

# the **1** ONE centre

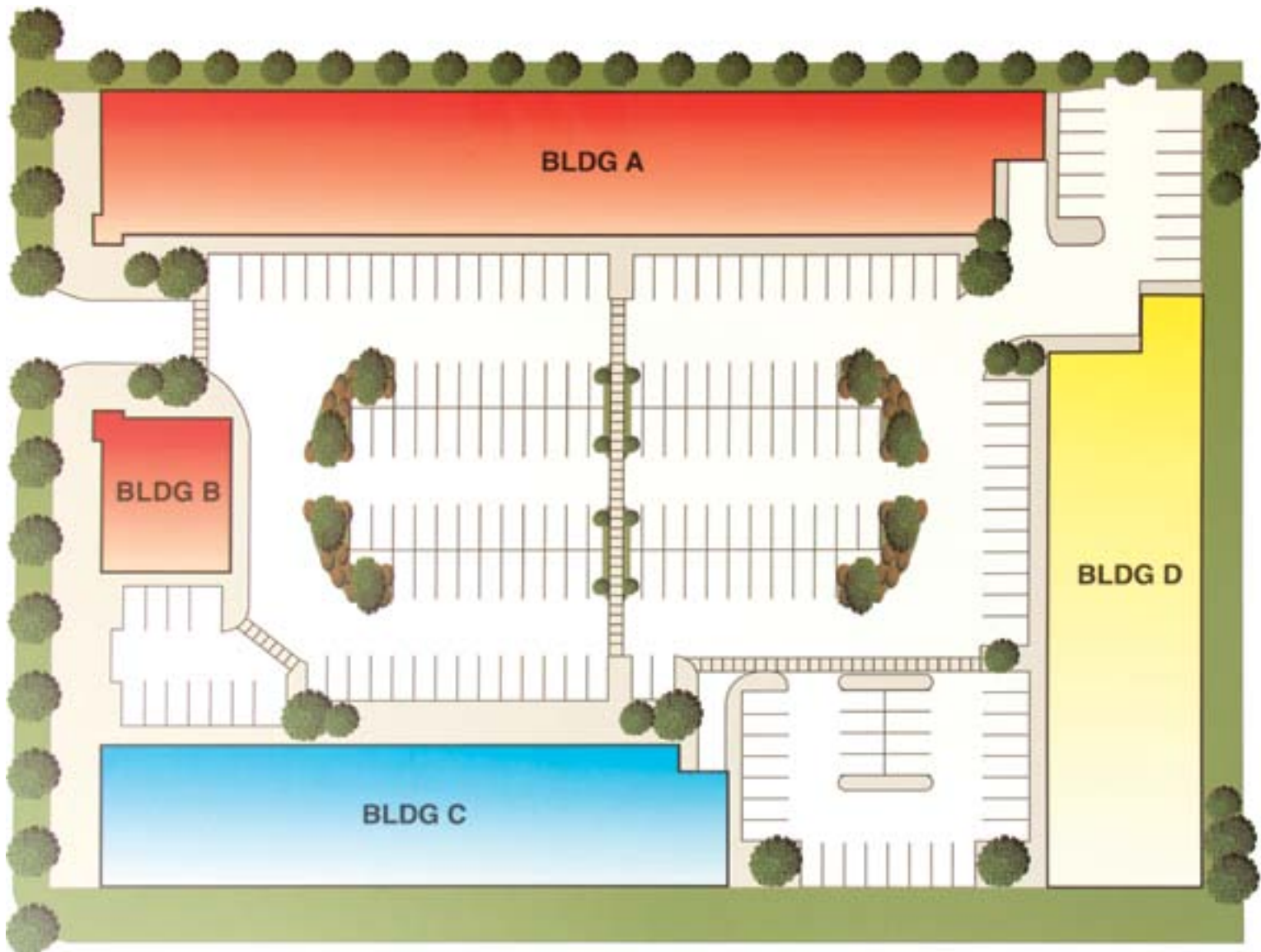


**41, 55 & 69 LEBOVIC AVE. Toronto**



All maps are not to scale & are for relative location pupose only.

