

**For
Sale**

The Old Fire Hall

110 Lombard Street, Toronto, ON

Lennard:

A Landmark Investment



For more information
please contact:

Gregory Lever*
Senior Vice President
416.910.4548
glever@lennard.com

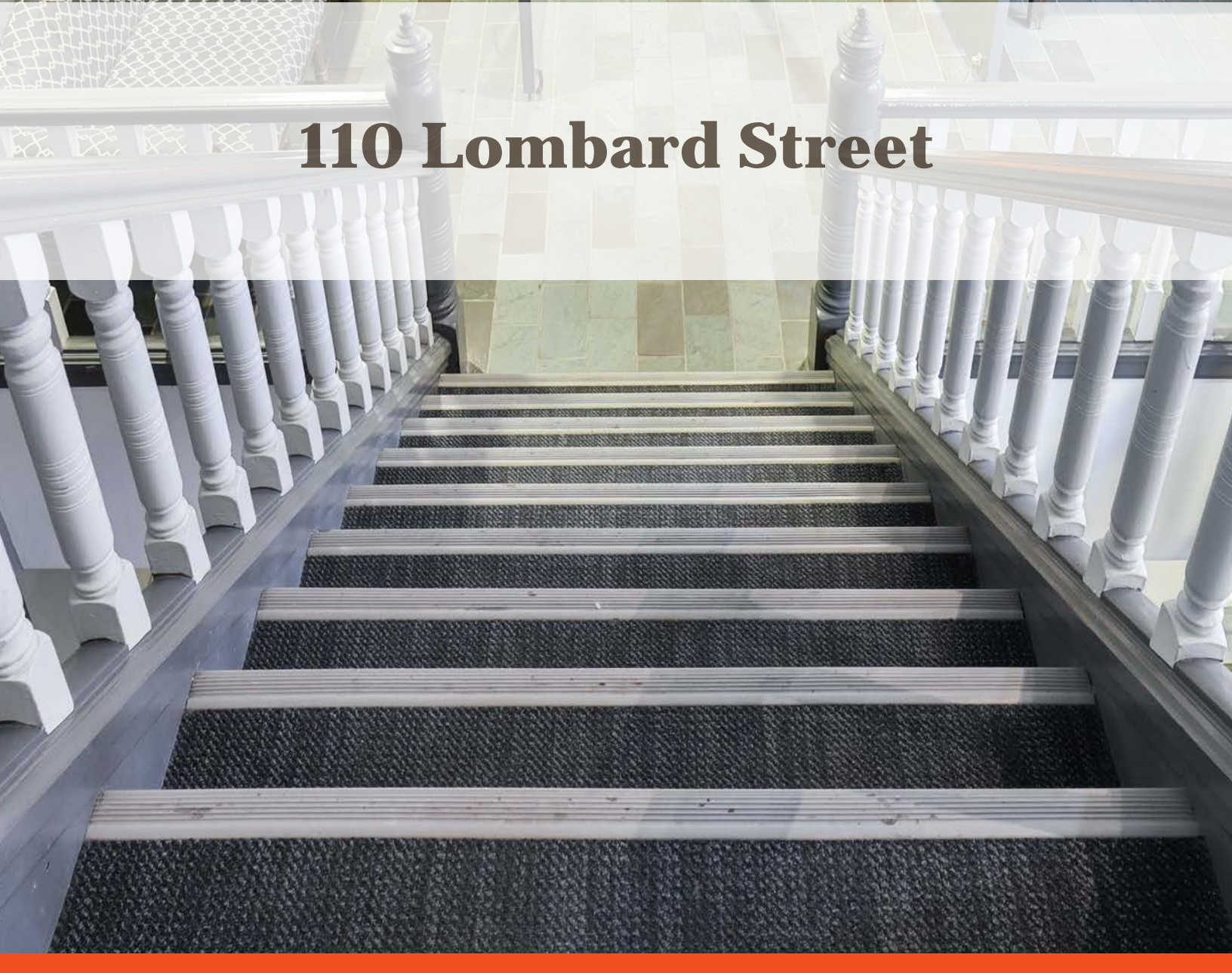
David Horowitz*
Senior Vice President
416.525.2005
dhorowitz@lennard.com

