

# RETAIL/DEVELOPMENT INVESTMENT OPPORTUNITY

890 DANFORTH AVENUE | TORONTO, ONTARIO



**RETAIL  
INVESTMENT  
GROUP**

**CBRE**

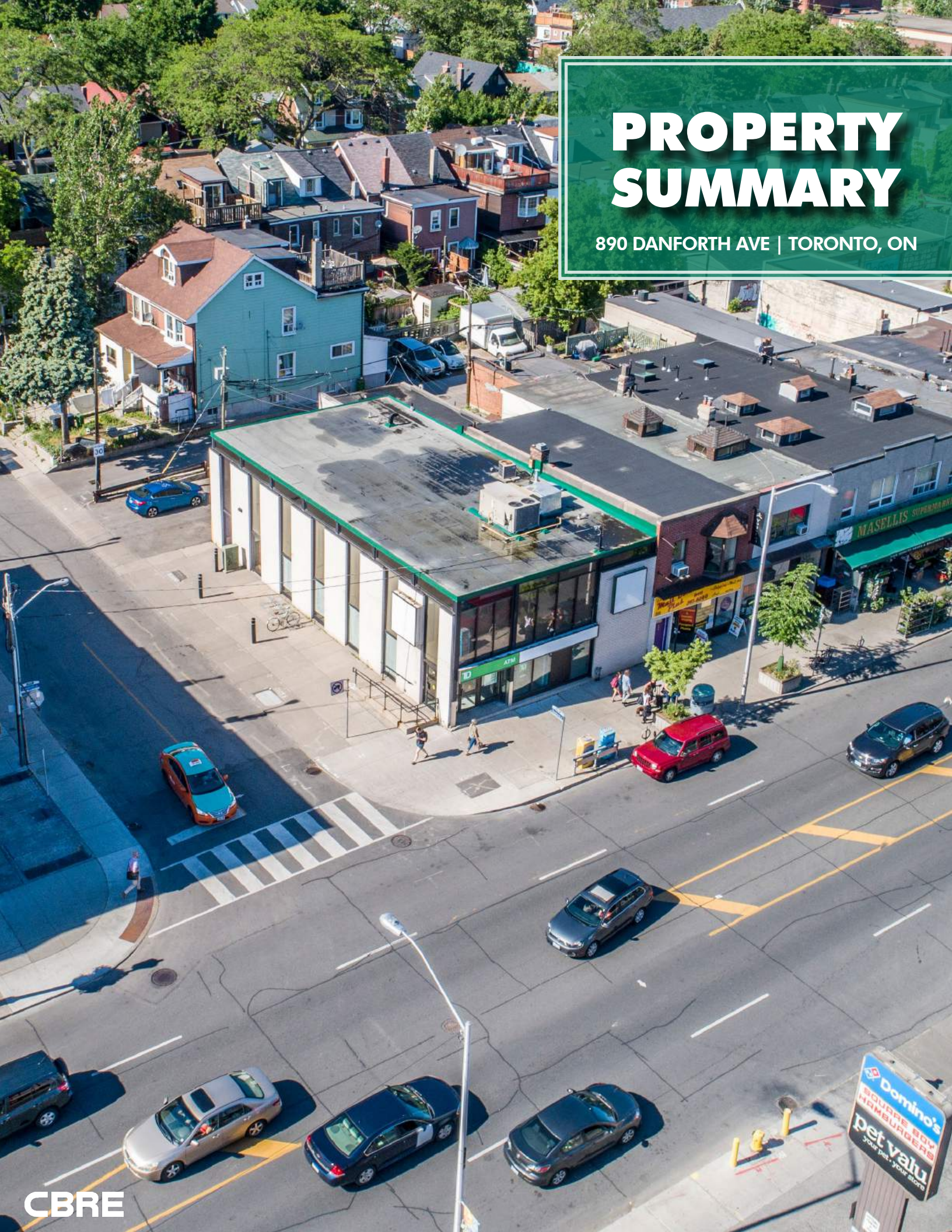


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# PROPERTY SUMMARY

890 DANFORTH AVE | TORONTO, ON



**0.09  
ACRES**

**2,525  
SQ. FT.**

**6-9  
PARKING  
SPACES**



**100 FT.  
DEPTH**