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## A Professionally-Designed Site Plan with Ample Parking

The One Centre is a planned luxury commercial development in a high traffic location professionally designed with ample parking. Tenants will include national retailers, restaurants, authentic food court outlets and professional and medical offices. Located in an ideal cross-town area surrounding one of the most popular shopping districts in Scarborough, The One Centre will be the destination shopping hub and office location for customers and professionals. This investment opportunity offers investors an excellent upside for capital gains considering the buffer between the actual price and discounted VIP Price.



**ZEE-WORLD**  
MARKETING



Tel: 416 444 SOLD (7653)

Toll Free: 1 800 410 8516, Fax: 416 987 5955

Head Office: 403-240 Duncan Mill Rd., Toronto, M3B 3S6

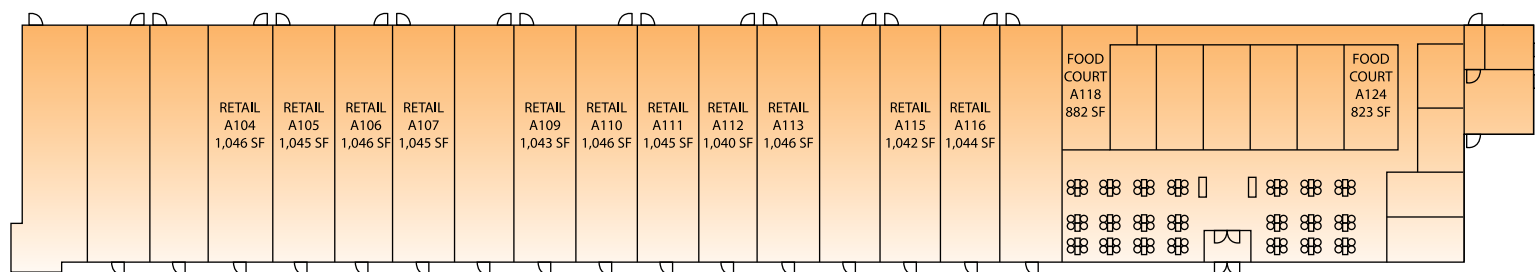




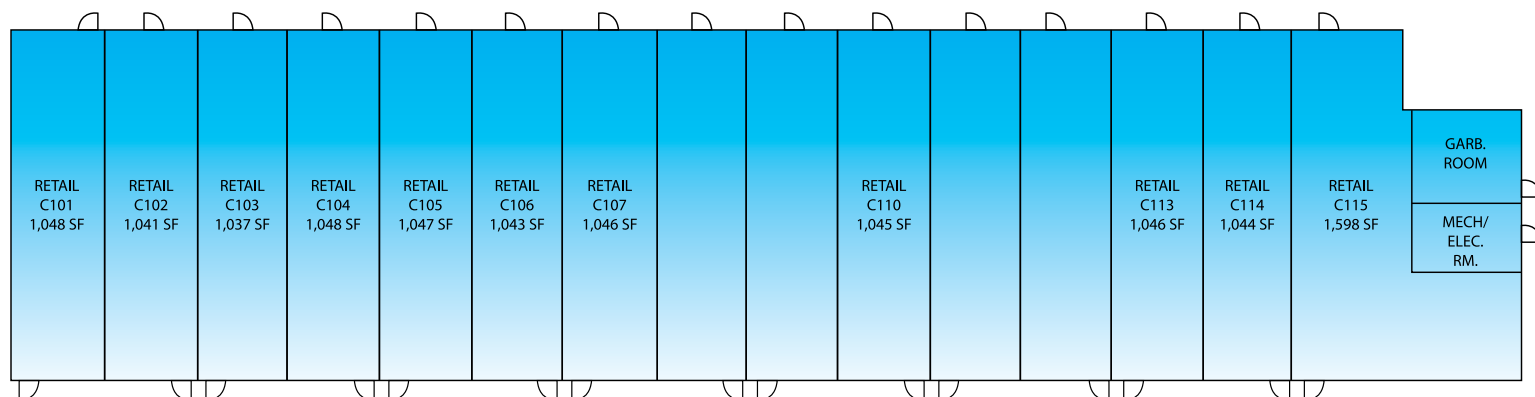
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## BUILDING A