 **PRIVATE
CAPITAL GROUP**
www.privatecapitalgroupcre.com

*Sales Representative



110 Lombard Street



Landmark Office Building For Sale

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

1st Floor



Landmark Office Building For Sale

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

2nd Floor



Landmark Office Building For Sale

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

3rd Floor

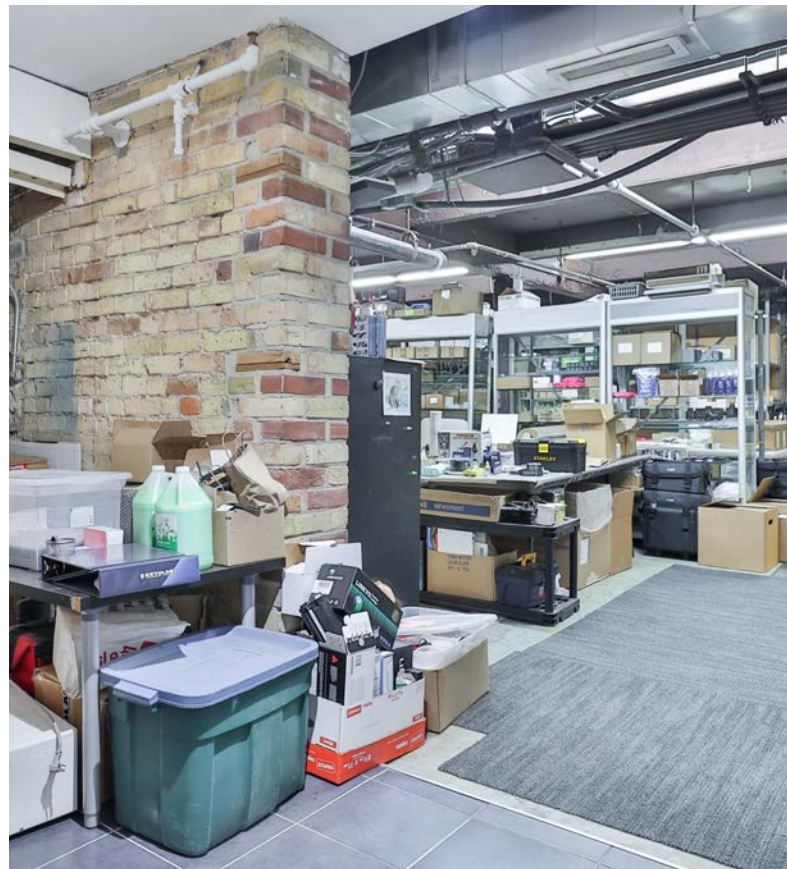


Landmark Office Building For Sale

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

Basement



Landmark Office Building For Sale

The Old Fire Hall

110 Lombard Street, Toronto, Ontario



The Opportunity

The Sale of The Old Fire Hall (“The Property”) represents a unique opportunity to acquire an historically significant architectural building in the city of Toronto. Lombard Street is lined by a cluster of high-value turn of the century heritage buildings and in the near future Lombard Street will be transformed by a comprehensive redevelopment scheme. Directly to the west of 110 Lombard Street is Slate and Forum’s “100 Lombard” development which envisions a 59-storey mixed-use building integrating the existing south elevation of 100 Lombard Street into the new podium. The development includes 480 residential units, modern office space, a range of residential amenities, and a series of new and improved public realm elements including a new pedestrian Urban Passage linking Lombard Street to Richmond Street. Further west along Lombard is Great Gulf’s “Yonge & Rich” development, a 5-storey boutique residential condominium. The private residence will retain the emblematic style of the street’s late Victorian age with the handsome Romanesque Revival façades and integrate state-of-the-art interior finishes.

The Old Fire Hall is a one-of-a-kind opportunity to own an office building in close proximity to the Financial Core, with easy access by car and by transit, and that boasts six on-site parking stalls. A variety of uses are permitted including medical office, vet hospital, school, and many more!

