

LEASIDE COMMERCIAL LOFTS

45 INDUSTRIAL STREET
TORONTO, ONTARIO

70% SOLD!!!

NOW UNDER CONSTRUCTION



PRESENTED BY BOSLEY REAL ESTATE LTD.

BOSLEY
COMMERCIAL

JOHN ROBB Sales Representative, Vice President Commercial Division
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FEATURES



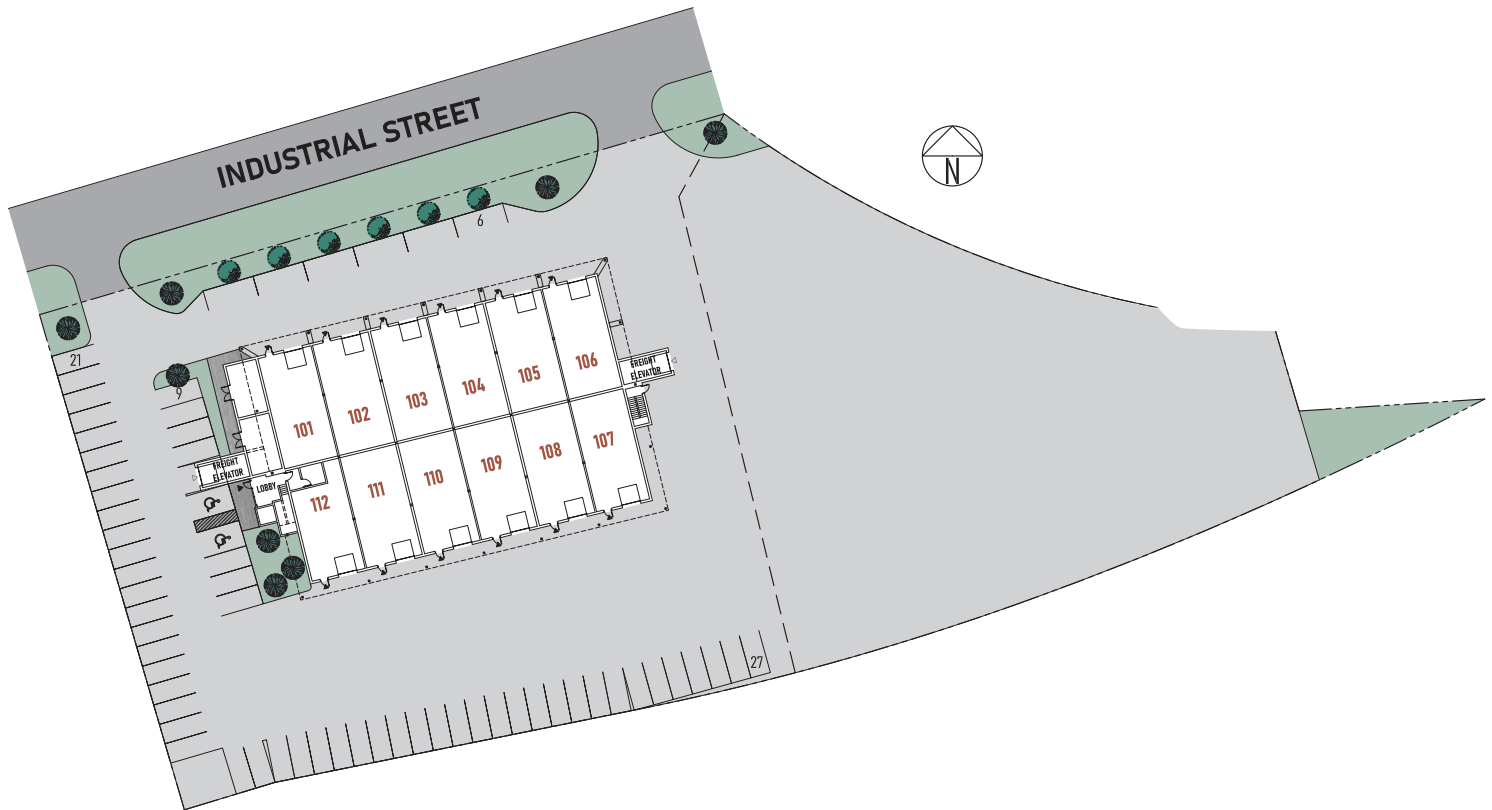
- Prime Leaside location, walk to amenities and LRT Laird/Eglinton stop
- Minutes to DVP, 401 and Downtown Toronto
- Ample parking
- Units available from approximately 699 sf
- High ceilings
- Large windows
- Public handicap washrooms on each floor
- All units have shipping door access
- 60 amp 120/208 volts electrical service
- Common garbage area, private pick-up
- Sprinkler system
- Low cost condominium management
- Possible uses: warehousing, offices, contractor shop, light manufacturing, services, and car storage.