## BUILDING C



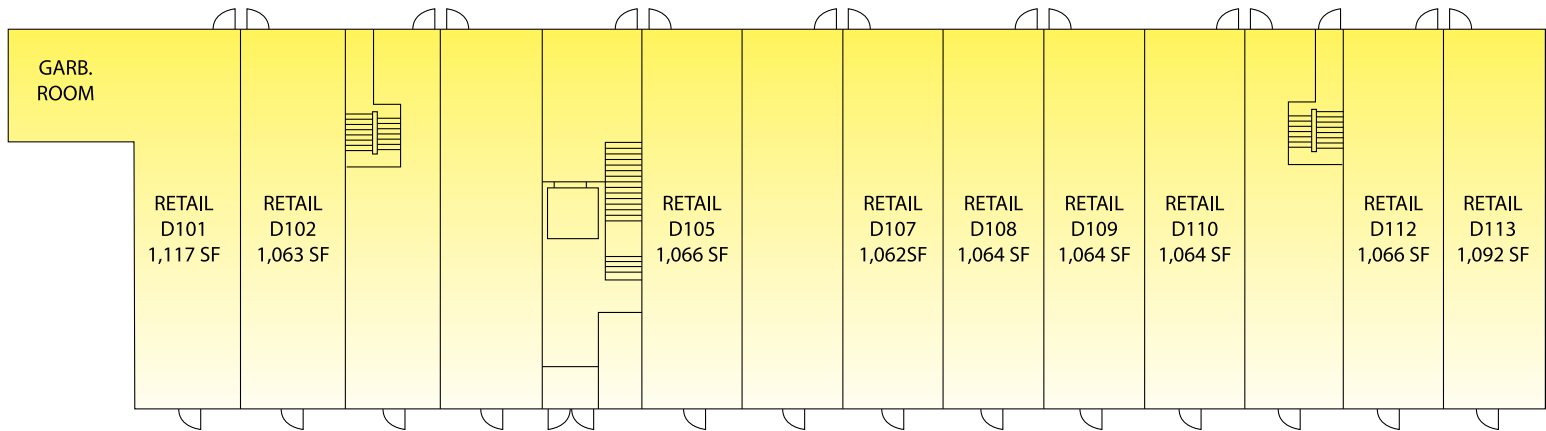
Building A & C with a mixed use of Retail, Restaurants and Food Court Outlets  
All dimensions are based on saleable area. Actual usable area may differ from stated area. E. & O.E.