The Old Fire Hall

110 Lombard Street, Toronto, Ontario



Property Overview

110 Lombard Street

Site Area, Dimensions & Property Features

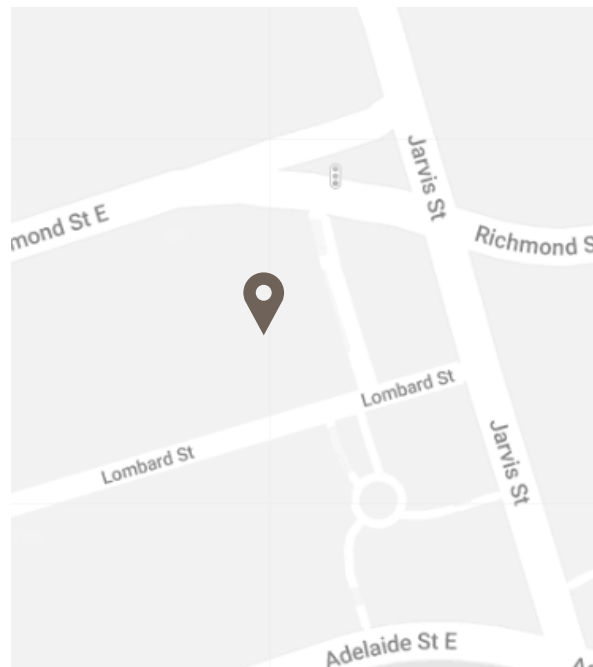
Total Building Size	13,823 SF above grade with 2,000 SF basement
Frontage	64 FT
Depth	120 FT
Total Site Area	6,185 SF
Land Area	0.142 Acres
Property Taxes (2022)	\$107,854.46
Elevator	Existing Elevator
Parking	6 On-Site Parking Stalls

Planning & Title

Zoning	Commercial Residential CR 4.0 (c2.0; r4.0) SS1 (x2254)
Official Plan	Mixed Use Areas
PIN	214020118

Legal Description

PT BLK A PL 558 CITY EAST PT 1, 63R3640 EXCEPT PT 8, 64R16763; S/T EASE OVER PART 1 PLAN 66R20421 IN FAVOUR OF OWNERS OF PARTS 1, 2, 3, 4, 5, 6 AND 7 PLAN 66R19702 AS IN AT334381; S/T AN TEMPORARY EASEMENT OVER PRT 1, PL-66R-20421 IN FAVOUR OF LT 4 & PRT LT 3 NRTH SIDE LOMBARD ST. PL-9A, AS SET OUT IN CT-299235 AS IN AT-416451. CITY OF TORONTO



The Old Fire Hall

110 Lombard Street, Toronto, Ontario

The History

The Lombard Street Firehall (originally the Central Firehall) was constructed in 1886 according to the plans of renowned architect David Roberts, Jr., and expanded in 1895. It served as the Toronto Fire Department Headquarters until 1910. In the 1960's the building was converted to a dinner-theatre known as the Old Firehall. The Second City comedy troupe performed here from 1977 until 1997. The building was then used from 2001 to 2011 to house the Gilda's Club of Greater Toronto, a support and resource centre for cancer patients and survivors. In 2012, the Old Fire Hall became the new home of CMU College of Makeup Art & Design.

[Click here for more information](#)

The Heritage

Design or Physical Value:

- Fire hall designed in the Romanesque Revival style including red brick and the use of rough-faced sandstone at the base, as string courses and on the window and doorway arches
- Two gables face the street and another on the east and includes a hose tower in the western corner of the building
- Noted as one of the best surviving examples of a fire hall from the period in which it was constructed

Historical or Associative Value:

- Constructed in 1886 and completed in 1887, designed by renowned architect David Roberts Jr.
- Addition of a bell tower completed in 1895
- Remained a fire hall until 1969 when the department moved to new facility
- Renovated as a theatre and occupied by the Second City comedy club from 1977 to 1997, where many prominent Canadian comedians and actors began their career
- Became Station No. 5 in 1909

Contextual Value:

- Located on the north side of Lombard Street, just west of Jarvis Street
- The traditional fire hall hose tower is a local landmark – an ornament to Lombard Street

Potential to Meet Ontario Regulation 10/06: No

Potential Heritage Attributes:

- Credit Valley brown sandstone and red brick facades with arched doorways and windows extending into the masonry gables, decorated with carved stone finials
- Fire hall hose tower clad in rock-faced stone, with arched opening and balcony at top

Please refer to Due Diligence material for more information

Building Description & Improvements

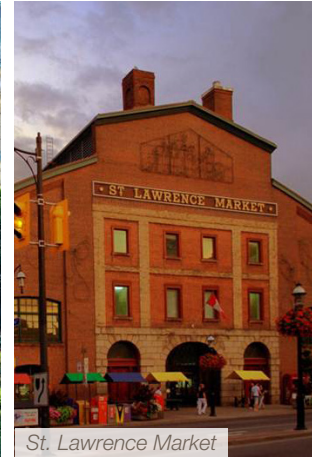
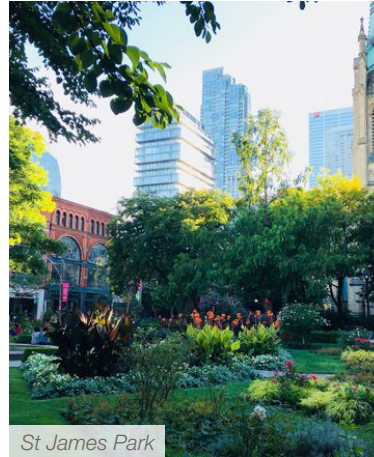
Kitchen	1 Kitchen on the 1 st Floor
Washrooms	7 Washrooms total; 3 on 1 st floor, 2 on 2 nd floor and 2 on 3 rd floor
No. of Parking Stalls	6 On-site Parking Spaces
HVAC	The property is air conditioned throughout the building
Elevator	Yes

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110 Lombard Street, Toronto, Ontario

The Neighbourhood



The Property is located in the Church-Yonge Corridor in Downtown Toronto surrounded by parks, TTC transit, retail and residential condominiums. The subject property is a 5 minute walk to St Lawrence Market Complex. Adjacent to the property is George Brown's St. James Campus.

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

What's happening on Lombard Street

100 Lombard • 100 Lombard Street, Toronto



Optical Cross-Section Rendering of the East Art Wall (credit: Claude Cormier + Associés)

Conceptual Cross-Section Rendering of the East Art Wall (credit: Claude Cormier + Associés)



Stores
59



Number of Units
480

Lombard Street is being transformed by 100 Lombard: a proposed 59-storey mixed-use condo by OMA and WZMH Architects for Forum and Slate on the north side of Lombard Street. It will have both residential condominiums as well as commercial office and retail space.



