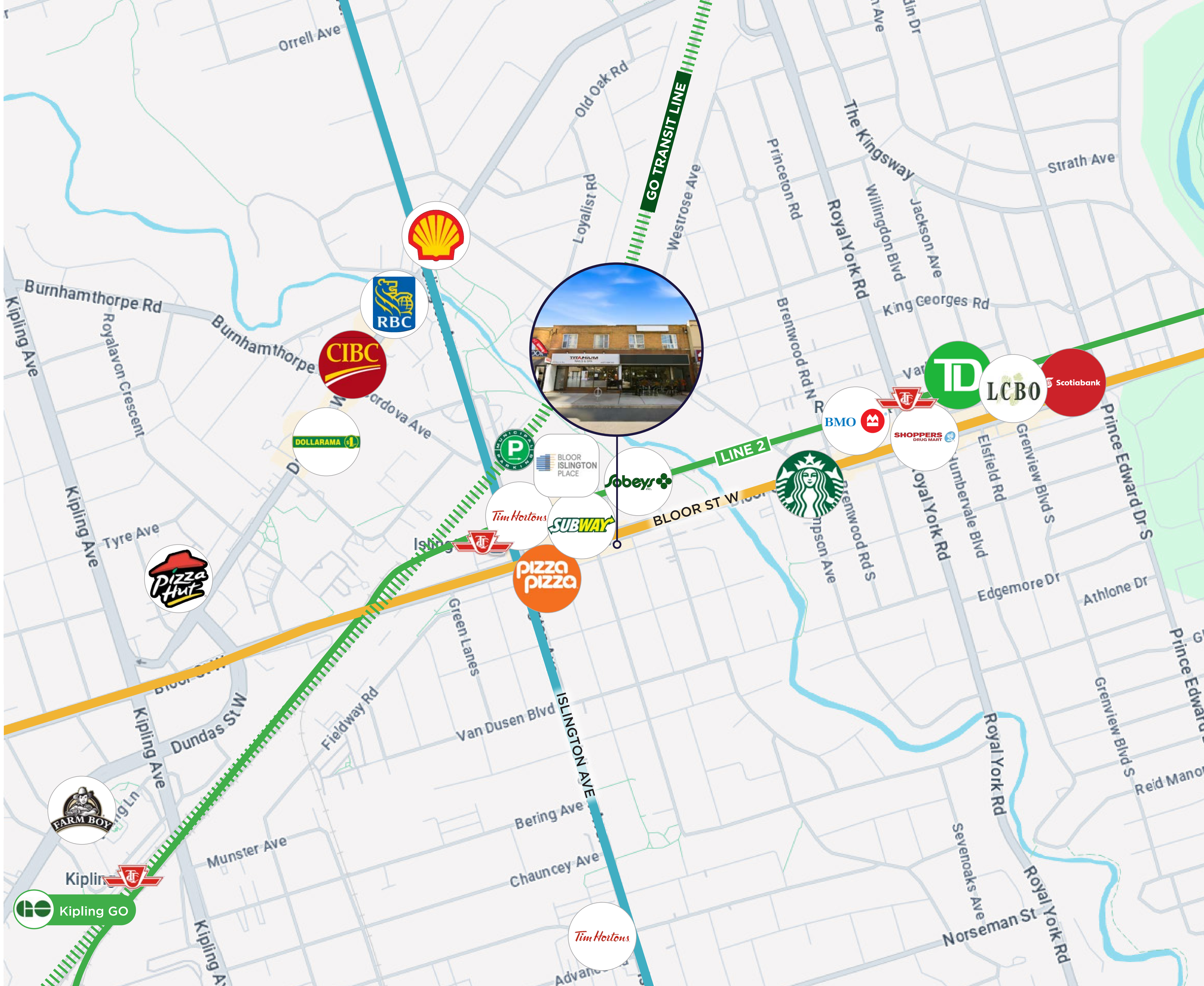

GEL X - DIPPING
WAXING
EYELASH EXTENSION
MICROBLADING
Free










Orrell Ave
Old Oak Rd
GO TRANSIT LINE
Loyalist Rd
Westrose Ave
Princeton Rd
The Kingsway
Royal York Rd
Willingdon Blvd
Jackson Ave
Strath Ave
King Georges Rd
Burnhamthorpe Rd
Burnhamthorpe
Kipling Ave
Royalavon Crescent
Brentwood Rd N
LINE 2
BLOOR ST W
Tyre Ave
Green Lanes
Elsfield Rd
Grenview Blvd S
Prince Edward Dr S
Humbervale Blvd
Edgemore Dr
Athlone Dr
Dundas St W
Fieldway Rd
Van Dusen Blvd
ISLINGTON AVE
Bering Ave
Munster Ave
Chauncey Ave
Kipling GO
Sevenoaks Ave
Norseman St
Reid Manor
BLOOR ISLINGTON PLACE
SHOPPERS DRUG MART
BMO
LCBO
Scotiabank
RBC
CIBC
DOLLARAMA
FARM BOY

BLOOR-KIPLING

BLOOR-KIPLING (SIX POINTS) – A TRANSFORMING URBAN CENTRE

The Bloor-Kipling (Six Points) precinct is emerging as a major mixed-use, transit-oriented community within Etobicoke Centre. The reconfiguration of the former Six Points Interchange unlocked approximately 18 acres of City-owned land across seven development blocks, planned for a mix of residential, retail, civic and public uses. The broader master plan is expected to deliver more than 2,700 new homes, including approximately 900 affordable rental units, together with new parkland, public spaces and improved pedestrian and cycling connections.

