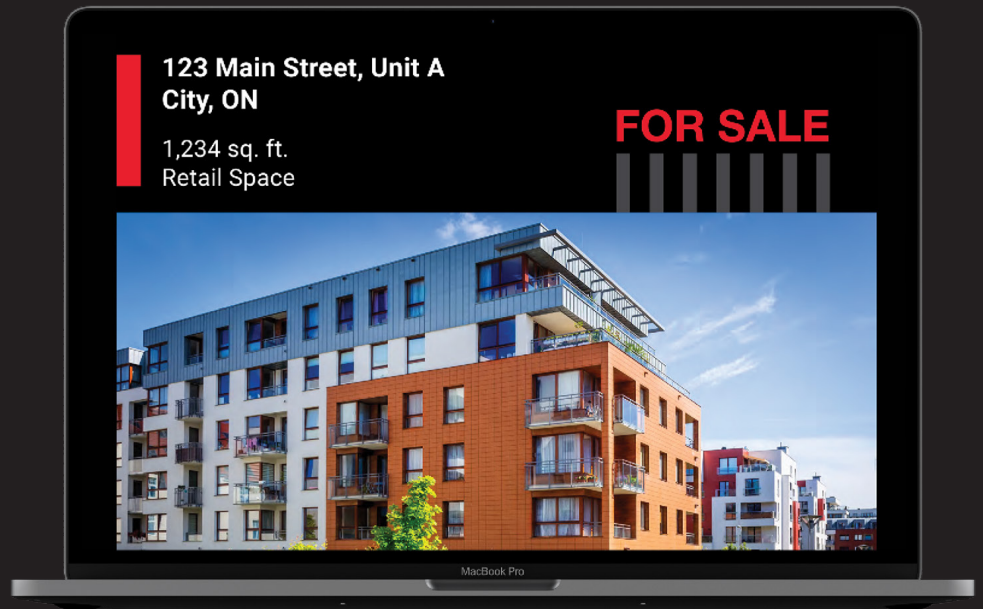
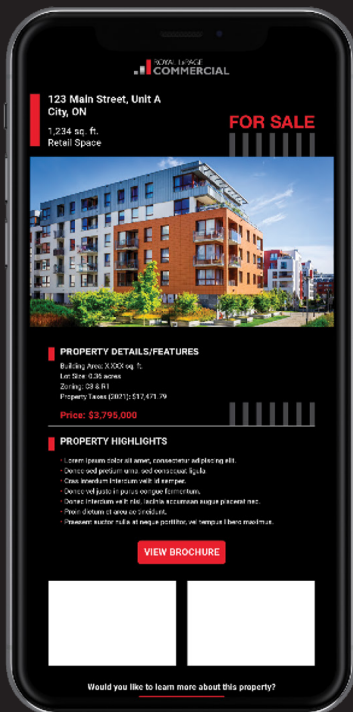


# EMAIL SAMPLES



**2 BLOOR ST E**  
**19<sup>TH</sup> FLOOR**  
Toronto, ON

**FOR SUBLEASE**

**4,468 SF**  
Office Space



**PROPERTY OVERVIEW**

- Aggressively priced fully turnkey short term sub-sublease at Yonge and Bloor
- Perfect co-working alternative by utilizing all furniture and improvements
- Additional rent: \$25.40/SF (2023 estimate)
- Prominent double door elevator exposure
- Sub-sublease expiry: July 29, 2024
- Fantastic north views
- Contact listing agent for net rent



[View Brochure](#)

Contact us to learn more about this property

Will Irons, SVP, Leasing and Investments  
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## LE BOISÉ D'ARGENTEUIL

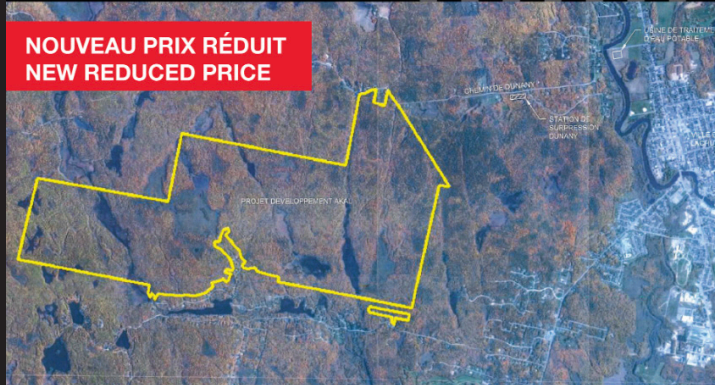
Brownsburg-Chatham & Lachute, QC

2,020+ ACRES

Projet de développement  
Development Site

# À VENDRE FOR SALE

NOUVEAU PRIX RÉDUIT  
NEW REDUCED PRICE



## PROPERTY OVERVIEW

### Le Boisé d'Argenteuil

- Le Boisé d'Argenteuil is a large acreage located in both the Cities of Brownsburg-Chatham & Lachute
- Le Boisé d'Argenteuil is capable of being developed into a master planned, resort type community, selectively cleared to enhance the natural beauty of the development
- The property is easy to develop.
- A Proposed Master Plan including a Lot Plan prepared by Consultants Mirtec is on file. (no city approval)

### Le Boisé d'Argenteuil

- Le Boisé d'Argenteuil est un grand terrain situé dans les villes de Brownsburg-Chatham et de Lachute.
- Le Boisé d'Argenteuil peut être aménagé en une communauté de type centre de villégiature, avec un déboisement sélectif pour mettre en valeur la beauté naturelle de l'aménagement.
- La propriété est facile à développer.
- Un plan directeur proposé incluant un plan de lot préparé par Consultants Mirtec est en dossier. (à valider avec les instances municipaux)