Landmark Office Building For Sale

The Old Fire Hall

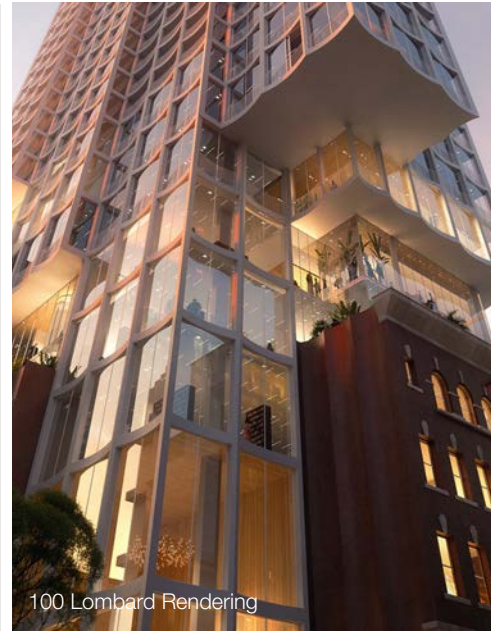
110 Lombard Street, Toronto, Ontario

What's happening on Lombard Street

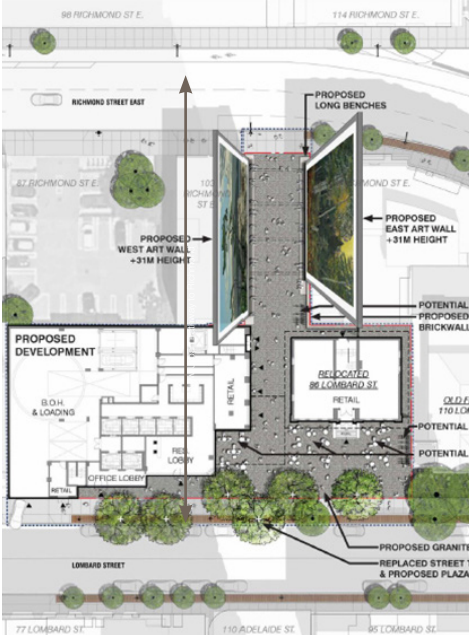
Yonge + Rich • 25 Richmond Street E, Toronto
Great Gulf Luxury 17 Unit Boutique Development



Lombard Street will see the introduction of a new 7,650 square foot pedestrian connection and publicly accessible open space (the Urban Passage), which extends from Richmond Street East to Lombard Street, comprised of three smaller open spaces including the Outdoor Gallery, the Heritage Hall, and the Second City Plaza which is directly adjacent to 110 Lombard Street. Lombard street will soon be known for its SoHo-style and animated public realm.



100 Lombard Rendering



100 Lombard Rendering



The Old Fire Hall

110 Lombard Street, Toronto, Ontario

Amenities & Transit Map

Lombard is strategically situated within the Downtown Yonge East Area, a dense and mixed-use neighbourhood within walking distance of two existing subway stations, one planned subway station, the Financial District, City Hall, St. Lawrence Market Complex and Union Station.



Walktime to Queen Subway Station
7 minutes
 Walktime to King Subway Station
8 minutes
 Transit Time to Union Subway Station
11-13 minutes

- 1 Holiday Inn
- 2 Pearl Diver
- 3 Gyu-Kaku Japanese BBQ
- 4 Tim Hortons
- 5 Domino's Pizza
- 6 McVeighs Irish Pub
- 7 Druxy's Famous Deli
- 8 St. Michael's Hospital
- 9 Pumpernickel's
- 10 Sansotei Ramen
- 11 Passport Canada
- 12 McDonalds
- 13 Mamma's Pizza
- 14 Popeye's Supplements
- 15 TD Canada Trust
- 16 Winners
- 17 Starbucks
- 18 Sud Forno
- 19 Service Ontario
- 20 Petro Canada
- 21 George Brown
- 22 Bombay Palace
- 23 King George Square Parking
- 24 St Lawrence Dental
- 25 Tim Hortons
- 26 Subway
- 27 Chatime Bubble Tea
- 28 Cora Breakfast and Lunch
- 29 Bulk Barn
- 30 Museum of Illusions
- 31 St James Park
- 32 Moss Park

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

Residential Developments in the Area



	Address	Developer	Development	# of Units	
Active	1	89 Church St	Minto Developments	Saint	418
	2	120 Church St	Madison Group	Alias	546
	3	25 Richmond St E	Great Gulf	Yonge + Rich	694
	4	60 Queen St E	Tridel & Bazis International Inc.	Queen Church	445
	5	88 Queen St E	St. Thomas Developments Inc.	88 Queen	569
	6	79-85 Shuter St	Sher Corporation & Hyde Park Homes	Garden District Condominiums	235
	7	218 Dundas St E	Menkes & Core Development Group	Elektra	490
	8	98 Queen St E	Parallax Investment Corporation, Harlo Capital	Queen Central	369
	9	121 George St	Diamond Corp & Alterra	Celeste Condominiums	516
	10	180 Front St E	Menkes & Core Development Group	Whitfield Residences on Front	484
	11	284 King St E	Lamb Development Corp.	Bauhaus	218
Coming Soon	1	100 Lombard St	Forum Asset Management, Slate Asset Management	100 Lombard	480
	2	110 Adelaide St E	Windmill Development Group Ltd.	110 Adelaide St E	223
	3	15 Toronto St	Madison Group	15 Toronto	296
	4	119 Church St	CentreCourt, Spotlight Development Inc	119 Church	701
	5	18 Dalhousie St	Pemberton Group	18 Dalhousie	473
	6	133 Queen St E	Cortel Group	133 Queen East	440

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Office Developments in the Area