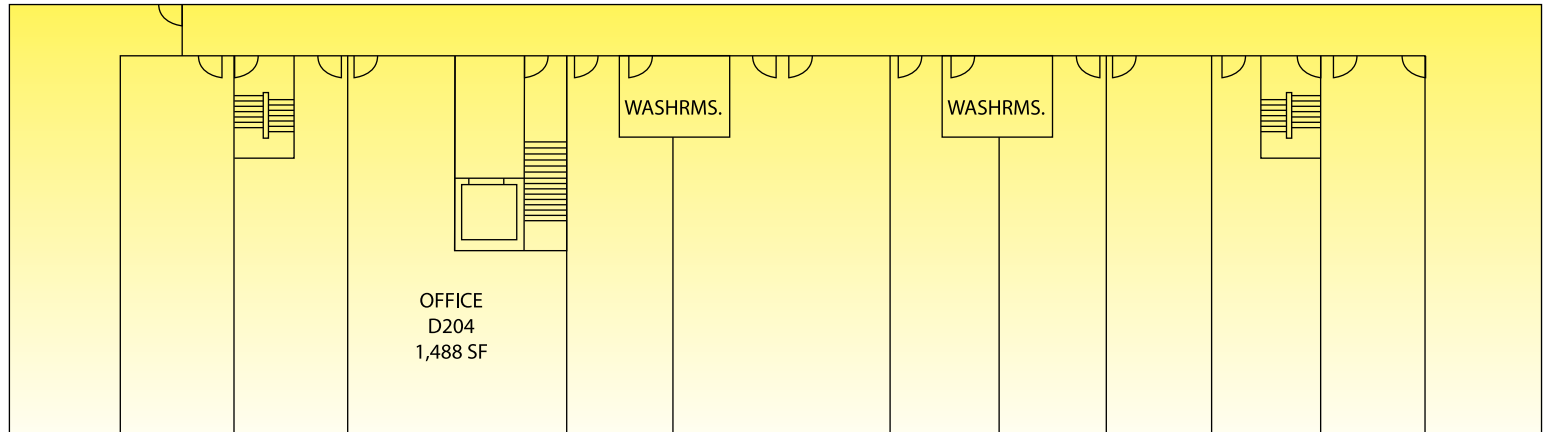
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## BUILDING D (GROUND FLOOR)



## BUILDING D (2ND FLOOR)



Building D with a mixed use of Retail, Restaurants and Food Court Outlets  
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## Feature Sheet / Price List

Unit No.	Type	Monthly CEF	Saleable Area (S.F.)	Actual Price	Discounted Price
C104	Retail	\$477.21	1,048	<del>\$369,990</del>	\$359,990
C105	Retail	\$477.21	1,047	<del>\$368,990</del>	\$358,990
C106	Retail	\$477.21	1,043	<del>\$364,990</del>	\$354,990
C107	Retail	\$477.21	1,046	<del>\$362,990</del>	\$352,990
C110	Retail	\$477.21	1,045	<del>\$361,990</del>	\$351,990
A107	Retail	\$477.21	1,045	<del>\$375,490</del>	\$365,490
A110	Retail	\$477.21	1,046	<del>\$359,990</del>	\$349,990
A111	Retail	\$477.21	1,045	<del>\$359,490</del>	\$349,490
A112	Retail	\$477.21	1,040	<del>\$358,490</del>	\$348,490
A113	Retail	\$477.21	1,046	\$355,990	\$345,990
A115	Retail	\$477.21	1,042	<del>\$353,990</del>	\$343,990
A116	Retail	\$477.21	1,044	<del>\$349,990</del>	\$339,990
A118	Food Court	\$401.42	882	<del>\$309,990</del>	\$299,990
A124	Food Court	\$376.49	823	<del>\$289,990</del>	\$279,990
D101	Retail	\$512.60	1,117	<del>\$344,990</del>	\$334,990
D102	Retail	\$481.27	1,063	<del>\$328,990</del>	\$318,990
D105	Retail	\$481.27	1,066	<del>\$329,990</del>	\$319,990
D107	Retail	\$481.27	1,062	<del>\$328,490</del>	\$318,490
D108	Retail	\$481.27	1,064	<del>\$329,490</del>	\$319,490
D109	Retail	\$481.27	1,064	<del>\$329,490</del>	\$319,490
D110	Retail	\$481.27	1,064	<del>\$329,490</del>	\$319,490
D112	Retail	\$481.27	1,066	<del>\$329,990</del>	\$319,990
D113	Retail	\$512.58	1,092	\$336,990	\$326,990
D204	Office	\$638.99	1,488	<del>\$459,990</del>	\$449,990

Final Closing October 20, 2016	Deposit Structure 5% on Signing 5% in 30 Days	Maintenance Fees Approx. \$0.45/PSF. (TMI excluded) Taxes (Not evaluated yet)
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Price excluded HST\*



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Hakimi Ave.



Eglinton Ave. E



Lebovic Ave.





Warden Ave.

Eglinton Ave. E

Lebovic Ave.

Pharmacy Ave.

Comstock Rd.

