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OPPORTUNITY

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**FOR SALE**



99 Jarvis Street, Toronto

**AN EXCEPTIONAL 3 STOREY HISTORIC COMMERCIAL  
BUILDING STRATEGICALLY LOCATED JUST NORTH OF THE  
“ST. LAWRENCE MARKET” DISTRICT  
IN THE HEART OF THE EMERGING “BRICK & BEAM”  
FINANCIAL CORE OF DOWNTOWN EAST**

- ✦ **INTERIOR HAS MANY OF THE ORIGINAL VICTORIAN DETAILS  
INCLUDING IMPRESSIVE OAK STAIRCASE, DORIC COLUMNS, ARCHED  
ENTRY, AND LEADED WINDOWS**
- ✦ **6-10 CAR PARKING AND PRIVATE DRIVE**
- ✦ **HIGH PROFILE OWNER/USER OPPORTUNITY**
- ✦ **LONG TERM RE-DEVELOPMENT POTENTIAL**

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**K.P. GILLEN & CO., REALTY LTD., Realtor**

**40 Scollard Street, Suite 200  
Toronto, Ontario, M5R 3S1  
(416) 964-9441**

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## LOCATION:

**99-101 Jarvis Street** is located on the east side of Jarvis Street, between Adelaide Street East and Richmond Street East. It is one block east of Church Street and about a 5-minute walk from the Yonge/King subway station. The subject is located amidst other historic commercial buildings, luxury residential condominiums and is two blocks north of the St. Lawrence Market District.

## SITE:

*Frontage:* 70.85 Feet (71.15' at rear)  
*Depth:* 133.84 Feet (northern limit)  
134.25 Feet (southern limit)  
*Site Area:* 9504 Square Feet

## ZONING:

*RA (Reinvestment Area) MAX. HEIGHT 30 METRES*

## IMPROVEMENTS:

*Main Floor:* approximately 3600 square feet  
*Second Floor:* approximately 2400 square feet  
*Third Floor:* approximately 2400 square feet  
*Basement:* approximately 3600 square feet

*Total Gross Floor Area: approximately 12,000 sq. ft.*

## HISTORY:

Designed in 1898 by F.H. Herbert, the building was originally known as Macfarlane's Hotel. More recently the building has housed various taverns and food and beverage operations most notably the "Jarvis House" during the late 1970's and early 1980's. The building is currently used for warehousing and storage.

## Legal Description:

*Plan Town of York, Part Lot 2*

## REDEVELOPMENT

### POTENTIAL:

The existing building is designated as "architecturally significant" by Heritage Toronto under the Ontario Heritage Act.

The property is currently zoned RA, a liberal use designation permitting a building of up to five times the site area or approximately 47,520 square feet of gross building area. This gross buildable area may be increased by incorporating the front façade of the existing building into future development.

### 1999 REALTY TAXES: \$19,027.59

*Current Value Assessment - \$ 290,000*

## FINANCING:

*Treat as clear, purchaser to arrange.*

## ASKING PRICE:

**\$1,500,000.00 CDN**

**Possession:** *Immediate or to be arranged.*

## AGENT:

**Kevin Gillen,  
Broker, President**

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*The information detailed herein has been provided by the vendor and is deemed to be correct.  
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