**37.75 FT.  
FRONTAGE**

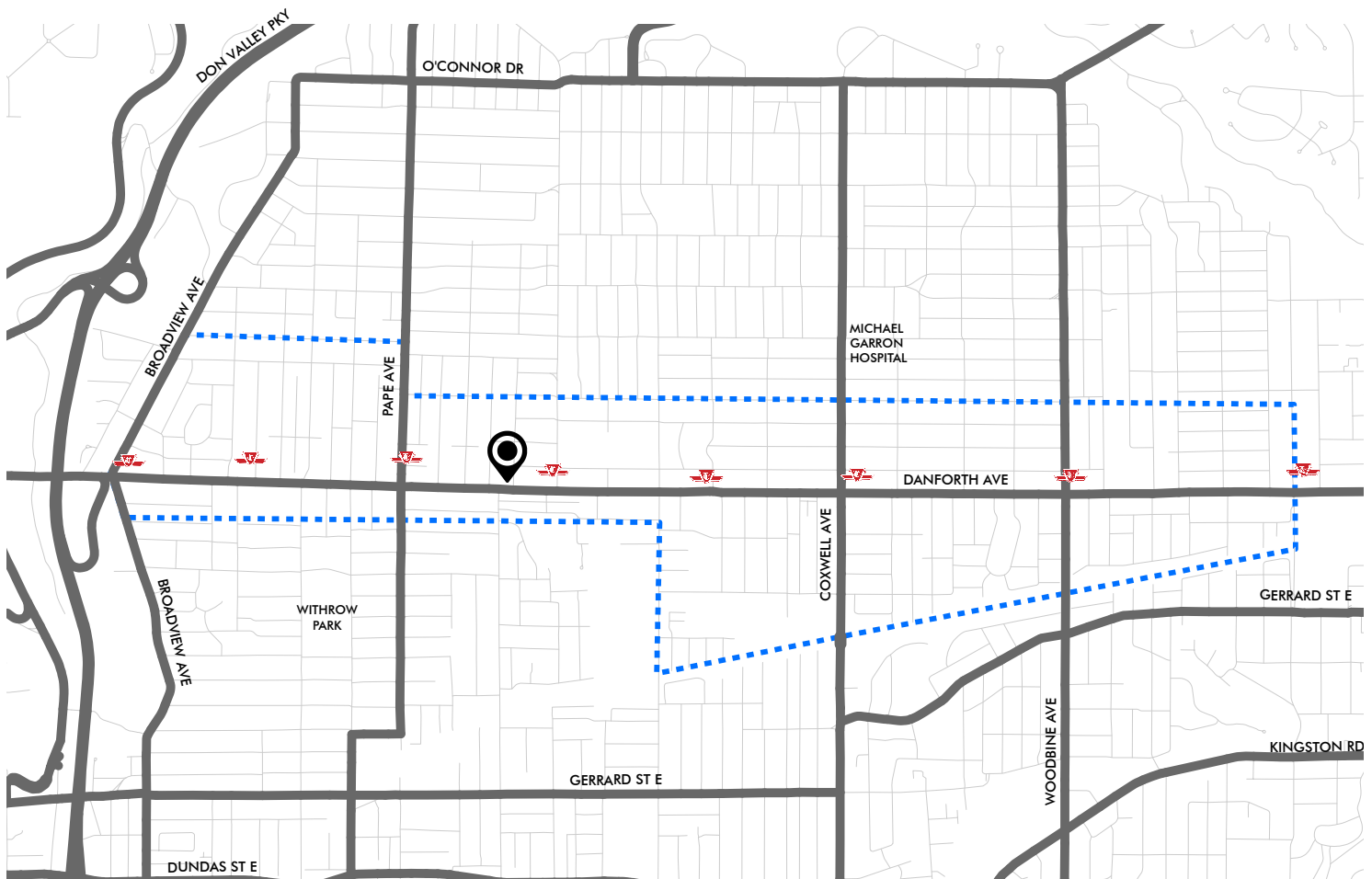
# MARKET OVERVIEW

890 DANFORTH AVE | TORONTO, ON

## TORONTO'S GREEKTOWN

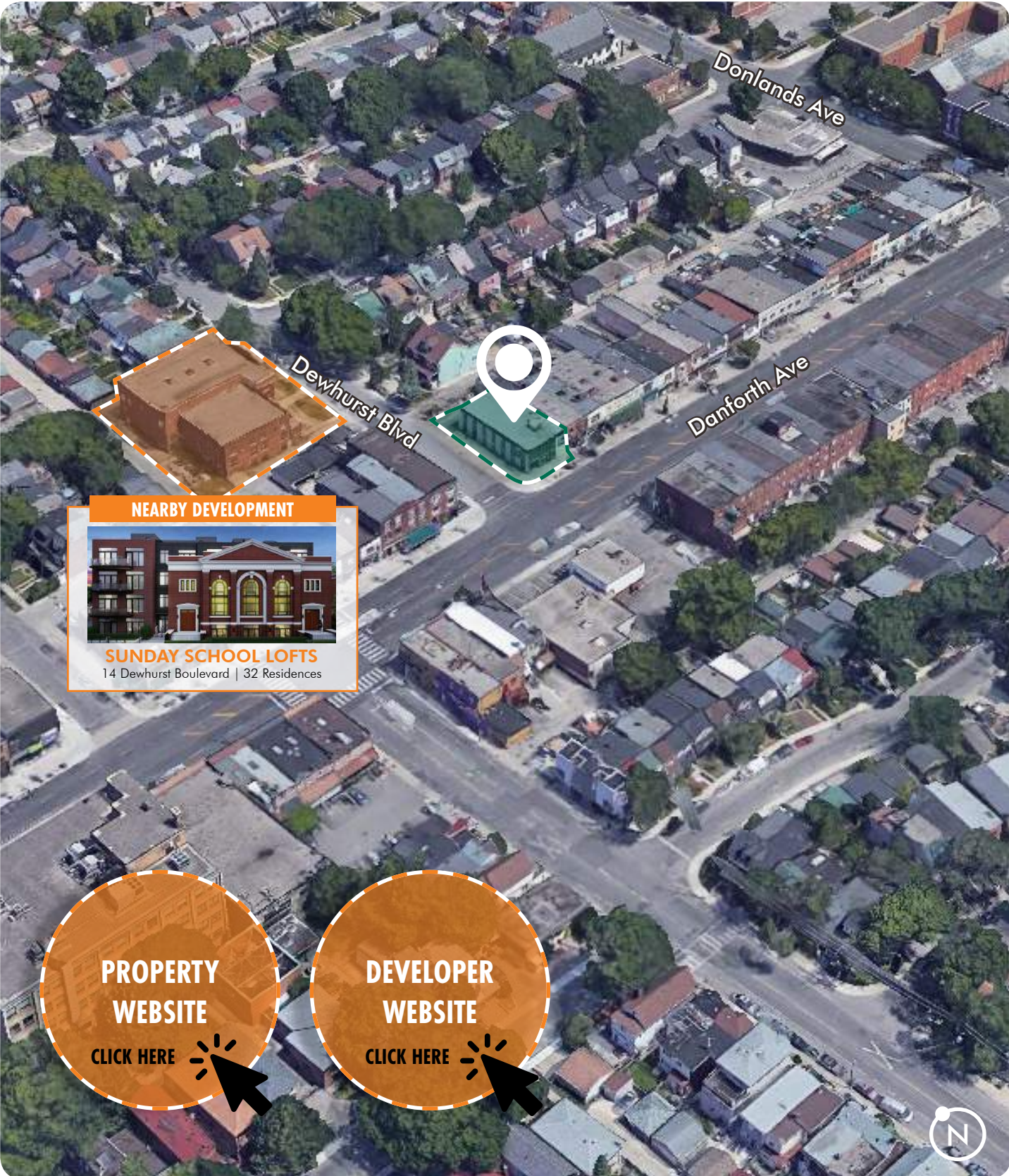
890 Danforth Avenue is conveniently situated in the heart of Toronto's Greektown, on the Danforth. Home to one of the largest Greek neighbourhoods in North America, The Danforth is a neighbourhood rich with restaurants, boutiques, shops, markets, cafes, and a host of wonderful experiences. In addition, the Danforth hosts the annual "Taste of the Danforth" - a large food festival that stretches along Danforth Avenue from Broadview to Jones Avenues. Renowned for its local experience of Greek food and culture Taste of Danforth attracts more than 1.5 million attendees every year<sup>1</sup>.

