

RETAIL INVESTMENT OPPORTUNITY

# 1634 BAYVIEW AVENUE

TORONTO · ON

FOR SALE



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RETAIL  
INVESTMENT  
GROUP

CBRE

# NOTABLE ATTRIBUTES



FULLY STABILIZED  
CAREFREE RETAIL  
BUILDING



LONG TERM  
REDEVELOPMENT



NEW ROOF  
AS OF 2018



RENTAL GROWTH  
UPSIDE

## PROPERTY OVERVIEW

CBRE's Retail Investment Group is pleased to offer for sale a 100% freehold interest in 1634 Bayview Avenue, Toronto (the "Property"). The Property is well located on the west side of Bayview Ave and just South of Manor Road East, on a busy commercial arterial. The building consists of 2,400 sq. ft. of leaseable retail space with excellent pedestrian and vehicular traffic. The property also benefits from an outdoor seating area/patio for additional seating. Situated in the heart of Leaside, the property represents an excellent opportunity to acquire a site with significant holding income & future rental growth potential.

<b>LAND SIZE</b>	1,918 sq. ft.
<b>GLA</b>	2,400 sq. ft. (Approximately)
<b>OCCUPANCY</b>	100%
<b>NOI</b>	\$81,600
<b>TAXES</b>	\$22,140.54
<b>RENTAL RATE</b>	\$33.75 per sq. ft.
<b>ZONING</b>	CR - Commercial Residential
<b>LEASE EXPIRY</b>	June 30, 2021
<b>OPTIONS</b>	2 x 5 years
<b>ASKING PRICE</b>	\$2,300,000



## PERMITTED USES

- Ambulance Depot
- Amusement Arcade
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Cabaret
- Club
- Cogeneration Energy
- Community Centre
- Courts of Law
- Crisis Care Shelter
- Custom Workshop
- Day Nursery
- Drive Through Facility
- Dwelling Unit in a permitted Eating Establishment
- Education Use
- Entertainment Place of Assembly
- Financial Institution
- Fire Hall
- Funeral Home
- Group Home
- Home Occupation
- Hotel
- Laboratory
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Nightclub
- Nursing Home
- Office
- Outdoor Patio
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Place of Assembly
- Place of Worship
- Police Station
- Post-Secondary School
- Private Home Day-care
- Private School
- Production Studio
- Public Parking
- Public School
- Public Utility
- Recreation Use
- Religious Education Use
- Religious Residence
- Renewable Energy
- Residential Care Home
- Respite Care Facility
- Retail Service
- Retail Store
- Retirement Home
- Rooming House
- Secondary Suite
- Seniors Community House
- Service Shop
- Software Development
- Sports Place of Assembly
- Student Residence
- Take-out Eating Establishment
- Tourist Home
- Transportation Use
- Vehicle Dealership
- Vehicle Fuel Station
- Vehicle Service Shop
- Vehicle Washing Establishment
- Veterinary Hospital
- Wellness Centre

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## AREA OVERVIEW



## NEIGHBOURHOOD PROFILE

Leaside is a neighbourhood in the East part of Toronto and is considered to be one of the most affluent neighbourhoods in the city. Bayview Avenue and Eglinton Avenue are the major commercial arterials in the neighbourhood. The Eglinton Crosstown LRT will have 3 stations in Leaside when completed in 2021. Bringing even more traffic to the area. Bayview Ave is home to many national retailers and boutique shops including Shoppers Drug Mart, Starbucks, Dollarama, COBB's Bakery, Cumbrae's and LCBO. The area is experiencing residential and commercial growth, leading to unique opportunities for developers and investors.



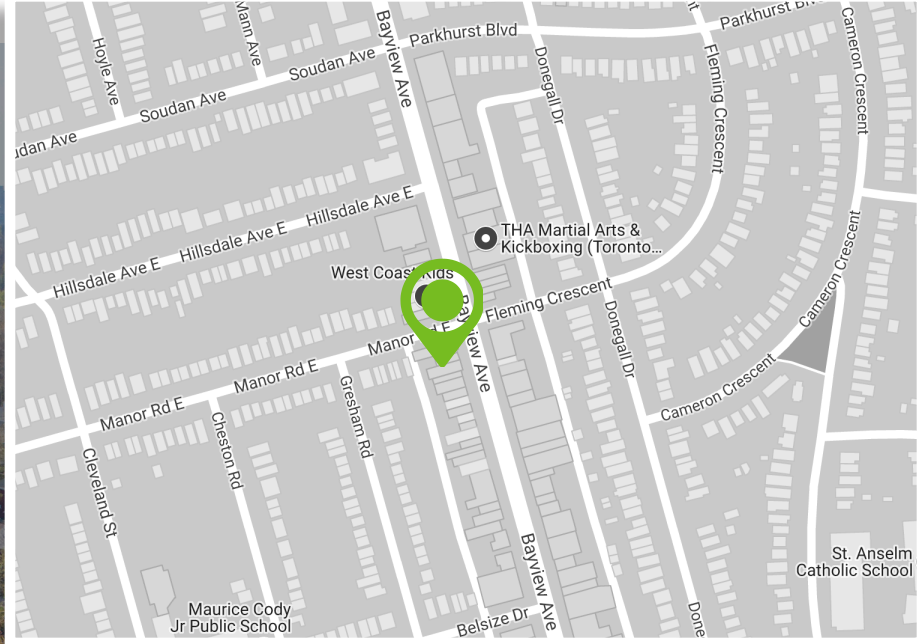
**CBRE**

# 1634 BAYVIEW AVE

TORONTO, ON

## OFFER SUBMISSION

Offers will be reviewed as received and are to be submitted via email, fax or courier to CBRE's Retail Investment Group.



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