

The Georgian Project Summary

LOCATION

227 Gerrard Street East
Gerrard Street and Parliament Street as nearest main intersection
15 min walk to Dundas Subway Station
3 min drive to DVP

HIGH LEVEL SUMMARY

7-Storey Boutique Midrise
107 Condominium Units
1 Bedroom plus Den to 3 Bedroom plus Den
4 Retail Units – total of 10,862 sq. ft.

PRICING SUMMARY

Units starting from the high \$800's.
Parking \$90,000 (opening special Combo for limited time only \$90K)
Locker \$10,000

MODEL SIZE SUMMARY

1 Bedroom plus Den Condo Units 614 sf – 675 sf
2 Bedroom + Condo Units 657 sf – 943 sf
3 Bedroom Condo Units 1,006 sf – 1,300 sf
3 Bedroom plus Den Condo Units 1,254 sf – 1,287 sf

EXTENDED DEPOSIT STRUCTURE – 20%

\$5,000 at Signing
Balance to 5% in 30 days
5% in 180 days
2.5% in 330, 420 days
5% on occupancy

CHEQUES PAYABLE TO

Harris, Sheaffer LLP in Trust

MAINTENANCE FEES

Suite Approx. \$0.66/sf/month including Bulk Internet

Parking Approx. \$49.00/month

Locker Approx. \$16.00/month

INCENTIVES

Vendors Permission to Lease

Free Assignment (plus \$1,500 plus HST)

Décor Dollars (3k for 1B+D, 5k for 2B & 2B+D, 7k for 3B & 3+D)

\$90,000 for Parking and Locker Combo (for 673 sq. ft. and larger)

Capped Development Fees: \$12,000 for 1+Den & \$15,000 for 2 Bed and larger

OCCUPANCY

Summer 2025

AMENITIES

Type	Level	Total SF
Fitness Centre, Yoga & Stretching Studio	1	811
Co-Working Space, Social Lounge (Rooftop Interior)	8	1,829
Rooftop Terrace, Pet Playground, BBQ, Lounge (Exterior)	8	4,618
		7,257

COMMERCIAL BREAKDOWN

4 Retail Units on Base of Building

10,862 total sq. ft.

PARKING, BICYCLES AND LOCKERS

69 Resident Parking Spaces on P1 and P2 Levels

4 Car Share Parking Spaces on P1

10 Visitor Parking Spaces on P1

10 Commercial Parking Spaces on P1

97 Resident Bicycle Spaces

11 Visitor Bicycle Spaces

104 Lockers on P1 and P2 Levels