**DIRECT OUTSIDE LOADING
TO FREIGHT ELEVATOR.**

- See Sales Representative for details. Features and specifications are subject to change without notice. E&OE
- In accordance with applicable building codes

SITE PLAN



Information for this drawing taken from
 PLAN OF SURVEY OF
 PART OF BLOCK B
 REGISTERED PLAN 2643
 ANS
 PART OF LOT 14
 CONCESSION 3 FROM THE BAY
 CITY OF TORONTO
 prepared by
 2022 Krcmar Surveyors Ltd.
 dated September 9, 2022

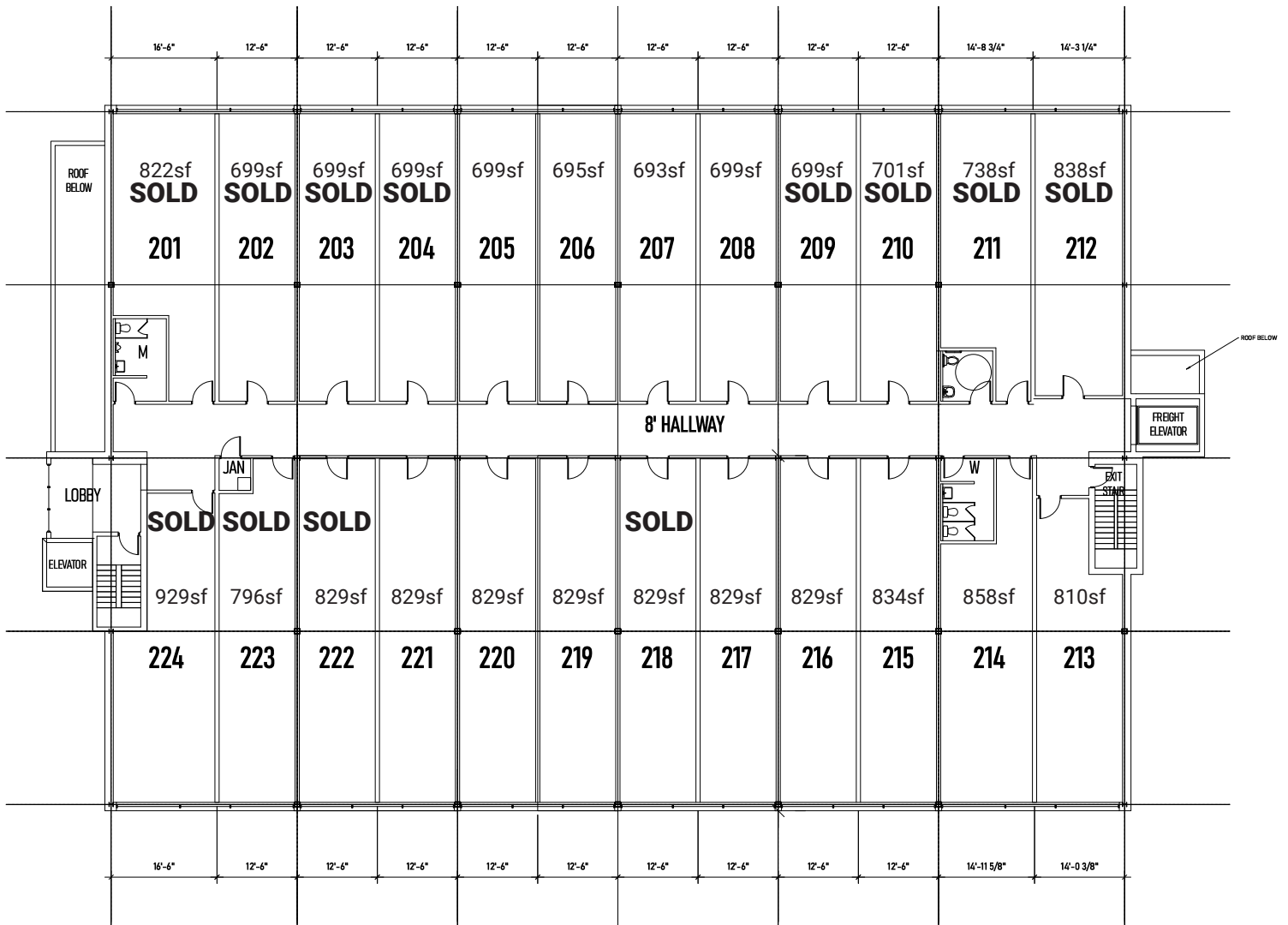
STATISTICS

ZONE	E 1.0	PARKING
LOT AREA	9041.18 m2	REQUIRED 1/100m2 GROSS FLOOR AREA 49 PARKING SPACES SUPPLIED 61 PARKING SPACES
TOTAL FLOOR AREA		LOADING REQUIRED 2 TYPE A SPACES SUPPLIED 2 TYPE A SPACES
	FIRST 1,522.86 m2	
	SECOND 1,706.20 m2	
	THIRD 1,706.20 m2	
STEEL BUILDING	290.16 m2	
TOTAL	5,225.42 m2	
LESS	343.96 m2	
EXIT STAIRS		
ELEVATOR SHAFTS		
BUILDING SERVICES		
GROSS FLOOR AREA	4,881.46 m2	