60,000,000.00\$

Brochure

Site Web Site

Contact us to learn more about this property

**Georges Renaud**  
Directeur Division Commerciale  
Courtier immobilier commercial  
Commercial Real Estate Broker



**Dion Varvarikos**  
Courtier immobilier commercial  
Commercial Real Estate Broker

Royal LePage Village  
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# BUSINESS FOR SALE

Moncton, NB

**2,000 SF**  
Established Night Club



## PROPERTY OVERVIEW

- Newly renovated nightclub is now ready for its new owners
- Located in the prime location of downtown Moncton NB on Main Street which is the night life hub
- This 1800 square feet club is a great opportunity for any entrepreneur looking for an established business with a good cash flow and a lot of potential for growth
- All new furniture, new fixtures, renovated bathrooms and bar area offer modern touch
- The 19-foot wet bar with 2 sinks and a drink cooler makes it a pleasure to serve your customers, while the DJ booth being strategically placed out of the way of the cozy guest seating overlooks the 11.7 x18 foot dance floor
- This club is neatly packaged to maximize space

**\$149,000.00**

[View Brochure](#)

Contact us to learn more about this property



Jas Chohan, CCIM/Broker  
506.333.4247 | [jas@jaschohan.ca](mailto:jas@jaschohan.ca)



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71 Paradise Row, Saint John, NB

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SCAN ME

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23 WATERLOO STREET  
Saint John, NB

FOR LEASE

2,000 SF  
Retail Convenience Store



## PROPERTY OVERVIEW

- Very high traffic area for cars and foot traffic
- Next door to a Tim Horton's for foot traffic
- Bus stop on the same block for more foot traffic
- 25 Years in business as a turn-key business
- A new apartment complex with over 100 units is going up within a few blocks
- No serious competition in the area for this nature of business

\$199,000.00 + Inventory

[View Brochure](#)



Contact us to learn more about this property

Kenny Khan, REALTOR®  
506.645.8126 | [kennykhan@royallepage.com](mailto:kennykhan@royallepage.com)



Steve Kincaide, REALTOR®  
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**18048 TYOTOWN ROAD**  
Cornwall, ON

**FOR SALE**

**105.87 ACRES**  
Land



## PROPERTY OVERVIEW

- Major Development Site In The Cornwall Area
- Located Just a 1/2 Mile From The Massive Walmart Dist. Centre In Cornwall's Industrial Park
- Few Mins. Drive To Exit 796 Hwy 401 On Boundary Rd
- Zoning: Commercial And Others
- Designation: Residential/Commercial/Industrial

**\$12,751,000.00**

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**Contact us to learn more about this property**

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**845 PRINCESS AVE**  
Victoria, BC

**FOR SALE**

**7427 SF**  
Multi-Family Space



## PROPERTY OVERVIEW

Year Built: **1912**  
Number of Units: **13**  
Lot Size: **50x120 ft**  
Habitable Floor Area: **7427 SF**  
Zoning: **R-2 Two Family; Multifamily Conversion Legal Non Conforming**  
Assessment (2022): **\$1,873,000**  
Assessment (2023): **\$2,065,000**  
NOI 2022 Proforma: **\$80,323**  
Expense Ratio: **38%**  
Neighborhood: **Downtown, North Park**

**\$1,999,000.00**

\*Request access to dropbox financials with a signed confidentiality agreement. See below.

[View Brochure](#)

[NDA](#)

### Contact us to learn more about this property

**Cameron Stewart**, Vice-President Apartment & Investment  
778.866.1066 | [info@cameronstewartrealty.com](mailto:info@cameronstewartrealty.com)



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**800 MARINE DRIVE**  
North Vancouver, BC

**PRE-SALE**

**24 UNITS**  
Commercial / Retail / Office



\*Property Rendering

## PROPERTY OVERVIEW

- A masterclass project on the VERTEX of North Vancouver's busiest intersection, Marine Drive and Fell Ave
- This is a rare opportunity to own your prime commercial space
- VERTEX is a four storey commercial residential mix building
- The first two floors are designated as commercial areas including 6 retail units and 9 office units
- The two upper floors are residential spaces including 19 residential units.
- 27 parking stalls allocated for retail & office units.
- 20 secured bicycle spaces
- 13 short-term bicycle spaces for retail units and office units
- End Destination Facility including 2 showers, 2 washrooms, and 20 lockers in the parkade allocated for the use of retail units and office units.
- Transit Subsidy Agreement 25% of the cost of one adult monthly pass will be allocated to 600 SF of office space/ 920 SF of retail space for 10 years



\*Property Rendering

[View Brochure](#)

### Contact us to learn more about this property

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**\$199,000.00 + Inventory**

[View Brochure](#)



### Contact us to learn more about this property

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12 - 14 ST CATHARINE ST  
St. Thomas, ON **FOR SALE**

**6,195 SF**  
Commercial Space



### PROPERTY OVERVIEW

- Large building with parking for sale in St. Thomas!
- Great visibility and opportunity to make multiple units or use as one large space (current use)
- C2 zoning allows for many uses
- Main building is approximately 4,000 SF on the main floor with a residential unit on the second floor approximately 700 SF
- Additional attached storage building at the rear of property is approximately 750 SF main floor plus 745 SF on the upper floor
- Property does include parking lot at the rear
- Building serviced by natural gas, hydro, city water & sewers

**\$380,000.00**



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Contact us to learn more about this property

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