



**CUSHMAN &
WAKEFIELD**

2137 LAKE SHORE BOULEVARD WEST

TORONTO, ON

Fully Leased, Carefree Investment Opportunity at Parklawn & Lake Shore

Established Physiotherapy Clinic with Corporate Covenant on 10 Year Lease |
Going in 5.7% Cap Rate with Rent Escalations



WELCOME TO

2137 LAKE SHORE BOULEVARD WEST

Located directly on Lake Shore Boulevard West, just east of the intersection with Park Lawn Road, thus unit is situated on the ground floor of Nautilus at Waterview Condos, a recently constructed residential complex containing 389 residential units and an abundance of retail amenities. Providing exceptional high street visibility, The Property offers purchasers the opportunity to acquire or occupy a fully renovated and built out retail space on the shores of Lake Ontario in a rapid growth node of Toronto.

Surrounded by significant residential density. The unit was last occupied by a successful physiotherapy clinic, with numerous upgrades and improvements that minimize the need for renovation costs. The building features abundant underground parking anchored by a grocery store with validation, as well as ample shipping and receiving, large signage, and low condominium fees. The rare double height ceilings have mezzanine potential, and this unit benefits from its own private ‘lower level-esq’ crawlspace.

Details

GROSS AREA	2,000 SF
FRONTAGE	Approx. 20’ on Lake Shore Blvd
CEILING HEIGHTS	Up to 26’
PROPERTY TAXES	\$12,124 per annum
CONDOMINIUM FEES	\$879 per month
TITLE	Condominium
OCCUPANCY	30 days notice
PARKING	ON SITE VISITOR PARKING + RESERVED SPACES AVAILABLE
ASKING PRICE	\$1,795,000

Highlights

- Exceptional exposure on Lake Shore with large signage
- Newly renovated space with 2 washrooms, showers, brand new floors, HVAC, lighting
- Grocery Anchored Retail Development with Validated Customer Parking
- Surrounded by over 10,000 residential condominium units in a high density, rapidly growing node
- Steps to TTC, waterfront trail, local amenities and beside the Gardiner Expressway

PROPERTY OVERVIEW



Tenant Overview - Axis Therapy & Performance



Axis Therapy & Performance is a premier physiotherapy and wellness clinic located in Toronto, known for its patient-focused approach and high-quality rehabilitative services. Specializing in physiotherapy, chiropractic care, massage therapy, and athletic performance training, Axis caters to a diverse clientele, including athletes, professionals, and individuals seeking personalized care.. Axis Therapy & Performance offers modern, state-of-the-art facilities and a commitment to wellness, aligning well with the vibrancy and health-conscious ethos of the local community.