Corporate Giants

are choosing the Downtown East Office Hub as their new home



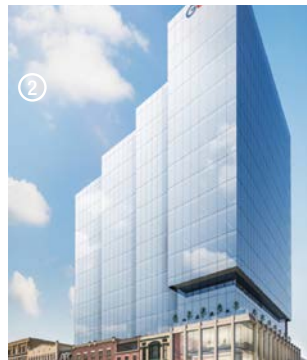
Downtown East Office
Market is
On The Rise



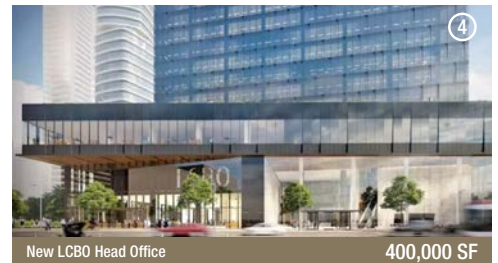
East Harbour Development 12,000,000 SF



Coca-Cola Head Office 360,000 SF



New Google Head Office 400,000 SF



New LCBO Head Office 400,000 SF



Waterfront Innovation Centre 400,000 SF



EQ Bank Head Office 460,000 SF



200 Front St E Class A Office 575,000 SF

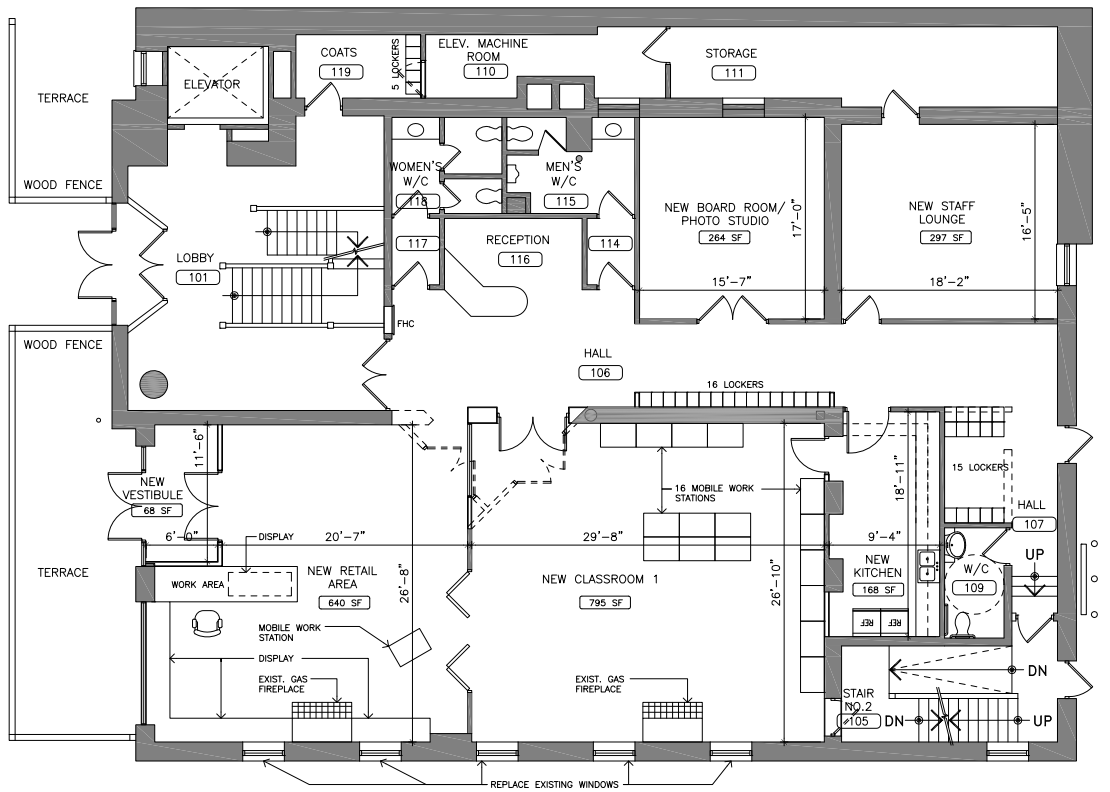


Globe & Mail Centre 500,000 SF

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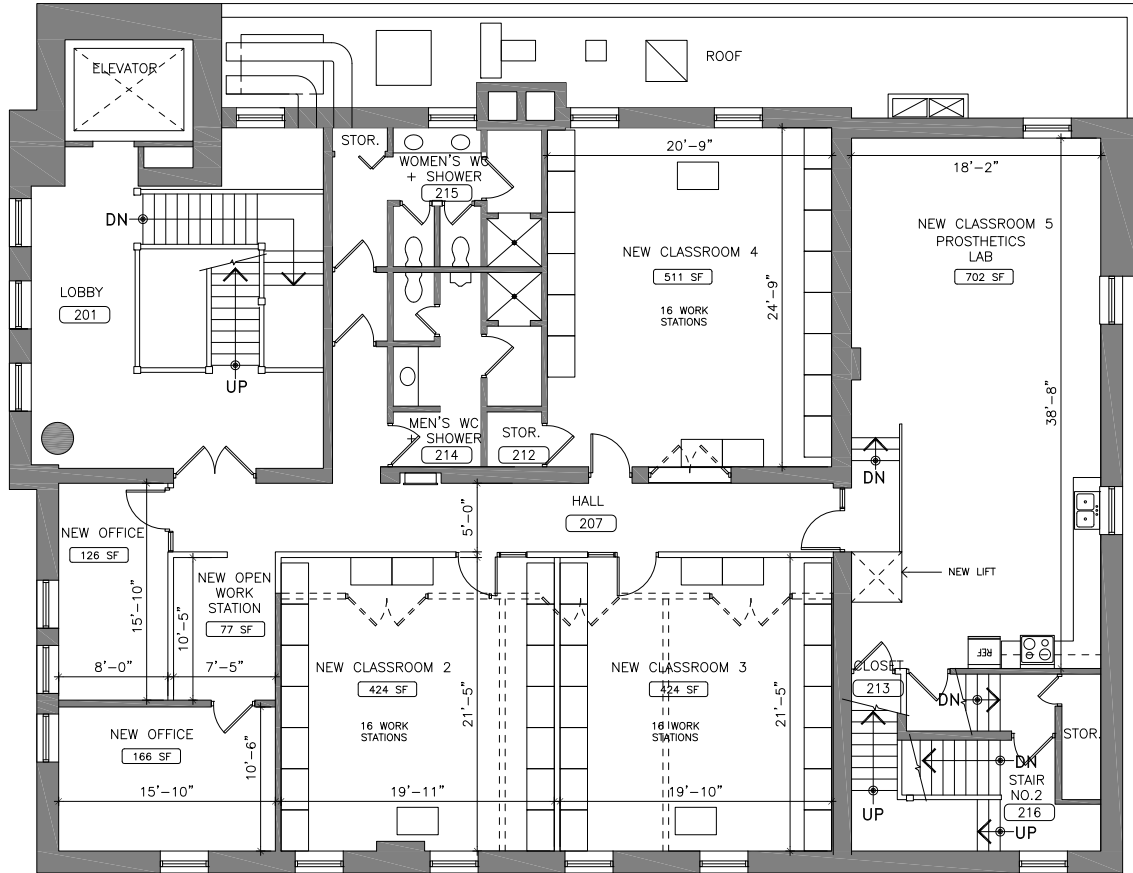
Floor Plan 1st Floor



