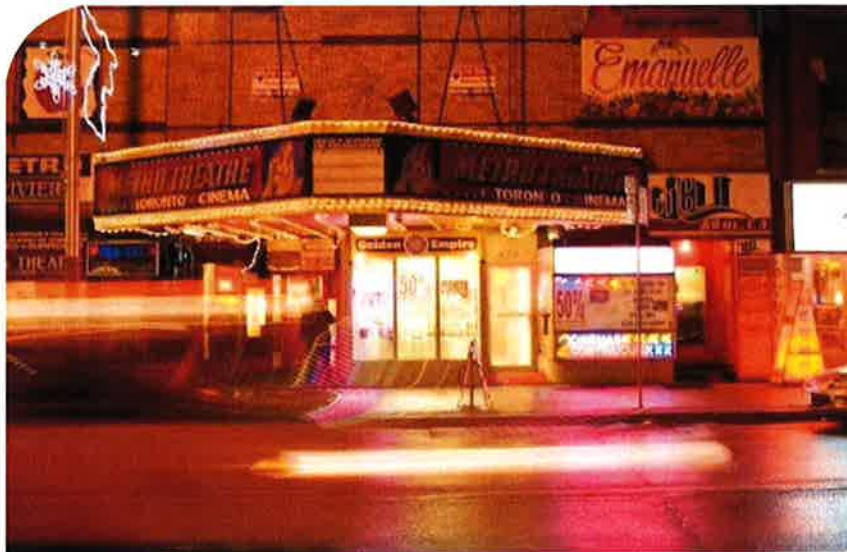




The Metro Theatre

677 Bloor St W., Toronto



Mid-size land

Potential for re-development

The Metro Theatre, Centrally located in the heart of downtown Toronto. The last adult cinema in Toronto. ... THIS THEATRE IS NOT CLOSING...it is a beautiful theatre and the same Owner, team work for over 30 years.

Nancy Tsai

Sales Representative
647-686-9682 (Cellular)
416-424-4900 (Office)
nancyc@royalpage.ca
www.nancyc.ca

Royal LePage Real Estate Services Ltd. - BAYVIEW,

1391 BAYVIEW AVE
TORONTO, ON M4G3A6

ROYAL LE PAGE
www.royalpage.ca

677 Bloor St W., Toronto

Municipal Address:	677 – 679 Bloor St West Toronto, Ontario
Offering:	100% Freehold Interest
Site Size:	5,650 sq ft
Total Building Area:	5,545 sq ft
Height:	30' Ceiling
Zoning:	CR 2.5 (c1.0; r2.0) SS2 (x 1990)
Construction Year:	Original building constructed in 1939.
Current Income:	\$261,600 (Gross) Expiring December 31, 2011
Property Tax:	\$28,000 (2011)
Asking Price:	\$3,950,000

Opportunity Highlights

- * Centrally located in the heart of downtown Toronto;
- * Minutes from Bloor West Sub-way Line. TTC surface routes at door;
- * Potential for re-development/expansion;
- * Mid-size land with High Density Development potential in Down Town Toronto.

ROYAL LEPAGE

Helping you is what we do.
Votre complice immobilier.

BLOOR ST





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Votre complice immobilier.

Bloor St





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St
Bloor



(STREET LINE CONFIRMED BY PLAN BA-2089)

ROYAL LEPAGE

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REGISTERED

BA-1827, AND

No. 477
3 STOREY
BUICK THEATRE

INSTRUMENT
No. CT 82432

PLAN

BA-2089

No. 478
2 STOREY
IMPERIAL STORE

75

RECEIVED
MAY 14 1953 M.S.

(21)

F.T.B.)

