

CBRE

**LAND
SPECIALISTS**

**RETAIL
INVESTMENT
GROUP**

1144 DAVENPORT ROAD

TORONTO, ON

USER / INVESTOR OPPORTUNITY

THE OFFERING

CBRE is pleased to present 1144 Davenport Road, a rare opportunity to acquire a nearly completed mixed-use asset in one of Toronto’s most vibrant and evolving neighbourhoods. Situated along the prominent Davenport Road corridor at the north end of Ossington, the property benefits from strong connectivity, established amenities, and proximity to key transit routes.

The four-storey building features a street-oriented commercial unit at grade and four expansive residential suites above, offering a boutique mixed-use format suitable for a variety of end-user or investment strategies. The residential component includes modern layouts, two townhouse-style units, private balconies, skylights, and select views of the Toronto skyline and CN Tower. The commercial space provides valuable street frontage and flexibility for a range of retail, service, or office uses. 1144 Davenport Road presents a compelling value-add opportunity for investors, developers, or owner-users seeking a newly redeveloped mixed-use asset in a highly desirable urban location.

PROPERTY DETAILS

Address	1144 Davenport Road, Toronto
Building Type	Mixed Use - Street level commercial with residential apartments
Residential GFA	4,574 sq. ft.
Commercial GFA	584 sq. ft.
Current Official Plan	Neighbourhoods
Current Zoning (By-law 438-86)	MCR (Mixed-Use Commercial Residential)
Committee of Adjustment	Minor Variance granted in 2021 to permit a 6-unit dwelling
Status	The building/units remain unfinished at the time of this report
Price	\$3,900,000

Looking Southeast



ZONING & PERMITTED USES

PERMITTED USES - MCR

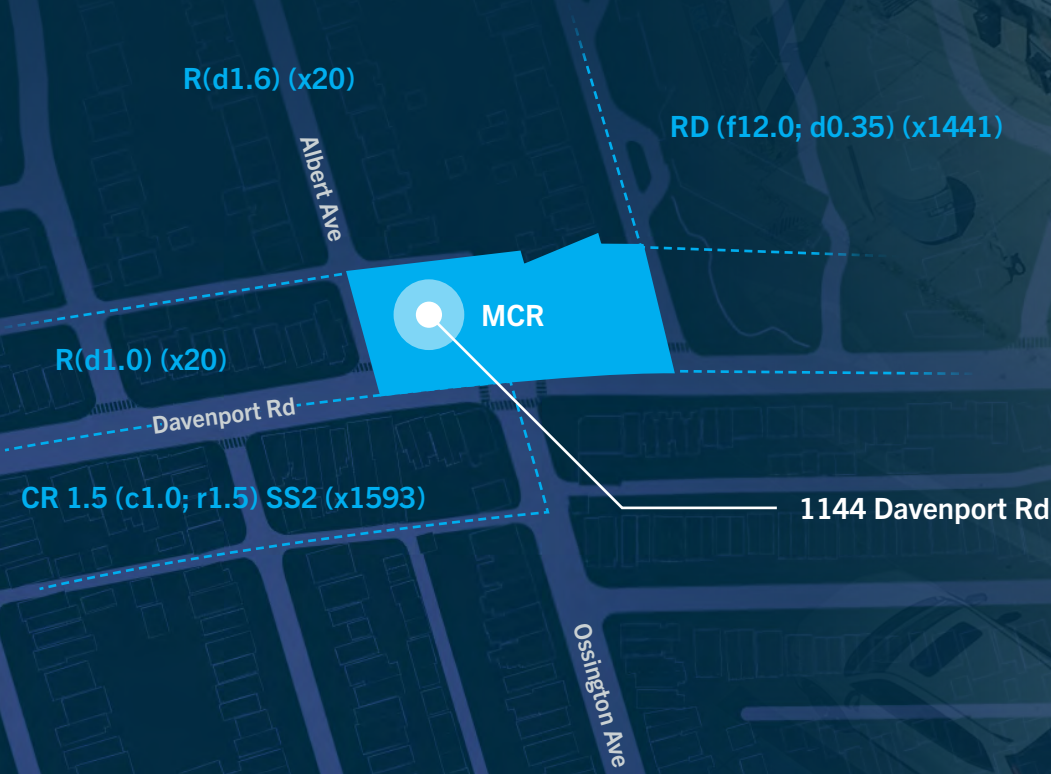
RESIDENTIAL USES

- apartment building
- artist live/work studio
- converted house
- detached house
- duplex
- dwelling units in a building - one or more
- live-work unit (1994-0532)

- row house
- rowplex
- semi-detached duplex
- semi-detached house
- semi-detached triplex
- senior citizen's housing
- triplex

