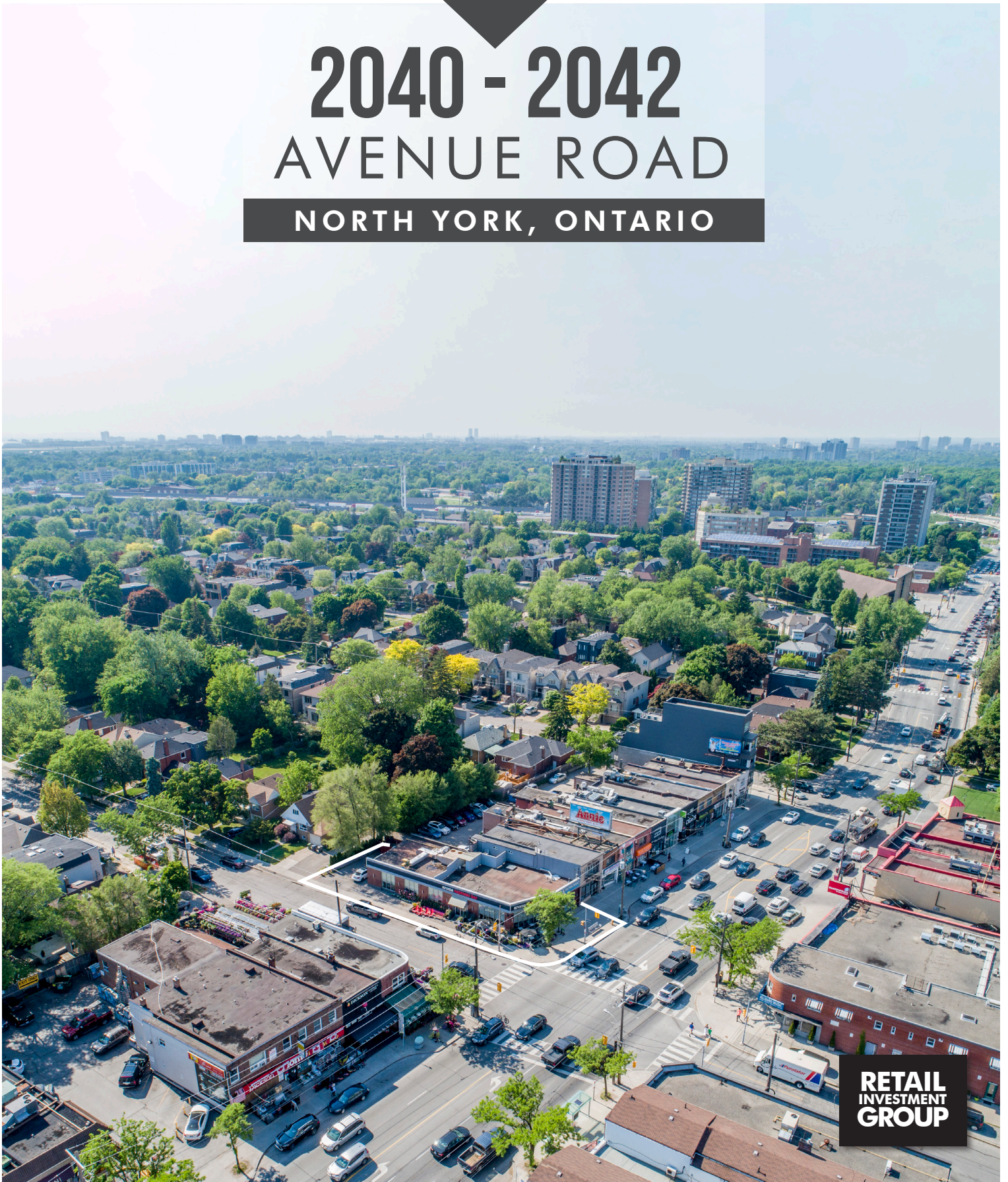


2040 - 2042

AVENUE ROAD

NORTH YORK, ONTARIO



**RETAIL
INVESTMENT
GROUP**

CBRE

2005 Sheppard Ave E | Suite 800
Toronto, ON | M2J 5B4
www.cbre.ca

FOR SALE

2040-2042 AVENUE ROAD

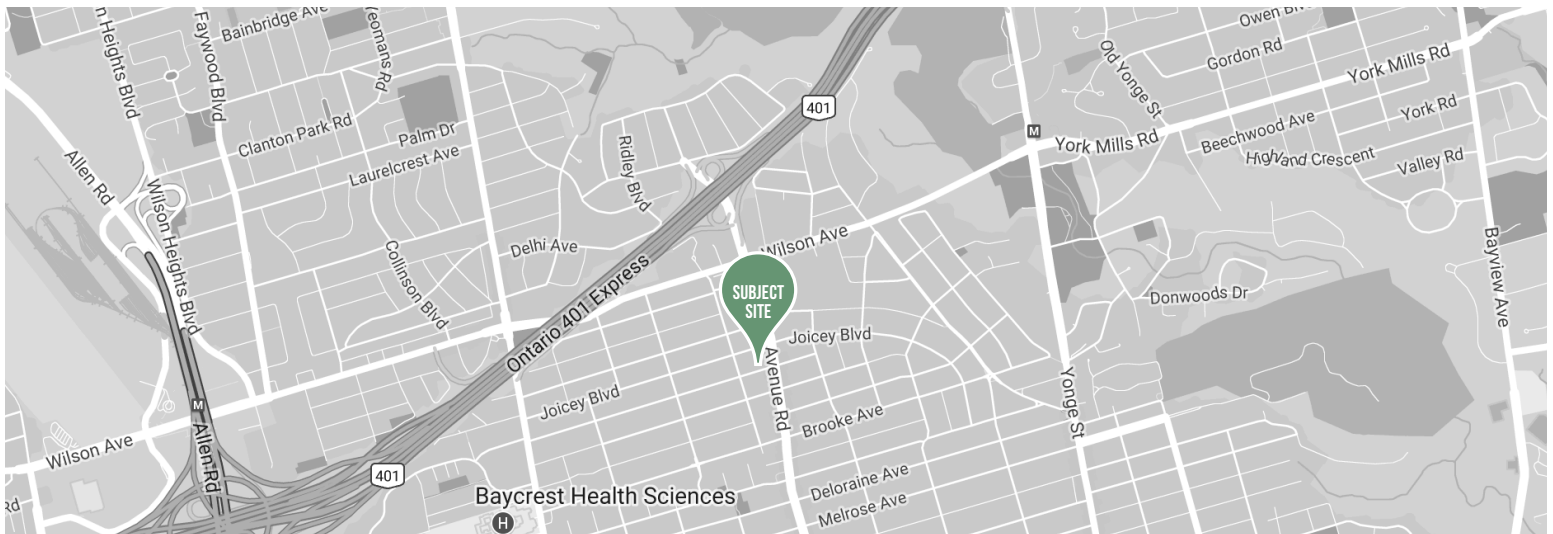
NORTH YORK, ON

The Property is a 5,931 sq. ft. retail building located on the north east corner of Avenue Road and Dunblaine Ave in North York, ON. The Property is well positioned due to its location and long-term development potential. The immediate area boasts excellent pedestrian and vehicular traffic with approx. 16,556 cars per day. National retailers on Avenue Road include Shoppers Drug Mart, Tim Hortons, McDonalds, Shell, and Home Hardware. The Property can be easily severed into two parts, and there are currently two municipal addresses. 2040 Avenue Road is currently leased to Aroma Group Inc. until May 2022. 2042 Avenue Road is owner occupied and can be leased back for two years or sold vacant. The space is also built out to accommodate a full dental practice.



PROPERTY DETAILS

Site Area:	0.14 ac.	Zoning:	CR 3.0 Commercial Residential
GLA:	3,294 sq. ft.	Tenants:	Aroma Espresso Bar & Denture Clinic
Occupancy:	100%	Bid Date:	Wednesday, July 11, 2018



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*Sales Representative, April 2018. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DM11 Spatial, Envrionics Analytics, Microsoft Bing, