

73

KENNEDY ROAD S
BRAMPTON

Clarence Street

Kennedy Road S



FOR SALE

0.84 ACRES

ROYAL LEPAGE®
COMMERCIAL™

// Property Description

PRICE GUIDANCE

\$4,999,999.00

SIZE:

Building – Approx 1,230 sq ft

Acreage – Approx 0.84 Acres

ZONING:

See Page 7 for Zoning Details.
Buyer agrees to do its own due diligence to confirm all zoning and permitted uses related to the property.

POSSESSION DATE/

CONDITION:

Property being sold as-is, where-is, with an existing lease in place until October 3, 2030. The lease contains a sale/demo clause permitting landlord termination on not less than nine (9) months' prior written notice. Buyer to verify all lease terms.

FINANCIALS

Existing tenant lease documents can be provided upon execution of a confidentiality agreement.

TRANSIT:

Route 7 (Kennedy)

Runs along Kennedy Rd (one of the main north/south routes)

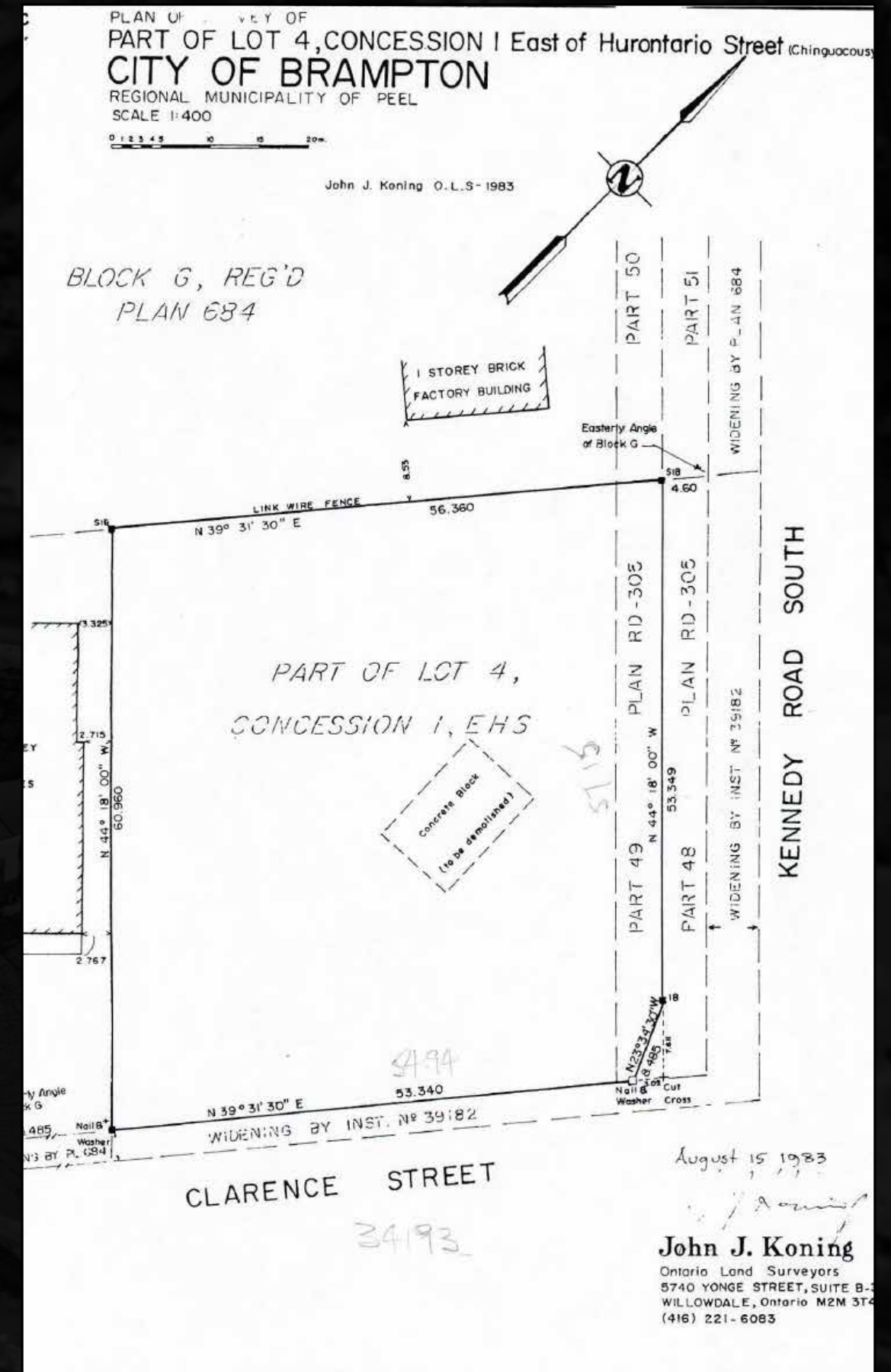
Route 501 (Zum Queen)

Fast east/west route on Queen St

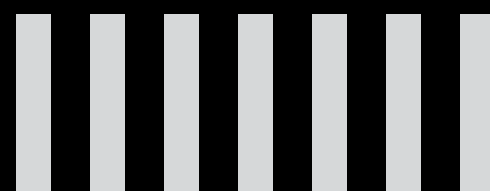
Bus Stop: Kennedy Rd S at Queen St E (Approx. 2 min walk)

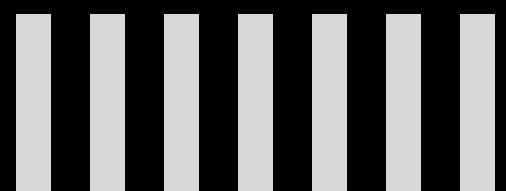
Bus Stop: Queen St at Kennedy Rd (Approx. 2 min walk)