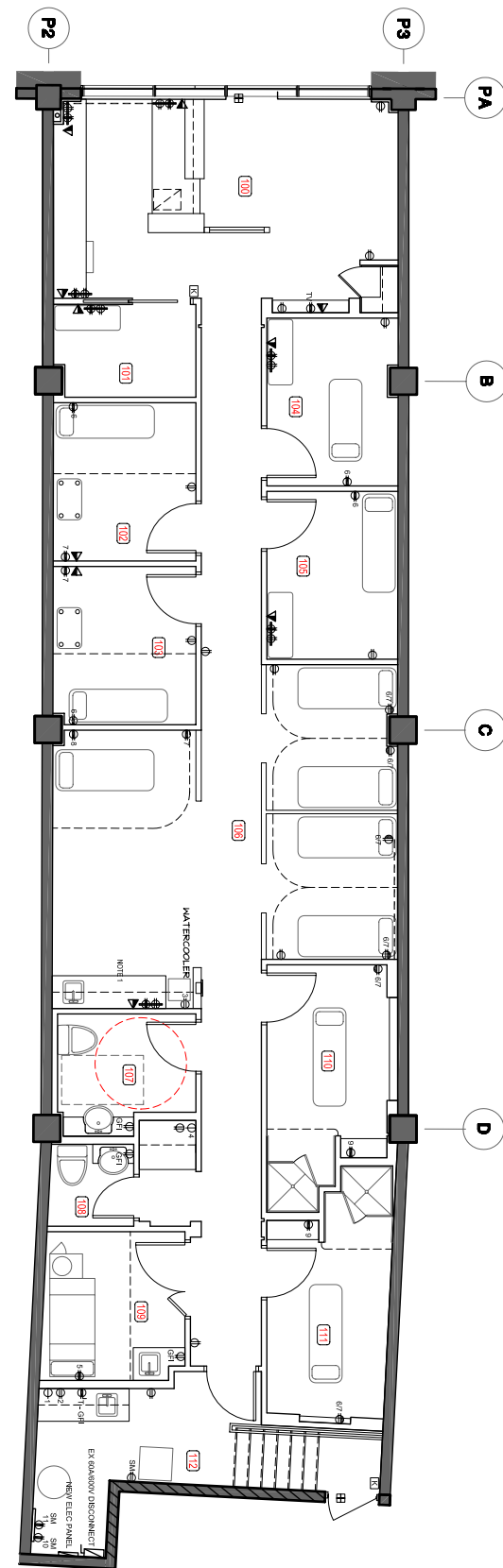
As a tenant, Axis offers a stable corporate covenant with 4 corporately owned and managed locations in the GTA. The lease is structured with corporate indemnification. Axis will be taking over this location from the long standing HumberBay Physio Clinic, an independent tenant at this property for the past 9 years with a loyal following and large clientele. The Property is well established as a Physiotherapy Clinic, further solidifying the stability of this investment opportunity.

Lease Summary

OCCUPANCY	100% Leased
TENANT	Axis Therapy & Performance (Corporate Covenant with 4 Locations in the GTA)
LEASE TERM	10 Years + 2x5 Year Options
STRUCTURE	Triple Net Lease
NOI	\$102,000 NET, escalating \$2,000 per annum for 10 years
YEAR 5 STABILIZED NOI	\$110,000/annum NET
LEASE COMMENCEMENT DATE	February 1, 2025, Expiring January 31 2035
FIXTURING PERIOD	2 Months Gross Rent Free
PARKING SPACES	2 Titled Parking Spaces Included in Rent for the Tenant

