

	740-750 DUPONT STREET	Toronto
11 January 2010	31,000sf @ \$303	\$9,400,000
	<i>Luxury Car Dealership</i>	

VENDOR **GENEEN AUTOMOBILES LIMITED**

President: David Geneen, 44 Elm Street, Toronto, M4W 1N5.

David Geneen had worked in car dealerships since the 1960's, favouring British luxury products. In 1993 he acquired the Grand Touring Automobiles business at 740 Dupont and paid \$2.5 million for its real estate in 1997. A further \$1,635,000 was spent on expanding the site in 2004-2007.

Grand Touring was a dealer in Aston-Martin, Bentley, Jaguar, Land Rover and Rolls Royce cars. It was the best known luxury car dealer in Toronto and one of only two Rolls Royce dealers in Canada.

PURCHASER **2211178 ONTARIO INC**

President: Dr Sylvester Chuang, c/o AWIN - Auto World Import Network, 220 Steeles Avenue West, Vaughan, N4J 1A1, 1-866-972-9570, www.awin.ca.

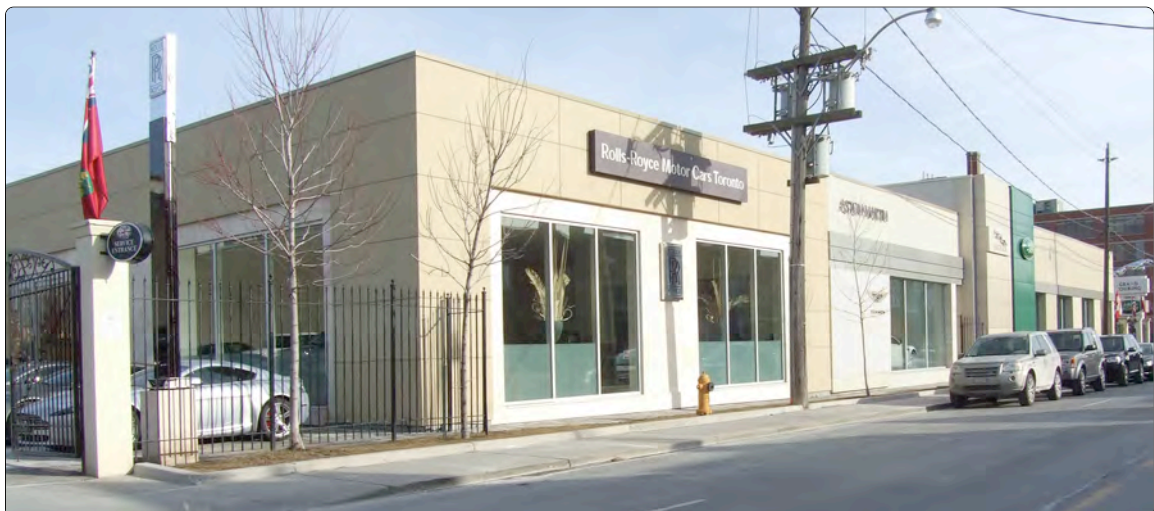
The owner of Auto World and its numerous dealerships was Mr Chuang. Its president and CEO was Paul Cummings.

REGISTRY DETAILS **File T-10013**

PIN: 21264-0511, -0512, -513, -0514, -0515.

AR: 19-04-051-750-00300, -00400, -00500, -00600, -00600.

Lots 159-172 & Part of Lot 158 in Block A, One-Foot Reserve & Part of Reserve L, Plan 991 and Part of Yorkville Loop Line Railway, Plan 767 (Parts 1-3 on Survey 64R-16603); Part of Block A, Plan 1088 (As in Instruments CA-204508, CA-390062, CA-687346 & CA-721097).



LAND AREA 1.44 acres - 0.582 hectare. Irregular lot with a depth of 206 feet, backing onto the Canadian Pacific railway in the block west of Christie Street.

BUILDING	<i>Floor Area</i>	31,000 sf	<i>Age</i>	1920-2008
	<i>Office Part</i>	small	<i>Plant Ceiling</i>	various
	<i>Site Density</i>	49%	<i>Drive-In Doors</i>	17
	<i>Storeys</i>	1, 2	<i>Tenant Units</i>	1

The rambling car dealership building, almost all of one storey, appeared to have been built and renovated in several phases. Typical of dealerships, it had a big drive-in car service section at the back and big-windowed showrooms at the front. Some parts of the building looked fresh and modern, others old but well kept. The gated grounds were relatively small for a dealership, but the stock of their expensive cars was probably small.

STREET QUALITY Despite the luxury of its cars, Grand Touring was located on one of Toronto's ugliest streets ... overhead wires, billboards, narrow sidewalks, nondescript old buildings, with a few modernizations and new constructions to brighten the scene.

SALE PRICE \$ 9,400,000 All Cash

NEW MORTGAGE \$ 6,650,000 BMW Canada Inc. *Details were not provided. Germany-based BMW owned Rolls Royce.*
