

# FUTURE DEVELOPMENT SITE FOR SALE

29 WELLESLEY  
STREET EAST  
TORONTO

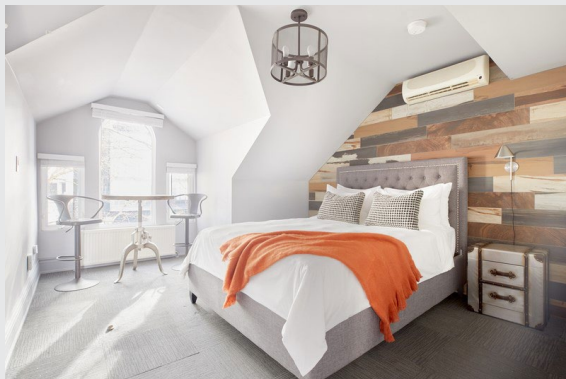
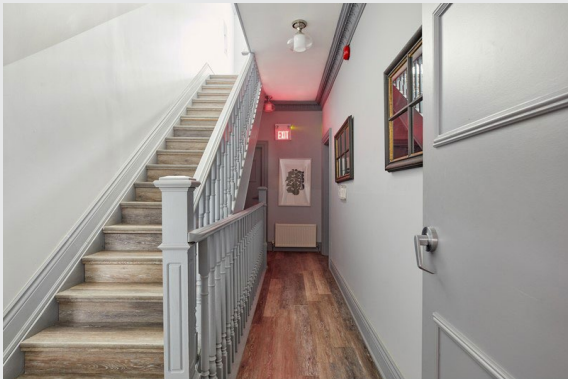


Boutique Hotel is strategically  
located in the Church-Yonge  
Corridor, within Downtown Toronto.

Price: \$7,800,000

Wellesley Street is a major east/west commercial road in Toronto.  
The subject property is directly across the street from the  
Yonge-University-Spadina subway line at Wellesley Station.

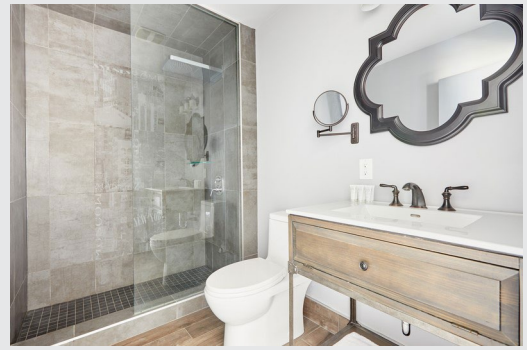
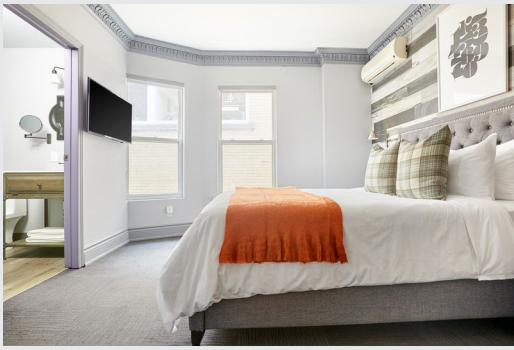
**THIS INCOME PRODUCING PROPERTY HAS A SOLID  
LONG-TERM TENANT IN PLACE, WITH FUTURE  
DEVELOPMENT POTENTIAL.**



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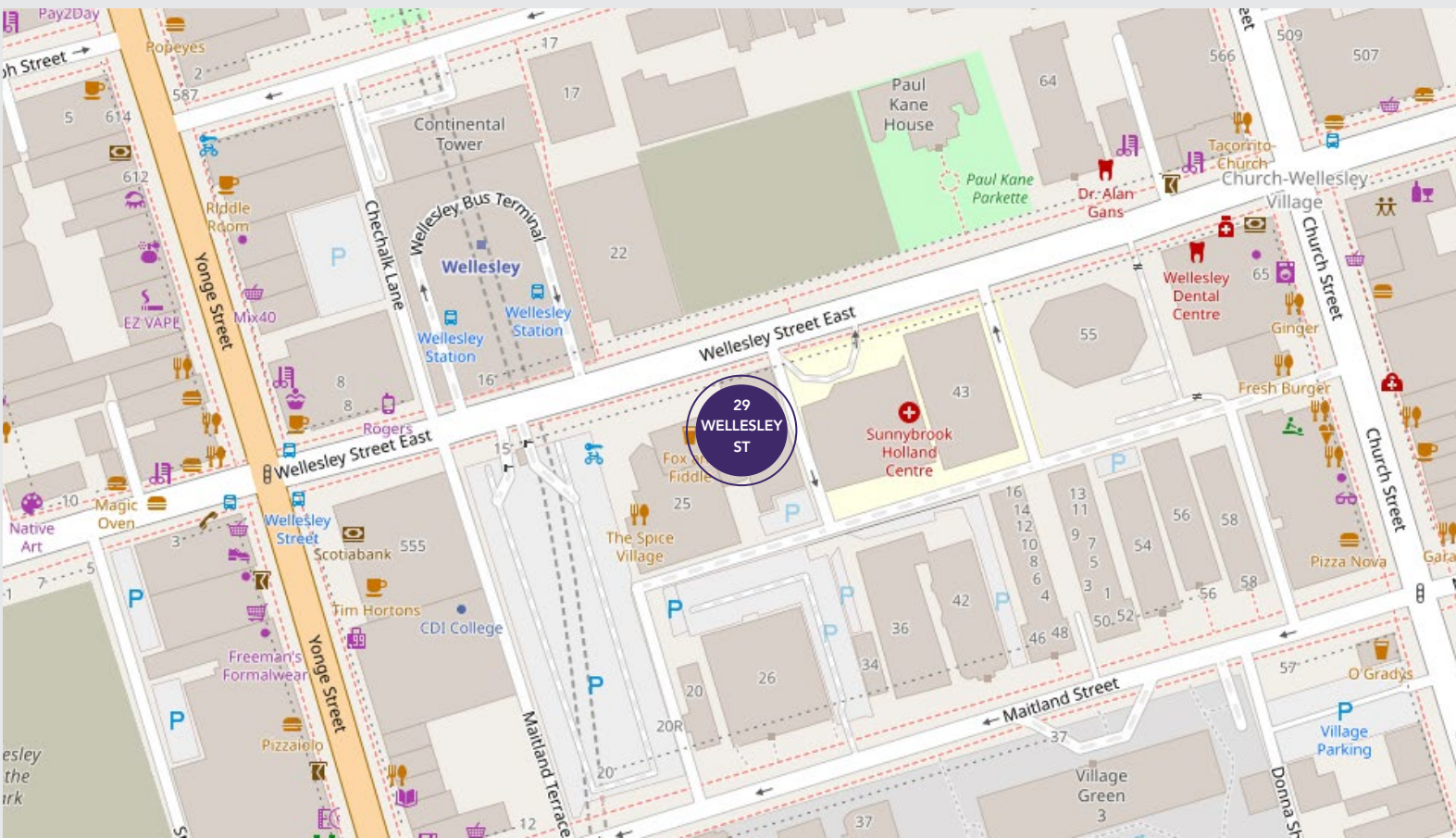
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Property Taxes	2019	\$55,309.00
Insurance	2020	\$12,217.98
Repair and Maintenance	2020	\$1,273.93

**Suggested Uses**  
 Official Plan has this site as Mixed Use Area. Highest and Best Use: Medium density mixed use retail/residential development.



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