FROM CORNER
0.06 WEST
PLAN 75

SUBJECT TO RIGHT OF WAY
BY INST No. 14384 W.B. AND CT 82432

SUBJECT TO RIGHT OF WAY
BY INST No. CT 82432

LOT 22

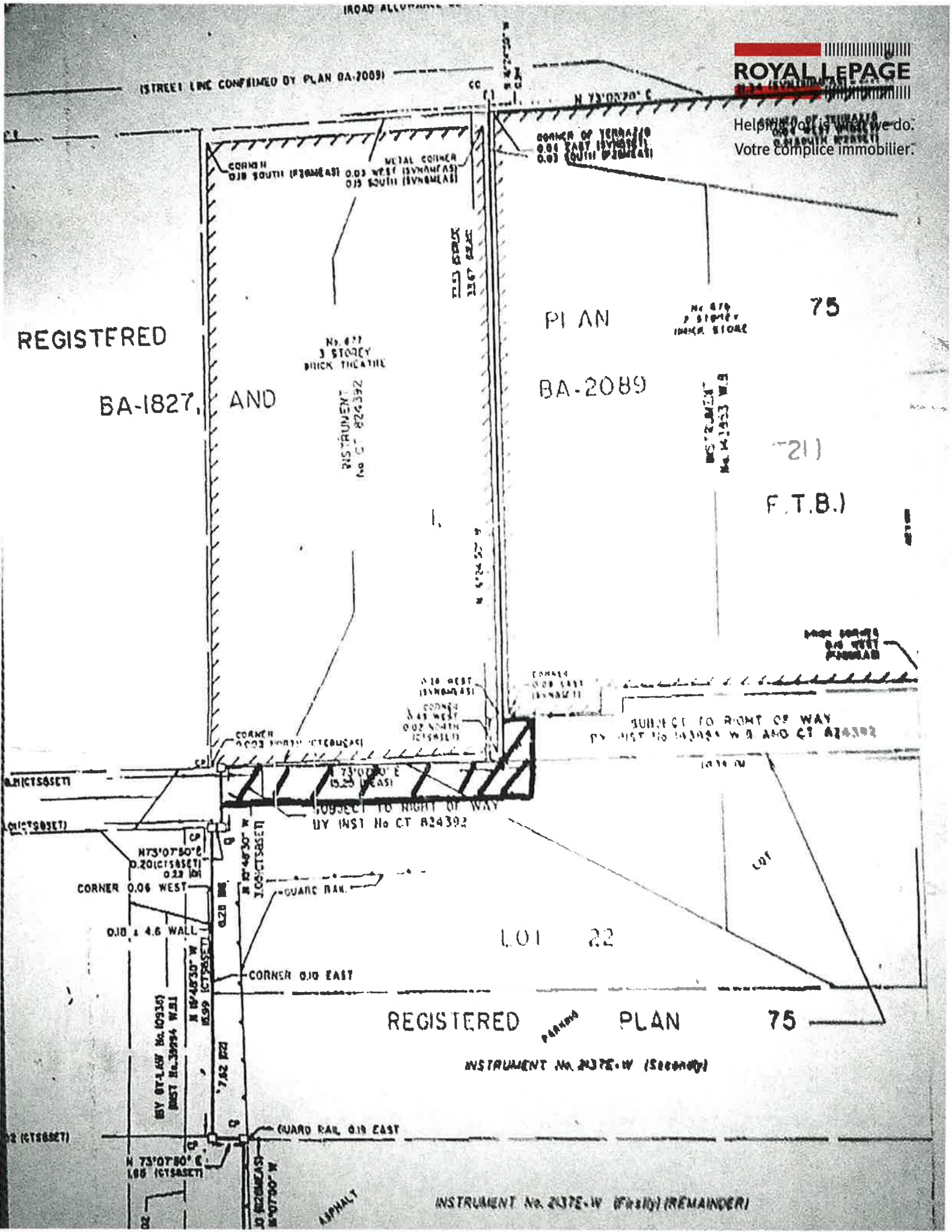
REGISTERED

PLAN

75

INSTRUMENT No. 2437E-W (Secondly)

INSTRUMENT No. 2437E-W (Firstly) (REMAINDER)



Metro theatre chattels -- basically as is where is all theatre equipment

CINEMA 1

screen
5 speakers behind screen
stage lights
side surround speakers
seats
screen curtains

CINEMA 2

Screen, 3 speakers behind screen
Surround speakers
Seats
Screen lights, Murals on walls

Cinema 2 projection room

2 projectors
2 lamphoses
2 sets of lenses
Automation for the projectors

Projection room

Various amplifiers
Kintek sound system
Various projector parts
Rewind table
Rewinder electric

Lobby

Coffee machine
Coffee grinder -- Vending machines not own
Fridge
Stand up freezer
Coke machine fountain
Stainless steel hot dog warmer over
Microwave
Sinks
2 6 foot display coolers
Popcorn machine

Office

2 desks
Security system
4 cameras
Alarm system

Basement

Boiler
Fan system
Duct heater 550 volt
Roof, 10 ton heat cool unit

677 - 679 Bloor St W.



Property For

Sale, \$3.95M

- Centrally located,
- in the heart of downtown.
- Toronto - Korea Town.



2 Cinema

300 Seats

- Potential for re-development
- CR2.5 Zone
- with High Density Development.



Lobby

Fully Equip

- Minutes from Bloor West Subway
- TTC surface routes at door.