## NEIGHBOURHOOD PROFILE



### LEGEND

- - - Greektown
- TTC Subway Stop
- Subject Property







EAST YORK/DANFORTH DEMOGRAPHICS<sup>2</sup>



**POPULATION (2016)**  
106,875



**POPULATION (2011)**  
104,017



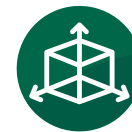
**POPULATION PERCENTAGE CHANGE (2011-2016)**  
2.7%



**TOTAL PRIVATE DWELLINGS**  
48,352

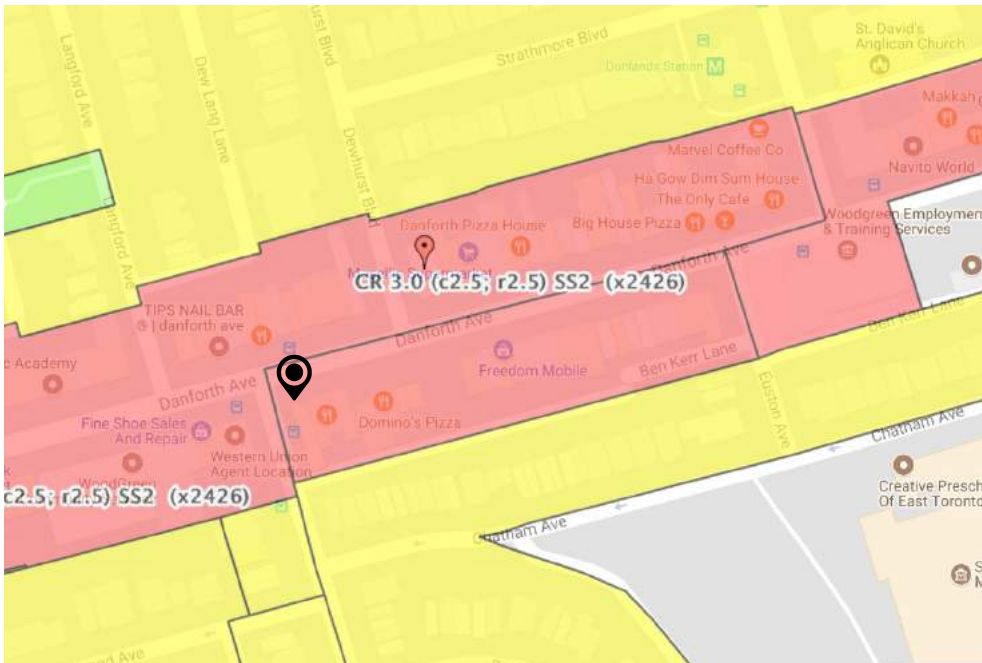


**POPULATION DENSITY**  
2.7% per km<sup>2</sup>



**LAND AREA**  
19.75 km<sup>2</sup>

ZONING



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

**LAND USE DESIGNATION**  
Mixed Use Area

**PERMITTED USES**  
Broad array of residential, commercial and institutional uses

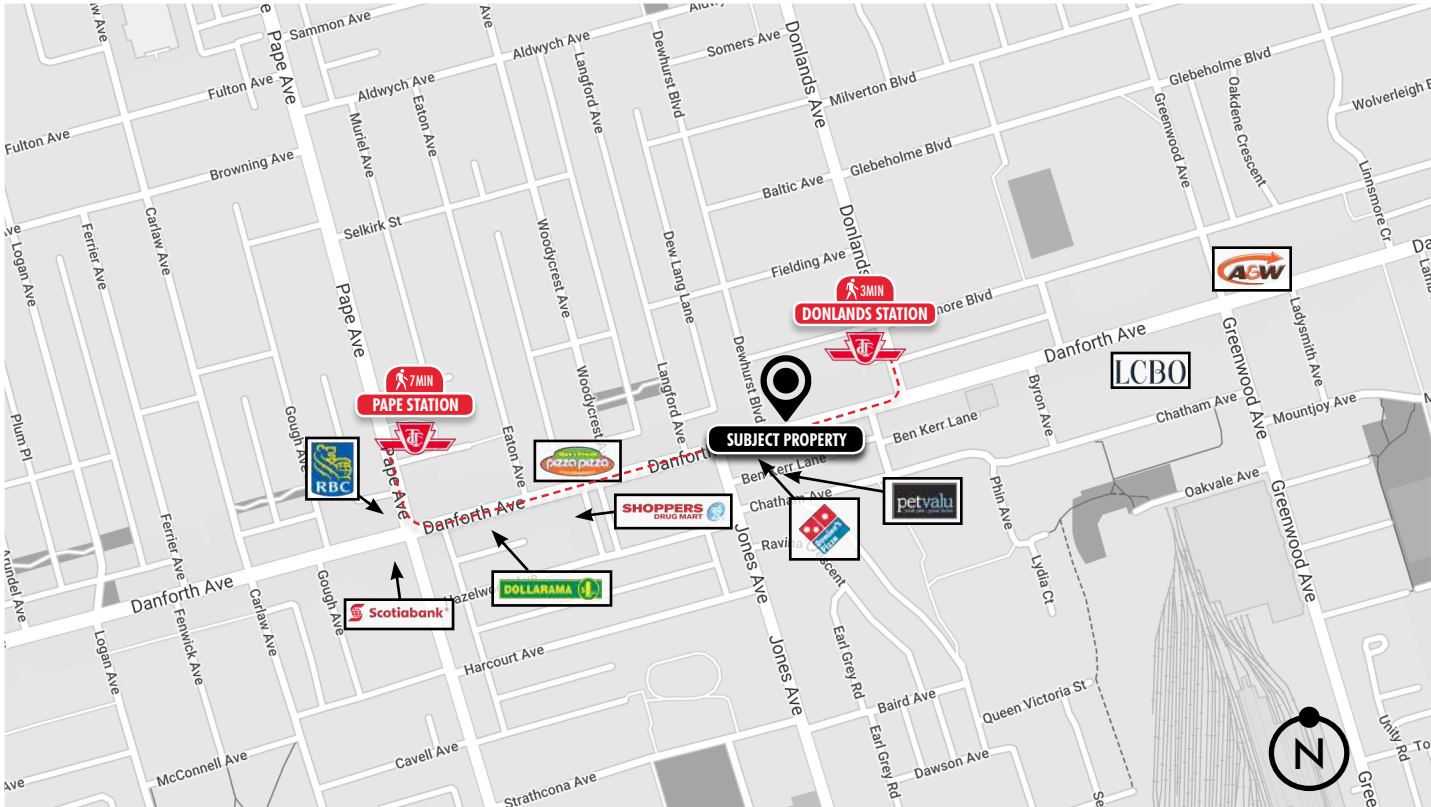
# PROPERTY PROFILE

890 DANFORTH AVE | TORONTO, ON

PROPERTY OVERVIEW

The Property is well located on the NorthEast corner of Dewhurst Boulevard and Danforth Avenue, on a busy commercial arterial right in the heart of Toronto’s Greektown, The Danforth. This area, rich with character, heritage resources and character-defining features has been experiencing significant