THE RETAIL AT THE MERCER
8,748 SQ. FT. OF RETAIL FOR SALE
CORNER OF MERCER & JOHN | 100% RETAIL | 100% LEASED
THE EPICENTRE OF URBAN TORONTO'S ENTERTAINMENT DISTRICT

NEW LONG TERM LEASES WITH CREDIT TENANTS

MASSIVE FRONTAGE OF OVER 238 FEET ON MERCER & JOHN COMBINED
CBRE Limited ("CBRE"), on behalf of Graywood Developments (the “Vendor”) is pleased to offer for sale 8,748 sq.ft. of ground floor retail with 20 foot ceilings at the base of The Mercer (the “Property”). Located at 60 John Street, the Property occupies a trend-setting address in the heart of the Entertainment District, steps from the Financial Core and at the pinnacle location of Toronto’s development boom. The boutique feeling Mercer Street possesses in the middle of an extremely dense neighbourhood offers retailers a charming destination that will benefit the property greatly. The retail is 100% leased with new long term leases from strong tenants allowing for investors to have consistent, steady cash flow.

Price: $9,900,000

### PROPERTY DETAILS

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<thead>
<tr>
<th>TENANT</th>
<th>SIZE</th>
<th>FRONTAGE</th>
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<tbody>
<tr>
<td>A&amp;W</td>
<td>1,941 sq.ft.</td>
<td>43 ft. on Mercer</td>
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<td></td>
<td>+439 sq.ft. patio</td>
<td>43.3 ft. on John</td>
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<tr>
<td>Mercer Street Dentistry:</td>
<td>1,962 sq.ft.</td>
<td>42 ft. on Mercer</td>
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<tr>
<td>Madison Homes</td>
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<tr>
<td>Nobu Sales Centre:</td>
<td>4,845 sq.ft.</td>
<td>110.6 ft. on Mercer</td>
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<td>Total:</td>
<td>8,748 sq.ft.</td>
<td>238.9 ft.</td>
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Mercer has the potential to be to the Entertainment District what Hazelton is to Yorkville, and what Madison Avenue is to the Upper East Side. The boutique feeling the street emanates in the middle of an ultra dense neighbourhoood offers retailers a charming destination next to the first Nobu in Canada. Mercer is already home to many notable destinations including Le Germain Hotel, Mascot Brewery, Buonanotte and Maison Mercer.

The area surrounding the Property is Toronto’s most dynamic retail environment known for the city’s largest concentration of restaurants, theatres, nightlife and entertainment. The Mercer is in very close proximity to TIFF, The Rogers Centre, The Air Canada Centre, Roy Thompson Hall, The Princess of Wales Theatre, public transit and steps from the PATH entrance at Oxford’s iconic Metro Centre.
WITHIN MINUTES FROM THE MERCER

MAJOR ATTRACTIONS

Toronto is a hotbed for culture with events such as The Toronto International Film Festival (TIFF) drawing over 480,000 attendees, including 205,000+ out of town visitors annually. The TIFF tower is located just steps away from 60 John Street. Exciting tourist attractions including The Princess of Wales Theatre, Ripley’s Aquarium and the CN Tower drive an influx of consumer traffic downtown from throughout the GTA. These attractions are all within a short walking distance of the Property.

POPULAR SPORTS TEAMS

Toronto has some of the most popular and profitable sports teams in the major leagues, drawing many locals and visitors to the area. The Air Canada Centre and Rogers Centre where majority of these teams play, are both within walking distance of The Mercer.

WORLD CLASS HOTELS

With the recent development of numerous 5-star hotels in downtown Toronto including the Shangri-La, Trump Hotel and Ritz Carlton as well as notable boutique hotels such as Bisha, Le Germain and the SoHo Metropolitan, Toronto has become an exciting tourist destination for both domestic and international travelers attracting upscale clientele and increasing retail expenditures. Le Germain Hotel neighbours the Property and the new Nobu Hotel & Residences will be built across the street.
Offers reviewed on or after Thursday May 4th, 2017

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