The Old Fire Hall

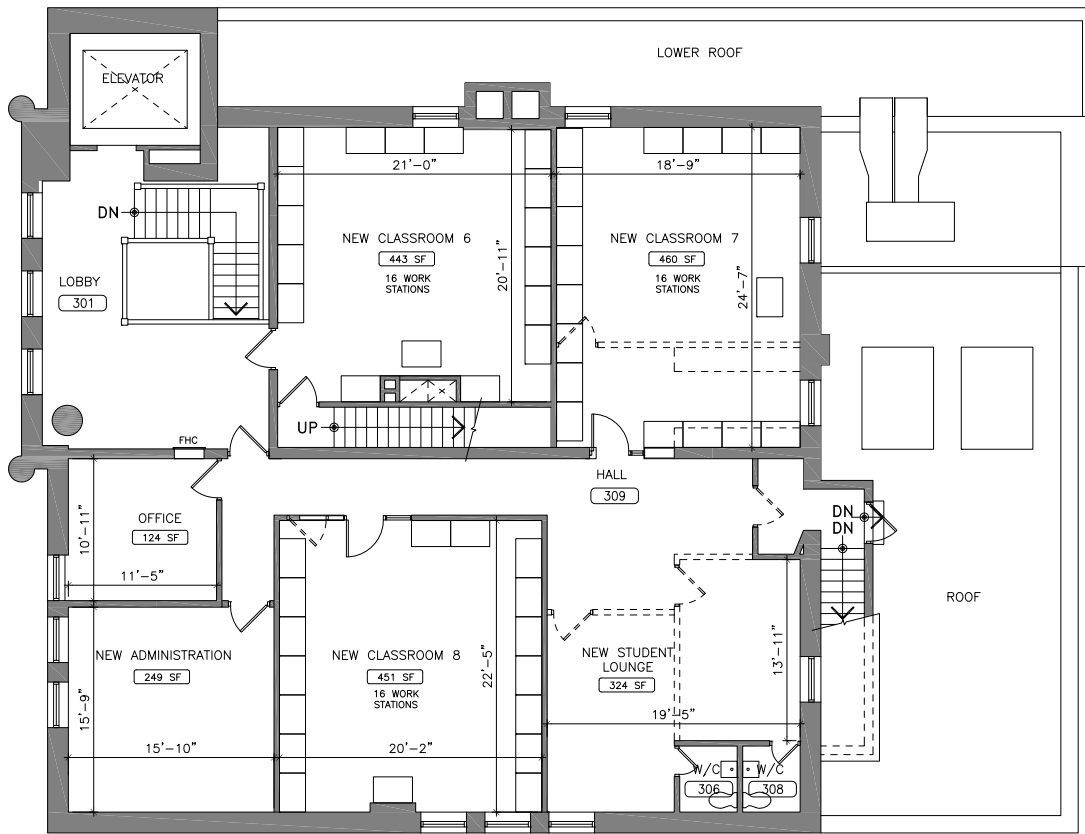
110 Lombard Street, Toronto, Ontario

Floor Plan 2nd Floor



The Old Fire Hall

110 Lombard Street, Toronto, Ontario



Landmark Office Building For Sale

The Old Fire Hall

110 Lombard Street, Toronto, Ontario

Floor Plan Basement



The Old Fire Hall

110 Lombard Street, Toronto, Ontario

Permitted Use

Permitted Use

Use - CR Zone:

(A) The following uses are permitted under the letter "c" in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Massage Therapy
- Medical Office
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Retail Store
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

(b) The following uses are permitted under the letter "r" in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

Dwelling Unit in a permitted building type in Clause 40.10.20.40

- Hospice Care Home
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

Permitted Use - with Conditions

Building Type

In the CR zone, the following building types:

Apartment Building on a lot that has a zone label with an "r" value referred to in regulation 40.5.1.10(3)(A)(ii) that is greater than 0.0

Mixed Use Building on a lot that has a zone label with an "r" value referred to in regulation 40.5.1.10(3)(A)(ii) that is greater than 0.0

Townhouse:

on a lot that has a zone label with an "r" value referred to in regulation 40.5.1.10(3)(A)(ii) that is greater than 0.0

on a lot that is not located in Policy Area 3 (PA3) or Policy Area 4 (PA4) on the Policy Overlay Map

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Offering Guidelines

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following “Property” by its owners, Deft Investments Inc. (the “Vendors”) on an exclusive basis:

110 Lombard Street, Toronto

The “Property” is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the “Property” which has been obtained from the “Vendors” or “Advisor” or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The “Property” will be sold free and clear of debt.

There's potential for a leaseback.

Offers will be reviewed on an as-received basis.

For Sale

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Senior Vice President

416.910.4548

glever@lennard.com

David Horowitz*

Senior Vice President

416.525.2005

chorowitz@lennard.com

Lennard Commercial Realty, Brokerage

200-55 University Avenue, Toronto

416.649.5920

lennard.com

*Sales Representative

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Measurements and floor plans are approximate.

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