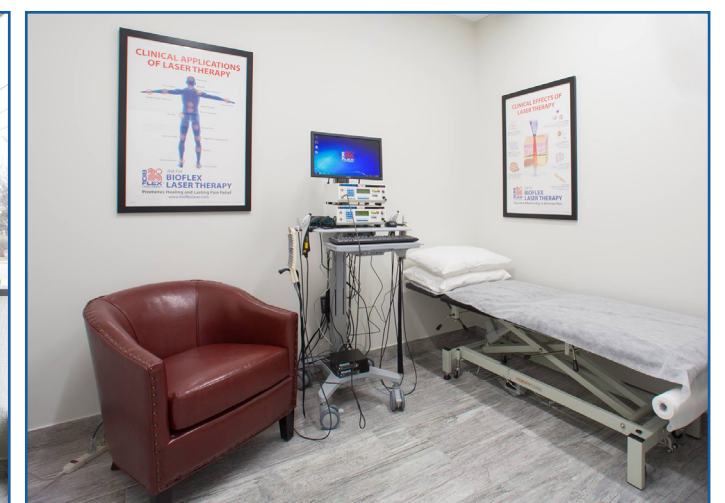
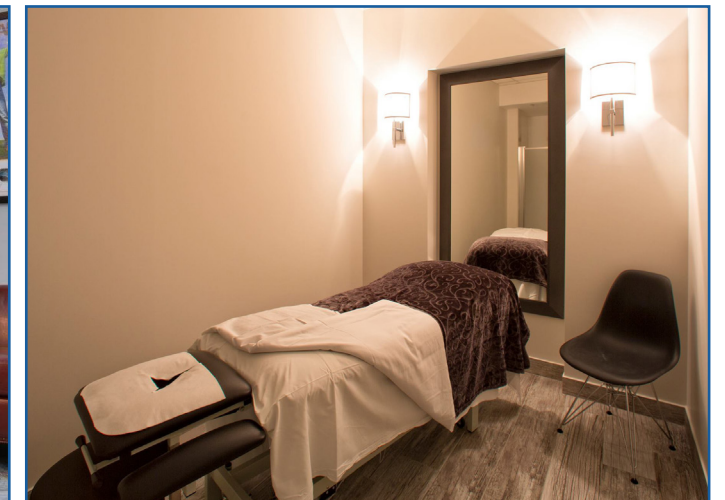
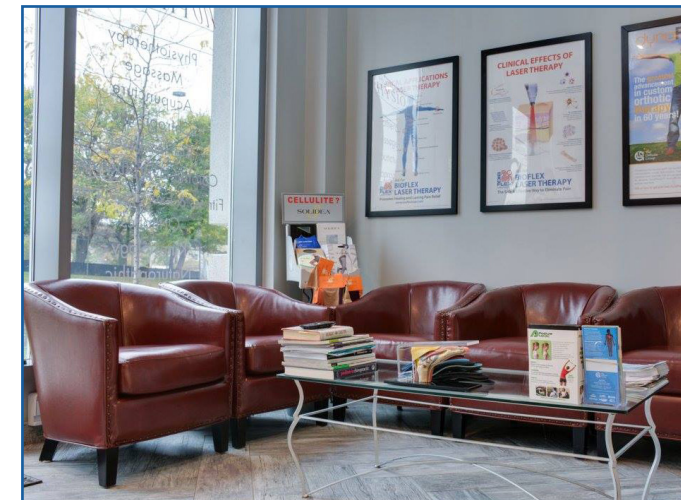
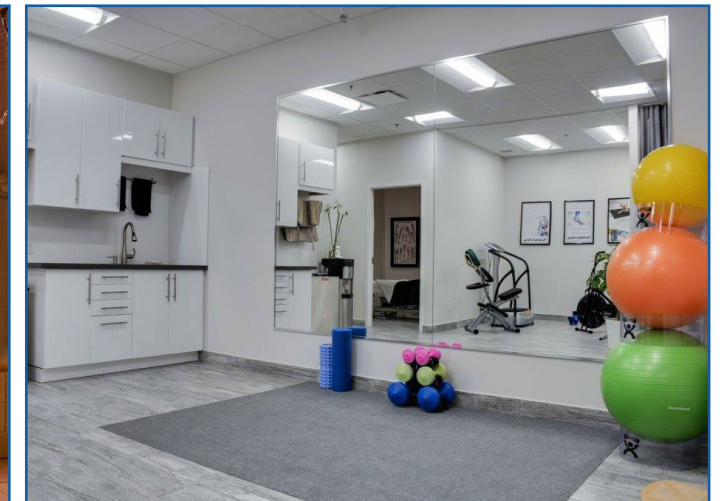
2137 LAKE SHORE BOULEVARD WEST

Floor Plan



2137 LAKE SHORE BOULEVARD WEST

PROPERTY IMAGES



THE LOCATION



POPULATION
82,389



AVERAGE HOUSEHOLD INCOME
\$129,457



DAYTIME WORK POPULATION
63,641



MEDIAN AGE
42



TRANSIT SCORE
64



TRAFFIC COUNT
64

Source: Statistics Canada, 3km radius

MIMICO NEIGHBOURHOOD

Mimico is a dense urban community which is just a short drive, GO Train ride, or streetcar ride into Toronto's downtown core. Large scale mixed use redevelopments have shaped the area as its own live-work-play neighborhood, with a surging population density. The area is primed for new and exciting retail and lifestyle amenities to service a rapidly growing resident base. This opportunity is surrounded by an astonishing 50,000 proposed NEW residential units. This node is primed for near term growth!

Access to Humber Bay Park, Lake Ontario and winding cycling paths on the Waterfront Trail. Humber Bay Shores is beautiful with it's secluded beachfront and bike trails right along the water's edge and the Etobicoke Point for a clear view of the Toronto skyline.



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