Anchored by the new Etobicoke Civic Centre and the Kipling Transit Hub, the area is positioned to become a more complete and highly connected urban node. Future amenities will include a Toronto Public Library branch, community centre, childcare centre, public health clinic, retail space and civic square, while a low-carbon district energy network will support the precinct's long-term sustainability objectives.

PROJECT HISTORY

MASTER PLAN PROCESS COMPLETED
2014

2017-2020
SIX POINTS INTERSECTION RECONFIGURATION

HOUSING NOW INITIATIVE APPROVED
2019

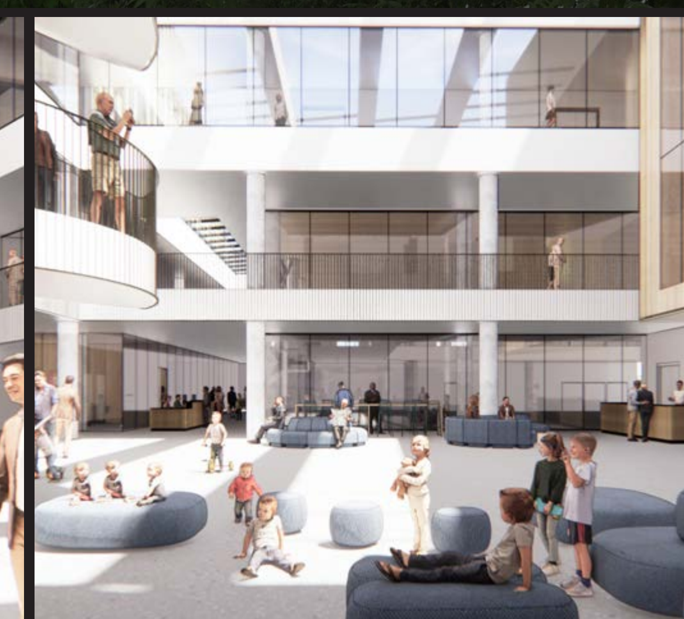
2021
ETOBICOKE CENTRE BLOCK CONTEXT PLAN COMPLETED

BLOCK 1 MARKETED FOR DEVELOPMENT & BLOCK 5 ZONING APPROVAL RECEIVED
2021

NEW ETOBICOKE CIVIC CENTRE PROJECT

The New Etobicoke Civic Centre (ECC) is a transformative city-building initiative that will serve as the civic heart of Etobicoke's rapidly evolving Bloor–Kipling precinct. Currently under construction, the state-of-the-art, 508,000-square-foot mixed-use facility will consolidate municipal services while introducing a broad range of community amenities, including a new Toronto Public Library branch, recreation centre, childcare facility, public health clinic, retail space, art gallery, council chambers, public meeting rooms, and an expansive civic square. Designed to meet Toronto Green Standard Tier 4, the project will also anchor one of the city's first near-zero emissions communities through an integrated district energy system.