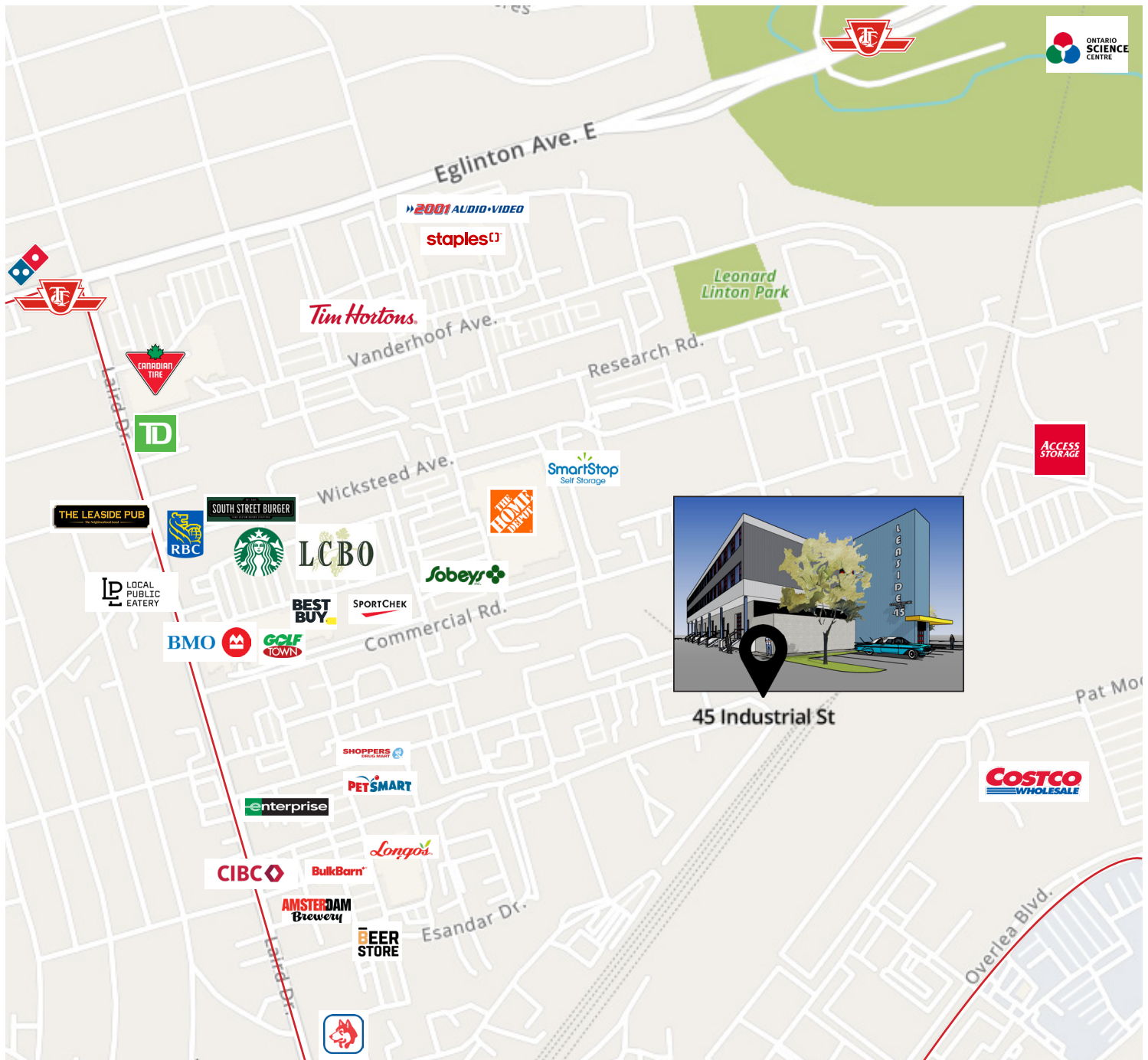
GROUND FLOOR PLAN



SECOND FLOOR PLAN



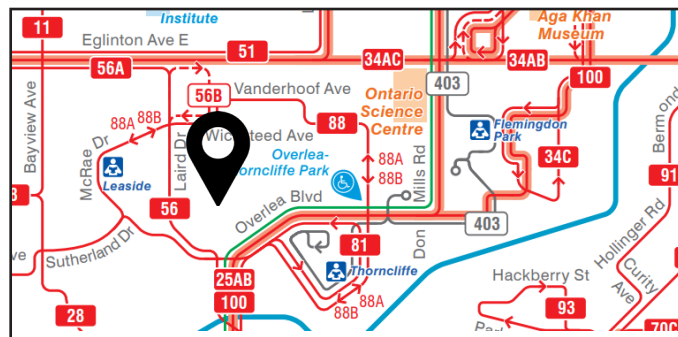
AMENITIES



- 2001 Audio Video
- Access Storage
- Amsterdam Brewery
- Best Buy
- BMO Bank of Montreal
- Bulk Barn
- Canadian Tire
- CIBC
- Costco Wholesale
- Domino's Pizza
- Enterprise Rent-A-Car
- Golf Town
- HUSKY
- LCBO
- LOCAL Public Eatery
- Longo's Leaside

- Ontario Science Centre
- PetSmart
- RBC Royal Bank
- Staples
- Starbucks
- South Street Burger
- Shoppers Drug Mart
- SmartStop
- Sobeys
- Sports Chek
- The Beer Store
- The Home Depot
- The Leaside Pub
- Tim Hortons
- T Canada Trust
- TTC