For More Info Click Below

ZONING



PROPERTY PHOTOS



LOCAL AMENITIES

- 1

The Wych
- 2

AD Café
- 3

Salto Restaurant & Bar
- 4

Supercoffee
- 5

Coast to Coast Seafood
- 6

Galleria Shopping Centre
- 7

North of Brooklyn Pizzeria
- 8

Parallel Brothers
- 9

Geary Warehouse Avenue
- 10

General Public Restaurant
- 11

Nova Era Bakery
- 12

Blood Brothers Brewery
- 13

Famiglia Baldassarre
- 14

Good Behaviour Ice Cream and Sub Sandwiches
- 15

Dark Horse Espresso Bar + Dear Grain
- 16

Rooms | 915 Dupont
- 17

Farm Boy
- 18

Loblaws
- 19

Fiesta Farms
- 20

Kiyo Japanese Cuisine
- 21

Dutch Dreams

- 22

Loblaws/LCBO
- 23

XO Bisous
- 24

Fleur du Jour
- 25

JABS
- 26

Sea Witch Fish and Chips
- 27

Pink Ice Cream
- 28

Baker and Scone
- 29

Pura Vida Restaurant & Cocktail Bar
- 30

Bar Ape Gelato
- 31

Krave Coffee
- 32

Emma's Country Kitchen
- 33

Cafe Roma
- 34

Tim Hortons
- 35

LCBO
- 36

No Frills
- 37

Futura Granita + Gelato
- 38

Itacate
- 39

Rosa's
- 40

Atomic 10
- 41

ChocoSol Traders
- 42

True History Brewing
- 43

Casa Loma

TRANSIT

TTC Route 127

TTC Route 7/307

TTC Route 29/329

TTC Route 511

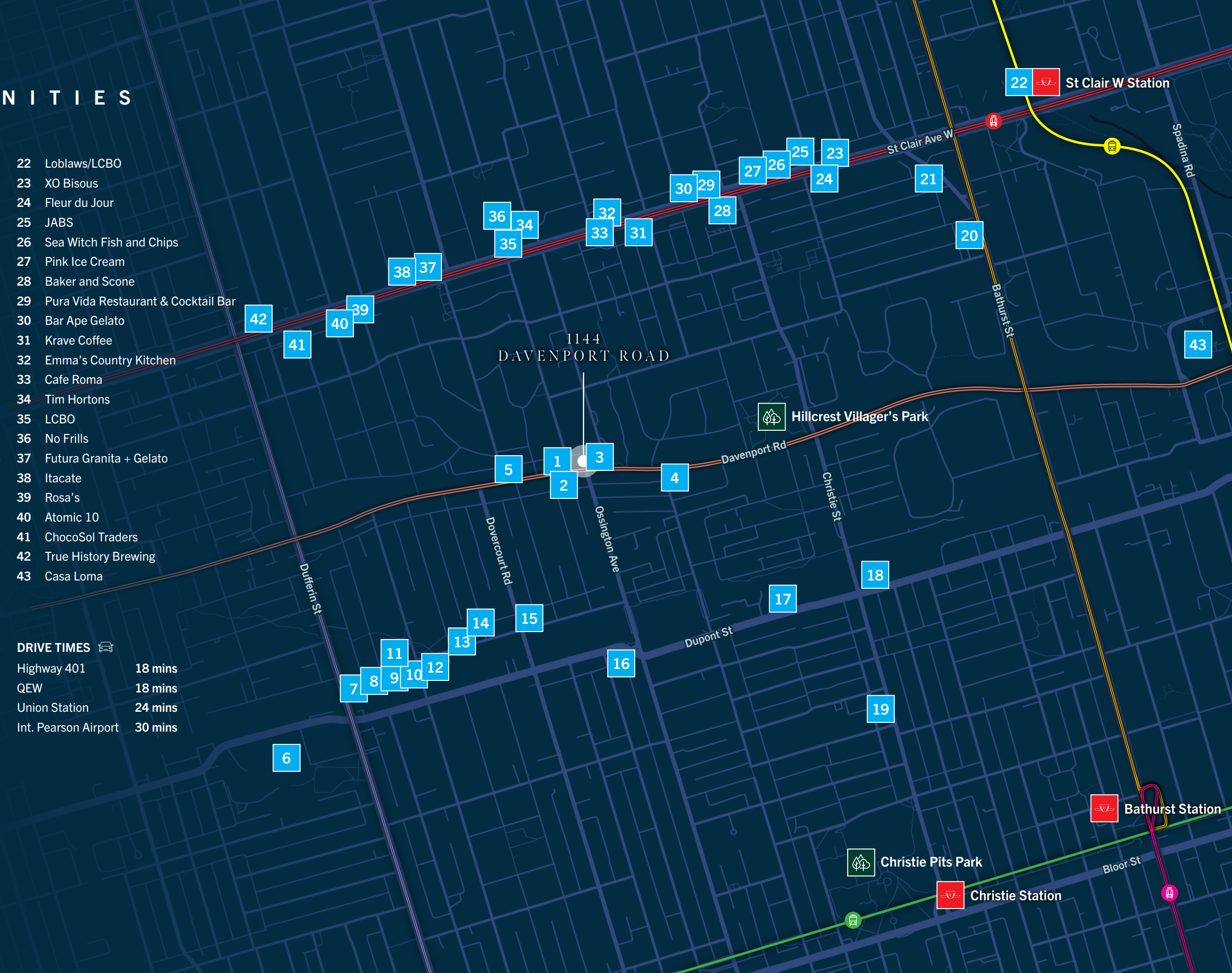
TTC Route 312/512

TTC Line 1 Yonge-University

TTC Line 2 Bloor-Danforth

DRIVE TIMES

Highway 401	18 mins
QEW	18 mins
Union Station	24 mins
Int. Pearson Airport	30 mins





1144 DAVENPORT ROAD, TORONTO, ON

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CBRE

1144
DAVENPORT ROAD

Looking East

1144 DAVENPORT ROAD

TORONTO, ON



Looking North

CONTACT US

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Brett Taggart*
Associate Vice President
+1 416 495 6269
brett.taggart@cbre.com

****Broker *Sales Representative | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca**

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