Beyond its civic function, the development is a catalyst for the continued revitalization of the Six Points neighbourhood. The project is surrounded by significant mixed-use redevelopment, new parkland, cycling infrastructure, and planned residential communities that will deliver thousands of new homes, including affordable housing. Strategically located within walking distance of the Kipling Transit Hub, TTC Line 2, GO Transit, and MiWay services, the new Etobicoke Civic Centre will reinforce the area as a premier transit-oriented destination, supporting long-term residential growth, employment opportunities, and private investment.



KIPLING TRANSIT HUB

The recently completed Kipling Transit Hub has transformed one of Toronto's key transportation gateways into a fully integrated regional mobility hub, seamlessly connecting GO Transit, the TTC subway, MiWay, and local bus services in a single location. Designed to improve commuter convenience, the hub features a modern GO and MiWay bus terminal, upgraded GO station facilities, accessible rail platforms, underground pedestrian tunnels, an elevated pedestrian bridge with elevators, enhanced cycling infrastructure, and improved vehicle access, creating a seamless connection between regional and local transit networks.

Situated along the Milton GO Corridor, the Kipling Transit Hub strengthens connectivity between Toronto, Mississauga, and the broader Greater Toronto and Hamilton Area, offering convenient access to downtown Toronto, Pearson International Airport, and major employment centres throughout the region. By enhancing transit accessibility and reducing travel times, the hub supports ongoing growth in Toronto's west end while reinforcing the area's long-term appeal for residents, businesses, and investment.

RAPIDLY INTENSIFYING RESIDENTIAL NODE

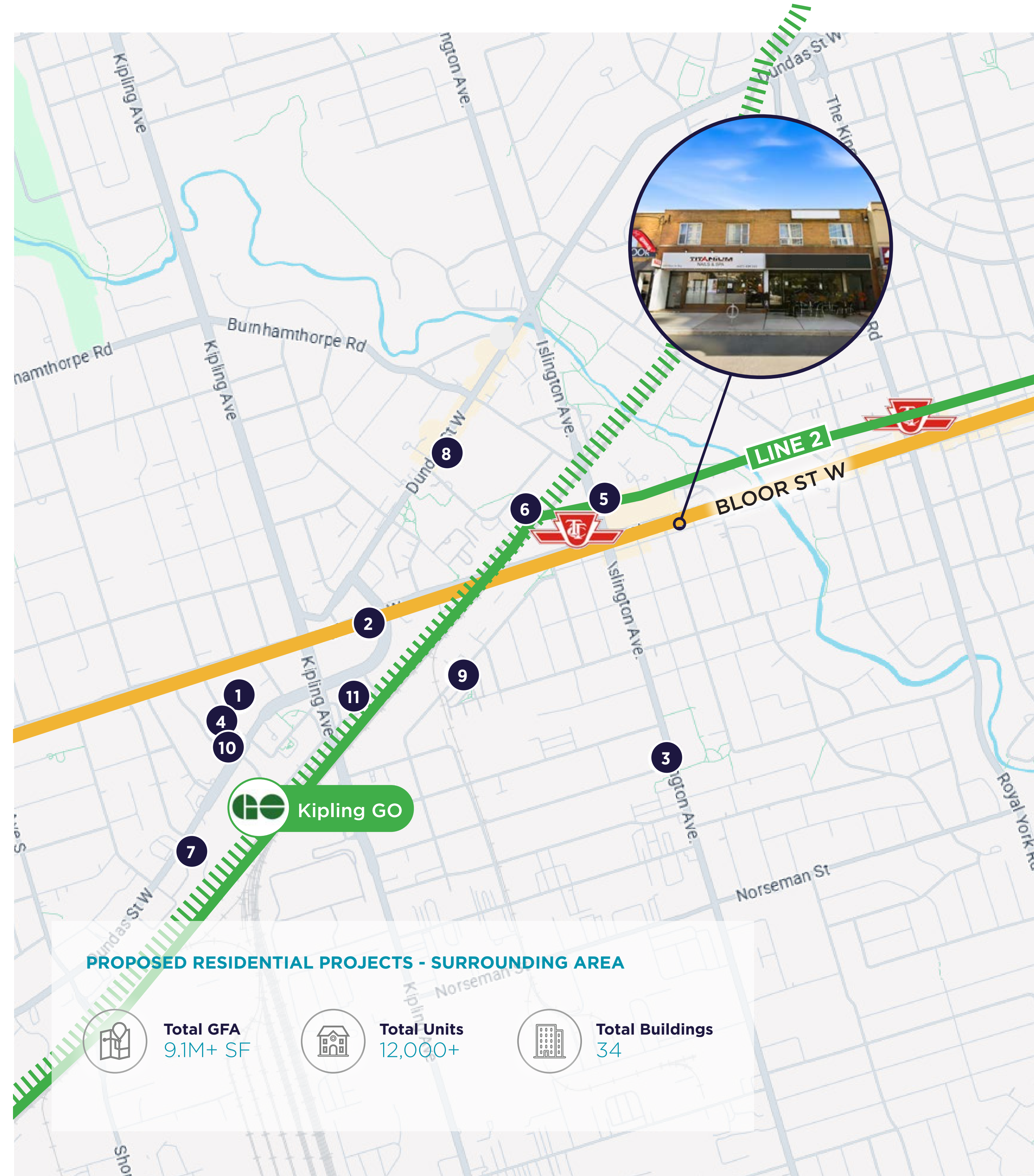
There are numerous proposed residential projects within the surrounding area of the subject Property, including 11 large-scale projects which have all either been approved or are under construction. These projects range in size from approximately 500 to 2,400 residential units and range upwards of 61-storeys in height. Given the Property's proximity to the Kipling Transit Hub, which provides connections the TTC, GO Transit and MiWay, the general area will continue to be a target for residential intensification over time.