TTC routes within the area



PRICE LIST

UNIT #	LEVEL	NET	COMMON	GROSS	PRICE
101	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
102	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
103	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
104	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
105	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
106	1	1,180 SQ.FT.	27 SQ.FT.	1,207 SQ.FT.	SOLD
107	1	1,216 SQ.FT.	28 SQ.FT.	1,244 SQ.FT.	SOLD
108	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
109	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
110	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
111	1	1,250 SQ.FT.	29 SQ.FT.	1,277 SQ.FT.	SOLD
112	1	1,100 SQ.FT.	26 SQ.FT.	1,126 SQ.FT.	SOLD
SECOND FLOOR					
201	2	686 SQ.FT.	136 SQ.FT.	822 SQ.FT.	SOLD
202	2	583 SQ.FT.	116 SQ.FT.	699 SQ.FT.	SOLD
203	2	583 SQ.FT.	116 SQ.FT.	699 SQ.FT.	SOLD
204	2	583 SQ.FT.	116 SQ.FT.	699 SQ.FT.	SOLD
205	2	583 SQ.FT.	116 SQ.FT.	699 SQ.FT.	\$314,550
206	2	583 SQ.FT.	116 SQ.FT.	645 SQ.FT.	\$312,750
207	2	583 SQ.FT.	116 SQ.FT.	643 SQ.FT.	\$311,850
208	2	583 SQ.FT.	116 SQ.FT.	699 SQ.FT.	SOLD
209	2	583 SQ.FT.	116 SQ.FT.	699 SQ.FT.	SOLD
210	2	585 SQ.FT.	116 SQ.FT.	701 SQ.FT.	SOLD
211	2	616 SQ.FT.	122 SQ.FT.	738 SQ.FT.	SOLD
212	2	699 SQ.FT.	139 SQ.FT.	838 SQ.FT.	SOLD
213	2	676 SQ.FT.	134 SQ.FT.	810 SQ.FT.	\$364,500
214	2	716 SQ.FT.	142 SQ.FT.	858 SQ.FT.	\$386,100
215	2	696 SQ.FT.	138 SQ.FT.	834 SQ.FT.	\$375,300
216	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	\$373,050
217	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	\$373,050
218	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	SOLD
219	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	\$373,050
220	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	\$373,050
221	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	\$373,050
222	2	692 SQ.FT.	137 SQ.FT.	829 SQ.FT.	SOLD
223	2	664 SQ.FT.	132 SQ.FT.	796 SQ.FT.	SOLD
224	2	775 SQ. FT.	154 SQ. FT.	929 SQ. FT.	SOLD
THIRD FLOOR					
301	3	686 SQ. FT.	136 SQ. FT.	822 SQ. FT.	SOLD
302	3	583 SQ. FT.	116 SQ. FT.	699 SQ. FT.	SOLD
303	3	583 SQ. FT.	116 SQ. FT.	699 SQ. FT.	SOLD
304	3	583 SQ. FT.	116 SQ. FT.	699 SQ. FT.	SOLD
305	3	583 SQ. FT.	116 SQ. FT.	699 SQ. FT.	SOLD
306	3	583 SQ. FT.	116 SQ. FT.	699 SQ. FT.	SOLD
307	3	579 SQ. FT.	115 SQ. FT.	694 SQ. FT.	\$312,300
308	3	579 SQ. FT.	115 SQ. FT.	694 SQ. FT.	\$312,300
309	3	583 SQ. FT.	116 SQ. FT.	699 SQ. FT.	SOLD
310	3	585 SQ. FT.	116 SQ. FT.	701 SQ. FT.	SOLD
311	3	616 SQ. FT.	122 SQ. FT.	738 SQ. FT.	\$332,100
312	3	699 SQ. FT.	139 SQ. FT.	838 SQ. FT.	\$377,100
313	3	676 SQ. FT.	134 SQ. FT.	810 SQ. FT.	\$364,500
314	3	716 SQ. FT.	142 SQ. FT.	858 SQ. FT.	\$386,100
315	3	696 SQ. FT.	138 SQ. FT.	834 SQ. FT.	\$375,300
316	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	\$373,050
317	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	SOLD
318	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	SOLD
319	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	SOLD
320	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	SOLD
321	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	SOLD
322	3	692 SQ. FT.	137 SQ. FT.	829 SQ. FT.	SOLD
323	3	664 SQ. FT.	132 SQ. FT.	796 SQ. FT.	SOLD
324	3	775 SQ. FT.	154 SQ. FT.	929 SQ. FT.	SOLD

PRICE LIST

DEPOSIT STRUCTURE

15% of the Purchase Price, upon removal of buyer's lawyer approval condition, and rescission period.

A subsequent deposit amount equal to ten (10%) of the Purchase Price, is to be paid on the Occupancy Date

OCCUPANCY

Summer 2025

MAINTENANCE FEES

Approximately \$2.93/sq.ft./annum

Includes common elements, garbage & waste removal, reserve fund, landscape, snow removal.