development interest in recent years. The Property sits within close proximity to a high demand residential development, Sunday School Lofts. The Danforth features a diverse set of local and national tenants including Shoppers Drug Mart, Domino’s Pizza, Pet Valu, LCBO, and RBC.

<b>MUNICIPAL ADDRESS</b>	890 Danforth Avenue, Toronto, Ontario
<b>LAND AREA</b>	0.09 ac.
<b>TOTAL AREA</b>	2,525 sq. ft.
<b>FRONTAGE</b>	37.75 ft.
<b>DEPTH</b>	100 ft.
<b>ZONING</b>	Commercial Residential
<b>PROPERTY TAXES</b>	0/2017/N/A
<b>LEGAL DESCRIPTION</b>	Pt Lt 20 PI 417EW Toronto As In Ca534280
<b>ASKING PRICE</b>	\$2,300,000
<b>PARKING SPACES</b>	6-9 (Approximately)



# OFFERING PROCESS

890 DANFORTH AVE | TORONTO, ON



## OFFERING PROCESS

Offer submission date is **July 25, 2018** and are to be submitted via email, fax or courier to CBRE's Retail Investment Group.

## OPEN HOUSES

Open houses will be held at 890 Danforth Avenue, Toronto on: **July 11, 2018** from **10:00 am - 12:00 pm**  
**July 18, 2018** from **10:00 am - 12:00 pm**



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