



INVESTOR'S GUIDE



WHY A BUYER'S AGENT?

A professional commercial real estate agent provides informed insights, sound advice, skilled negotiation and saves you endless amounts of time, money and stress, so you can truly profit from your business property purchase experience.

Storefront Toronto Helps:

- Provide insight into the market, comparable properties, and financial estimates and advice
- Save time, money and frustration
- Ensure that your needs and interests are professionally represented
- Allow you to benefit from specialized, personal service and advice
- Gain access to expanded search capabilities, neighbourhood knowledge and experience
- Provide peace of mind

How We Support Your Storefront Purchase

- **Insider Knowledge:** get access to information and properties not readily accessible to the public.
- **Research:** provide comprehensive consultation, options and action plans based on recent success stories.
- **Financial Insights:** provide comparable properties and investment analysis.
- **Act and Deliver:** identify and present updated, current properties. Evaluate and complete due diligence on selected property.
- **Negotiation:** develop an *offer strategy* and negotiate a favourable contract.
- **Continuous Service:** prepare for closing day, finalize dates and coordinate with all parties.

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STOREFRONT

Purchase Best Practices



ASSESS THE DEVELOPMENT POTENTIAL OF YOUR PROPERTY



- Is a top-up or land assembly likely?
- What nearby developments are likely to impact your property in the near future?



HIRE COMMERCIAL INSPECTORS FOR:

- Building Condition Reports (state of repair and renovation requirements)
- Environmental Site Assessments (for bank financing)
- Geotechnical Studies (for redevelopment)
- Get a warranty from the seller and check permit status

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VERIFY THE NEIGHBOURHOOD BUSINESS ENVIRONMENT

- Check the walk-score, demographics, and traffic flows and plans.



GET IN TOUCH

Storefront Toronto has the contacts and experience to turn these important questions into profitable opportunities.



The Storefront Toronto Promise

Our mission is to make the purchase of your business property profitable, stress-free, and low-risk. As a buyer's agent we ensure we find and purchase the right business property at a fair price and fully protect your interests throughout the process. Our support team will guide you clearly and carefully to deliver the best results for your business.

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