NOTE: Prices exclude HST

TAXES

Approximately 2.285956% of assessed value

PERMITTED USE

60.20.20.10

(1) Use - E Zone

In the E zone, the following uses are permitted:

Ambulance Depot	Office
Animal Shelter	Park
Artist Studio	Performing Arts Studio
Automated Banking Machine	Pet Services
Bindery	Police Station
Building Supply Yards	Printing Establishment
Carpenter's Shop	Production Studio
Cold Storage	Public Works Yard
Contractor's Establishment	Service Shop
Custom Workshop	Software Development and Processing
Dry Cleaning or Laundry Plant	Warehouse
Financial Institution	Wholesaling Use [By-law: OMB PL130592]
Fire Hall	
Industrial Sales and Service Use	
Kennel	

Laboratory

All Manufacturing Uses except:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory;
- 3) Asphalt Plant;
- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery;
- 6) Explosives Factory;
- 7) Industrial Gas Manufacturing;
- 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 9) Pesticide or Fertilizer Manufacturing;
- 10) Petrochemical Manufacturing;
- 11) Primary Processing of Gypsum;
- 12) Primary Processing of Limestone;
- 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- 14) Pulp Mill, using pulpwood or other vegetable fibres;
- 15) Resin, Natural or Synthetic Rubber Manufacturing;
- 16) Tannery

Note: Many uses permitted under zoning will not be permitted as per condominium rules. Please speak to agent.

PERMITTED USE - WITH CONDITIONS

60.20.20.20

(1) Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marijuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18) [By-law: 1198-2019]

VENDOR'S WORK

Only the items enumerated below shall be provided and installed by the vendor in accordance with the agreement of purchase and sale. The Vendor is not required to provide any material or to do any work to or in respect of the unit, except work and materials listed in this Schedule "B" (the "Vendor's Work") and the Vendor's Work will be performed in accordance with the Vendor's choice of materials. The Vendor reserves the right to determine all specifications, models, materials and colours with respect to the finishing and items comprising the Vendor's Work. All other work required for the Unit will be provided by the Purchaser at its expense.

The Vendor will at its expense construct the Unit according to the following:

Demising Walls	The demising walls of the Premises to be exposed drywall to the underside of the roof deck as indicated in the Building Permit Plans.
Floors	Concrete floor smooth trowel finish throughout
Telecommunication	Telecommunication: One empty conduit including pull wires (no Telecommunication Wiring) terminated at the Electrical Panel location in the premise for future hook-up by others.
Cable	One empty conduit including pull wires (no Cable Wiring) terminated at the Electrical Panel location in the premise for future hook-up by others for telephone cable only.
Electrical	Electrical service which includes Conduit piping, appropriate sized wiring, an appropriate sized disconnect switch at 600 Volt. The service and wiring are sized to accommodate a 60 amp. Service at 120/208 Volts, the Purchaser will be responsible to Complete the Electrical Service as required. The wiring and Disconnect switch shall be brought and Installed into the premises and terminated at the rear of the Unit as shown on the Building Permit Drawings.
Sprinkler	If required by the Building Code, a sprinkler system will be provided to the unit in accordance with all local and Provincial regulations for an Unfinished Unit. Any modifications required for improvement will be provided at the Purchaser's expense and installed as per code requirements by the Base Building Sprinkler Contractor.
Heating and Air Conditioning	Ceiling or Wall mounted heating Units (excluding duct work which is to be completed by the Purchaser) shall be provided. The ceiling/wall mounted heating unit installation shall include , thermostat, gas piping, filters and the appropriate electrical wiring terminated at a Junction Box location inside the unit. Final hook-up will be the responsibility of the Purchaser. Purchaser's requiring additional rooftop cuts, curbs and reinforcing steel for additional cooling shall engage, at the Purchaser's cost, the Vendors tradespersons to complete the work.
Plumbing	One ¾ inch cooper pipe water supply and sanitary sewer capped off at 3 feet from the finished floor shall be provided as shown on the Building Permit Plan, ground floor only
Store Front	Standard storefront shall be provided as shown on the Building Permit Plans.

BUILDERS STORY

Q U A E S T U S

Quaestus is a fully integrated real estate company engaged in acquiring, developing, leasing and managing retail and mixed-use centres.

The company is expanding using a two-pronged approach: development of new retail properties and investment in existing centres. Quaestus' development success flows from its agile team approach, which ensures well-considered yet timely decision making.

Quaestus has to date developed more than 2.0 million square feet of high-quality and strategically situated retail properties in the Greater Toronto area and in Ottawa. Quaestus is currently developing 650,000 square feet over 7 properties.

For more information on Quaestus' impressive developments
please visit: www.quaestus.ca

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COMMERCIAL

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