

# FOR LEASE



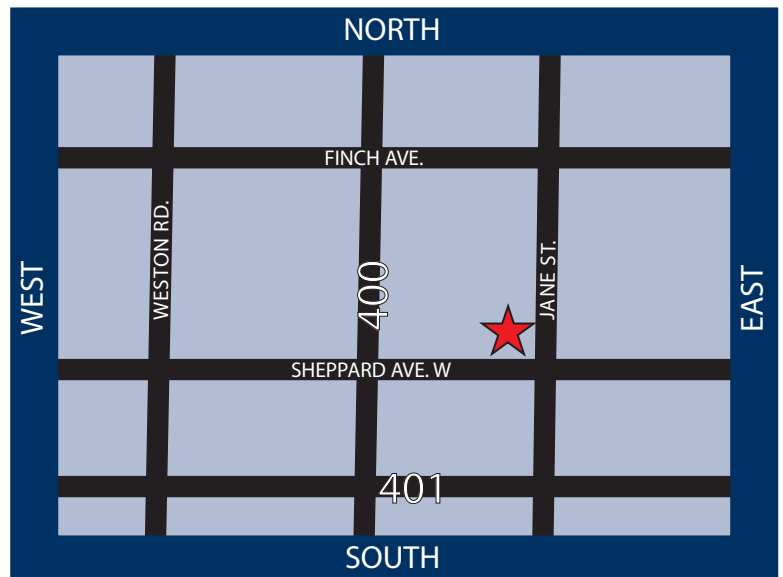
WYCLIFFE JANE PLAZA, 2512-2546 Jane Street, Toronto, Ontario

## LOCATION

- Located on the north/west corner of Sheppard Avenue and Jane Street in the City of Toronto.

## SIZE

- 30,000 square feet of gross leaseable area.
- Parking available for 123 vehicles.
- Zoning-C1-General Commercial Zone.



FOR MORE INFORMATION CALL

**Mark Murphy**

Leasing Representative

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**Mark Johnson**

Broker of Record

416.635.2919



# Wycliffe Jane Plaza



2512-2546 Jane Street, Toronto, Ontario

## FEATURES

- Plaza is located on the busy intersection of Jane Street and Sheppard Avenue.
- Traffic lights are located at the corner of Jane Street and Sheppard Avenue .
- Plaza is serviced by Jane Street and Sheppard Avenue TTC bus routes with a bus stop located directly on the east side of the property.
- Plaza is framed by two high rise apartment buildings, one located directly to the north and the other directly west of the property.
- Plaza is located in a mature residential area.
- Plaza offers four enter/exit points, two off of Jane Street and two off of Sheppard Avenue.
- Ten elementary schools and one high school are located within a 3 km radius of the property.
- Oakdale Community Centre is located in close proximity to the property.

- Approximately 12,569 vehicles travel east and 12,569 travel westbound daily on Sheppard Avenue and approximately 15,243 travel north and 15,194 travel southbound on Jane Street daily (City of Toronto, Transportation Services, 24 hour Weekday Traffic Volume).

## RECENT UPGRADES

- Over the last few years the plaza has undergone a series of infrastructure upgrades including:
  - A new watermain and electrical service.
  - Entire roof replacement.
  - New parking lot lighting and landscaping.

## KEY TENANTS

- CIBC
- Country Style Donuts
- Wing Machine
- Cadet Cleaners



These statements are based upon the information furnished by the principals and sources which we deem reliable for which we assume no responsibility, but which we believe to be correct. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. You should consult your counsel, accountant or other advisors on matters related to this presentation.

NOVEMBER 1, 2009