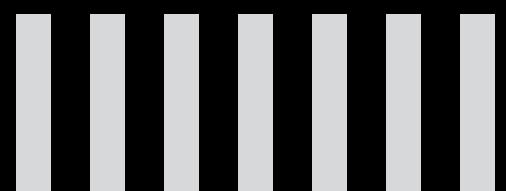
Steeles Ave E @ Kennedy Rd S (GO stop) - GO station/stop with connections to Brampton Transit











// Property Photos



The lands zoned SC on Schedule A to this by-law:

23.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
	(1) a retail establishment having no outside storage
	(2) a service shop
	(3) a personal service shop
	(4) a bank, trust company and finance company
	(5) an office
	(6) a dry cleaning and laundry distribution station
	(7) a laundromat
	(8) a parking lot
	(9) a dining room restaurant, a convenience restaurant, a take-out restaurant
	(10) a printing or copying establishment
	(11) a garden centre sales establishment
	(12) a community club
	(13) a health or fitness centre
	(14) a tavern
	(15) a custom workshop
	(16) an animal hospital
(b) <u>Other</u>	
	(1) a place of worship
	(2) a day nursery
	(3) Supportive Housing Residence Type 2
	(4) a lodging house
	(5) purposes accessory to the other permitted purposes



(256-06)

3442 The lands designated SC-3442 on Sheet 60D of Schedule A to this by-law:

3442.1 shall be used for all uses permitted in the SC zone except for motor vehicle repair, service, body shop or sales establishments;

3442.2 shall permit commercial schools so long as they are integrated into another building and not be permitted as a stand-alone building;

3442.3 shall be subject to the following requirements and restrictions:

1. front yard: minimum 3 metres, maximum 8 metres;
2. no outside storage or display areas shall be permitted;
3. a minimum 3 metre wide continuous landscaped open space strip shall be provided along all public roads except at permitted access locations.

3442.4 The lands known as 95 Kennedy Road South shall permit motor vehicle sales for a period not to exceed five years, commencing on the date of approval of Zoning By-Law 256-2006 by the Ontario Municipal Board, subject to the display for sale of no more than three motor vehicles at any given time.

// Details

PRICE GUIDANCE

\$4,999,999.00

OFFERING MEMORANDUM

BRL REALTY LIMITED (the “Vendor”) has retained William Irons and Iliyan Rashid of Royal LePage Signature Realty (“RLPS”), on an exclusive basis to arrange the sale of a 100% freehold interest in the property located at 73 Kennedy Road South, Brampton ON, (known as the “Property”).

OFFER SUBMISSION GUIDELINES

Any party who is interested in the Property is invited to submit a formal offer electronically at any time following receipt of this Offering Memorandum. Following review of the offer(s) submitted, the Vendor may elect, at their sole discretion, whether to negotiate with a single Purchaser or select a short-list of Purchasers to further discussions with. A single Purchaser with the most favorable aggregate offer terms will be selected by the Vendor to negotiate a binding Agreement of Purchase and Sale.

Submitted offers will be evaluated based on a variety of criteria, including, without limitation, the purchase price being offered, the prospective Purchaser’s demonstrated ability to close on real estate transactions of a similar calibre and their associated reliance on any sources of financing, as well as any conditions required prior to executing a fully firm Agreement of Purchase and Sale. In addition to the above, Purchasers are encouraged to include as a minimum requirement of their submission, the following information:

1. Corporate structure;
2. Deposit structure;
3. Terms and conditions of closing, including whether financing approval will be a condition of closing or if it is already secured;
4. Indication of the financial wherewithal of the prospective Purchaser; and
5. Key dates/milestones required for closing.

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. There is no warranty, express or implied, as to title, description, condition, functionality, code compliance, cost, size, quantity or quality thereof. Any information related to the Property which has been or will be obtained from the Vendor, RLPS or any other person, has been prepared and provided solely for the convenience of the prospective Purchaser. Neither the Vendor nor RLPS 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 the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

MEMORANDUM CONTENTS

The enclosed information has been prepared by RLPS in consultation with the Vendor, for use by prospective Purchasers who are direct recipients of this OM delivered by RLPS, and the contents of this OM do not purport to be all-inclusive or to contain all of the information, which a prospective Purchasers may need, or desire. This OM 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.

RLPS and the Vendor disclaim any responsibility for inaccuracies and expect prospective Purchasers to exercise independent due diligence in verifying all such information including but not limited to: legal, zoning, accounting, environmental, building and/or fire code, tax and engineering advice, as necessary. Further, RLPS and the Vendor disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed OM information or any other written or oral communication in addition to the information provided in this OM, which is transmitted or made available to the recipient of this OM and any such information should not be relied upon by prospective Purchasers without independent investigation and verification. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Vendor since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective Purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Purchasers. Contact with any of the Property’s employees and/or tenants without prior approval of RLPS or the Vendor, is strictly prohibited. At any time prior to the completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

CONFIDENTIALITY

The enclosed OM information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the “Contents”) are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of RLPS or the Vendor, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of RLPS or the Vendor (v) not to have any contact with any of the occupants and/or employees of the Property without prior approval of the Vendor or RLPS, and (vi) to return the enclosed information and other materials furnished to you to RLPS immediately upon request of the Vendor or RLPS. 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 Vendor or RLPS.

Royal LePage Signature Realty acts as agent to Vendor.

All inquiries regarding the OM or any information contained in this OM should be directed to RLPS. RLPS is not authorized to make any representation or warranty on behalf of the Vendor or to bind the Vendor to any agreement.

73 KENNEDY ROAD S BRAMPTON



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