

EXPERIENCE CENTRE • 54 NEWCASTLE STREET, ETOBICOKE • WWW.GRANDCENTRALMIMICO.COM • RYAN@CONNECT.CA • 416-904-0664

The journey starts at Grand Central Mimico™ – a vibrant, hyper connected, new district with a design focused on the future. Vandyk is leading the way in bringing the world-class concept of transit-oriented communities to Toronto. This all-inclusive transit-oriented master planned neighbourhood will feature a new modern reconstruction of the Mimico GO Station, with integrated access points to new mixed-use buildings, connecting residents to downtown Toronto and the future Ontario Line.

THE NORTH BUILDING

UNIT MODEL	UNIT TYPE	UNIT SIZE	EXPOSURE	STARTING FLOOR	STARTING PRICE
THE BASSIE	1 BEDROOM	450 Sq.Ft.	SOUTH	5	\$529,900
THE DALTRY	1 BEDROOM + DEN	590 Sq.Ft.	SOUTH	5	\$624,900
THE COSTELLO	1 BEDROOM + DEN	564 Sq.Ft.	NORTH	5	\$629,900
THE LENNON	2 BEDROOMS	660 Sq.Ft.	NORTH WEST	5	\$709,900
THE MORRISEY	2 BEDROOMS	707 Sq.Ft.	SOUTH	5	\$739,900
TOWNSEND	3 BEDROOMS+DEN	899 Sq.Ft.	SOUTH WEST	6	\$889,900

THE CENTRAL BUILDING

UNIT MODEL	UNIT TYPE	UNIT SIZE	EXPOSURE	STARTING FLOOR	STARTING PRICE
THE BEATLES	STUDIO (JR 1BR)	408 Sq. Ft.	SOUTH	7	\$475,900
THE BURBERRY / THE FLOYD	1 BEDROOM	466 Sq. Ft.	NORTH	7	\$536,900
THE GENESIS	1 BEDROOM + MEDIA	524 Sq. Ft.	EAST	7	\$539,900
THE McQUEEN	1 BEDROOM + MEDIA	546 Sq. Ft.	WEST	7	\$574,900
THE NAOMI	1 BEDROOM + DEN	546 Sq. Ft.	SOUTH	7	\$595,900
THE ROXY	2 BEDROOMS	654 Sq. Ft.	NORTH EAST / NORTH WEST	7	\$719,900
THE STONES	2 BEDROOMS	725 Sq. Ft.	SOUTH WEST	7	\$754,900
THE ZEPPELIN	3 BEDROOMS + MEDIA	876 Sq. Ft.	SOUTH EAST	7	\$909,900

INCENTIVE SUMMARY

Capped Development Charges*:

JR 1BR/Studio/1BR/1BR+Den @ \$12,000 | 2BR/2BR+Den @ \$15,000 | 3BR and Larger @ \$17,000

All Inclusive Development Charges Caps include:

- Development Charges
- Section 37 Fees
- Education Levies
- Parkland Levies
- GO Transit Levies

Units on floors 2-4 Have 10ft Ceilings**

Right to Lease During Occupancy*

Assignment*

\$10,000 Off Parking

Estimated Occupancy:

December 2025

LIMITED TIME DEPOSIT STRUCTURE PROMOTION - ONLY 15% DOWN UNTIL OCCUPANCY!

Preferred Extended Deposit Structure

- \$5,000 on signing (via Bank Draft)
- Balance to 5% in 30 days
- 2.5% in 150 days
- 2.5% in 270 days
- 5% in 450 days
- 5% on ~~45~~ days Occupancy

International Deposit Structure

- 10% on signing (via Bank Draft)
- 10% in 270 days
- 5% in 450 days
- 5% on Occupancy

Maintenance: \$0.65 /sq.ft.

Excluding: Water, Hydro, High Speed Internet and Vandyk Smart Connect Building & Suite Automation

Property Taxes (per city of Toronto)*:

0.6%

Parking: ~~\$5,000~~ \$45,000

Locker: ~~\$5,000~~ \$2,000

PHASE ONE

DEVELOPER

THE
BUCKINGHAM

GRAND CENTRAL MIMICO

VANDYK

PROPERTIES