	Project	Address	Status	Buildings	Units	Total GFA (sf)
1	Six Points Plaza Redevelopment - Blocks 1 - 4	5230 Dundas St W	Approved	5	2,401	1,661,307
2	Bloor-Kipling - Blocks 3, 5 - 7	3725 Bloor St W	Approved	5	2,193	1,273,870
3	Islington Station Redevelopment - Buildings A - D	3326 Bloor St W, 1126 Islington Ave	Approved	8	1,098	2,634,102
4	Auckland / Bloor	8-26 Jopling Ave	Approved	1	742	576,278
5	Islington / Aberfoyle	1243 Islington Ave	Approved	1	702	511,733
6	Mabelle / Islington	25 Mabelle Ave	Approved	1	580	426,354
7	Subway / Dundas	5359 Dundas St W	Approved	1	571	406,069
8	Dundas / Cordova	4975 Dundas St W	Approved	1	563	382,420
9	Arcadia District - Phase 2	50 Fieldway Rd	Approved	1	553	438,089
10	Auckland / Dundas	5238 Dundas St W	Approved	1	511	348,170
11	The Stella	5207 Dundas St W	Under Construction	2	506	681,756


BLOOR-KIPLING


SIX POINTS REDEVELOPMENT

SURROUNDING AREA PROPOSED PROJECTS



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") on behalf of BDO Canada Limited in its capacity as Administrator of 3319 A, B & C Bloor St. W, and not in its personal or corporate capacity ("Administrator") to seek proposals for the disposition of 3319A & 3319C Bloor Street West, Etobicoke, Ontario. Interested purchasers will be required to execute and submit the Administrator's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering which may be accessed by an online data room. The Properties are being sold by the Court-Appointed Administrator on an as-is, where-is basis.

ASKING PRICE

The Property is being offered for a sale price of:

3319A Bloor Street West: **$1,950,000**

3319C Bloor Street West: **$1,950,000**

3319A & 3319C Bloor Street West: **$3,900,000**

DISCLAIMER

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Administrator nor the Advisor make any representations, declarations or warranties, express 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 Administrator and 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 and engineering advice as necessary.