Building 1939

Newly renovate

- Toronto's only 35 mm ---
- independant twinplex theatre
- Toronto's own adult film



300 Seats +

4 Wheelchair

- Total capacity: 304
- Banquet facilites can be arran



Cinema 1

with stage

- Main lobby: 500 square feet
- Side lobby: 100 square feet
- Total lobby 600 square feet



Cinema 2

with Film only

- Main lobby: 200 square feet
- Side lobby: 60 square feet
- Total lobby 260 square feet



Lot: 50 x 113

Feet

- In the heart of Toronto
- Canada's Korean Business Area
- known more generally as Koreat



Type:	Commercial
Bedroom:	None
Bathrooms:	8
Taxes:	\$28,000
Possession:	Immediately
Gross	\$261,600
Lot:	5,650 sq ft
Zonong:	CR 2.5(c1.0; r2.0
Building:	5,545 sq ft
Asking:	\$3,950,000

Includes: Property with Theatre Fully Equipment.

Excludes: None

Mid-size Land

Presented by....



Nancy Tsai

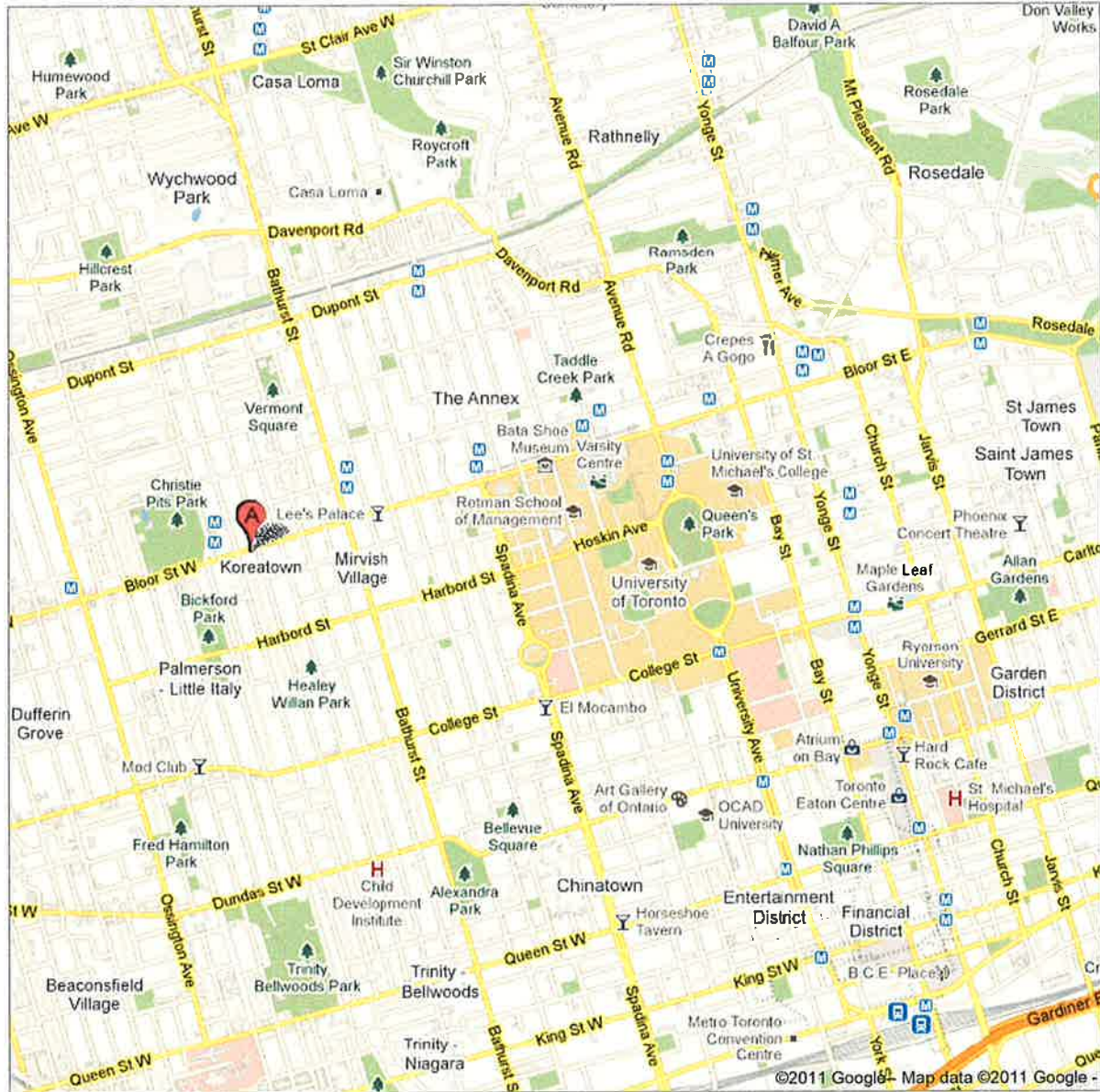
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- Map Sheet Boundary
Properties
Railway
Hydro Line
- N
- 0 20 40 50 120 160 Meters
- 1:4,000