Grand Trunk Railway (GTR) Shops

WHAT WE HAVE

R. RITZ ARCHITECT INC.

WHAT WE HAVE: BUILDING, SITE, DEBT

RR

The GTR Building

- A heritage structure
- 164,295 SF high bay structural steel building with reinforced concrete walls with a 29,750 SF mezzanine of reinforced concrete floor

The GTR Site

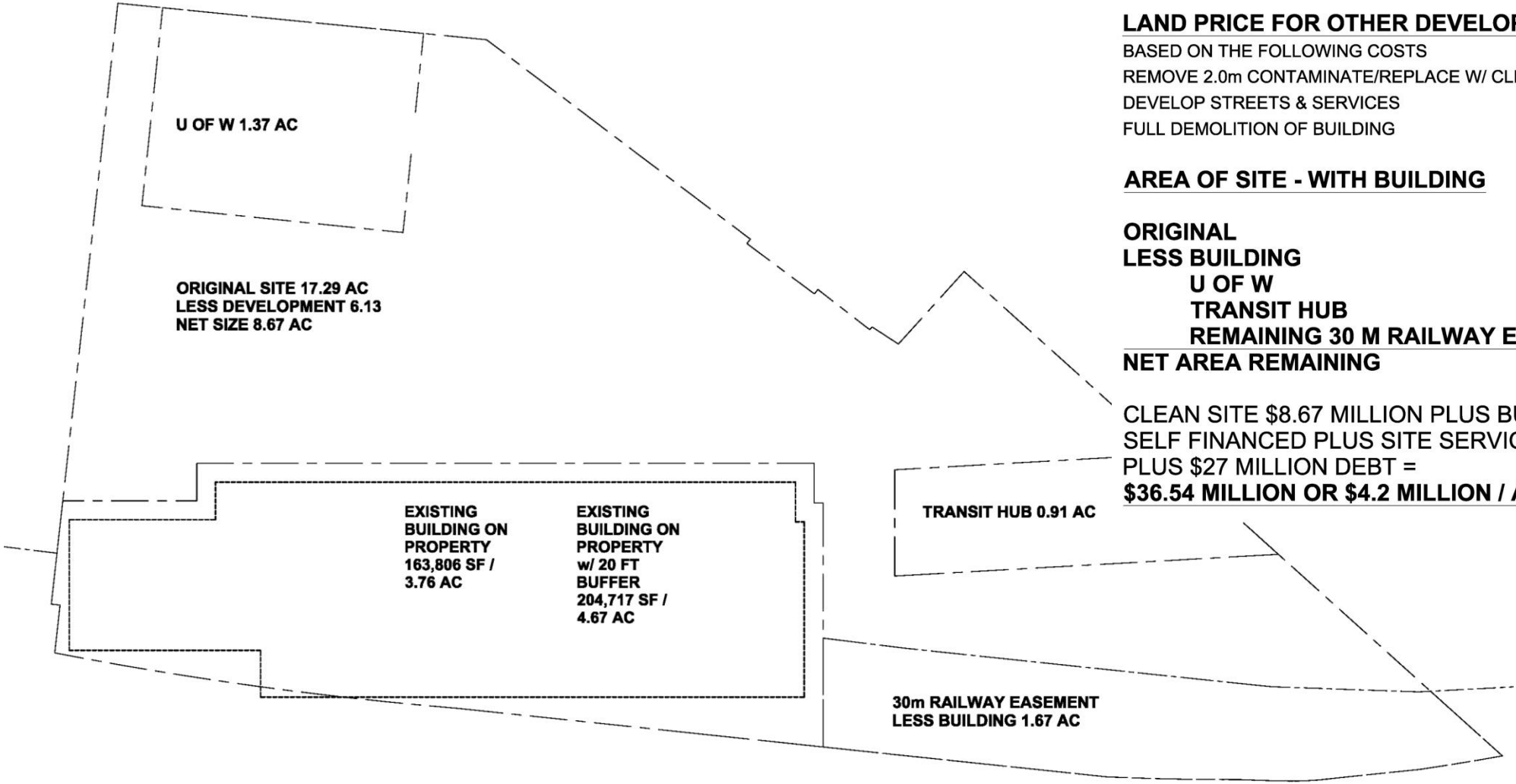
- 17.29 acres
- contaminated soil
- 2.28 acres remediated for the development of the university campus and the transit hub
- 4.67 acres existing building with 20-foot buffer
- 1.67 acres railway easement
- 8.67 acres net area with the building

The City Debt

- $27-30 million

WHAT WE HAVE: BUILDING, SITE, DEBT

RR



LAND PRICE FOR OTHER DEVELOPMENTS ON SITE

BASED ON THE FOLLOWING COSTS	
REMOVE 2.0m CONTAMINATE/REPLACE W/ CLEAN SOIL	$1,000,000/AC
DEVELOP STREETS & SERVICES	$100,000/AC
FULL DEMOLITION OF BUILDING	$4,000,000

AREA OF SITE - WITH BUILDING

ORIGINAL	**17.29 AC**
LESS BUILDING	**4.67 AC**
U OF W	**1.37 AC**
TRANSIT HUB	**0.91 AC**
REMAINING 30 M RAILWAY EASEMENT	**1.67 AC**
NET AREA REMAINING	**8.67 AC**

CLEAN SITE $8.67 MILLION PLUS BUILDING UPGRADES
SELF FINANCED PLUS SITE SERVICES $870,000
PLUS $27 MILLION DEBT =
$36.54 MILLION OR $4.2 MILLION / AC