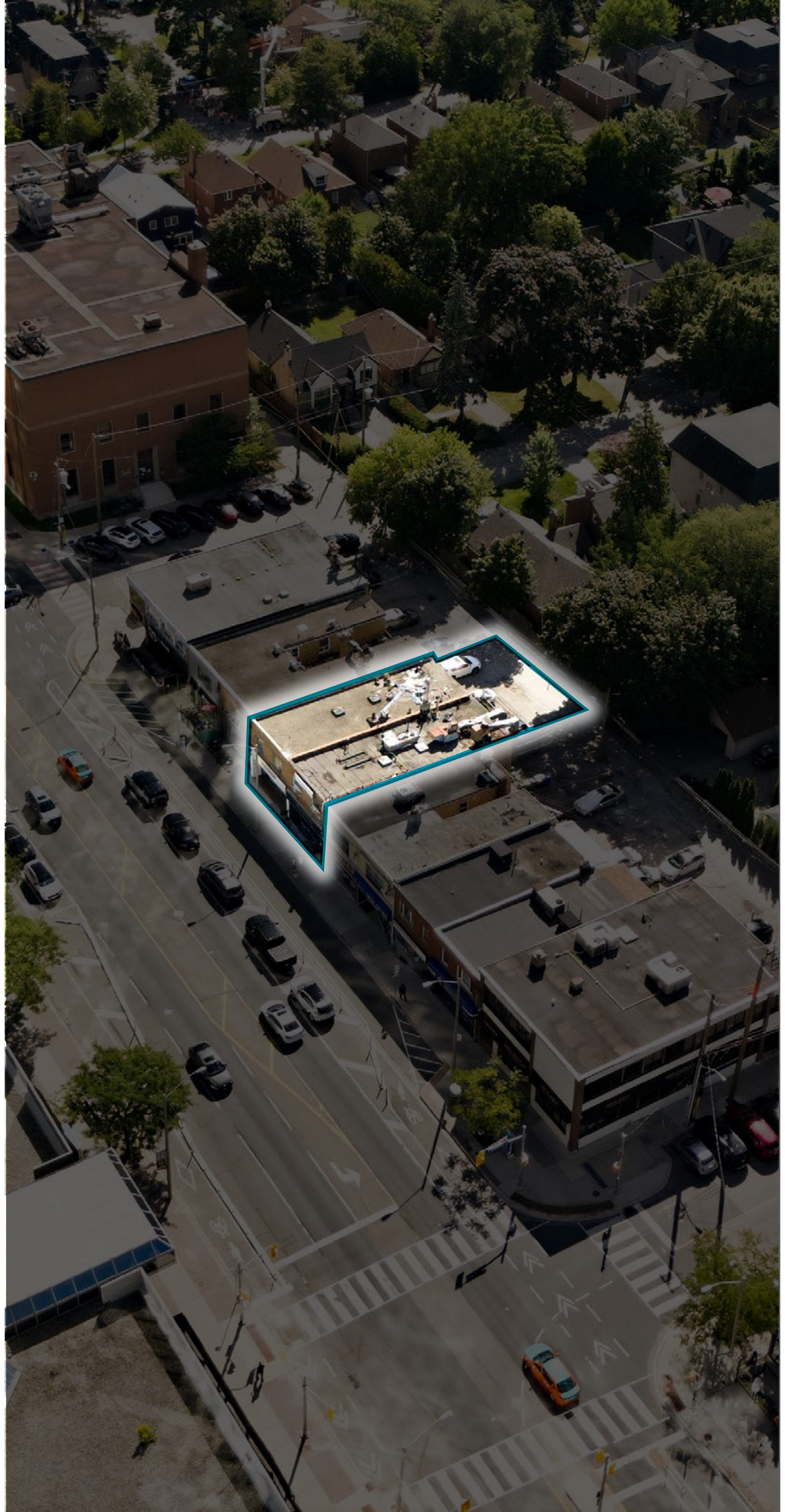
INDEMNIFICATION

In exchange for good and valuable consideration provided by the Administrator and the Advisor, including without limitation, the delivery of this brochure, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Administrator and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys' fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Administrator.

SUBMISSIONS

Offers are to be submitted to the listing team via email or via registered mail at:

Amir Nourbakhsh & Jesse Roth
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5C 2S1 | Canada



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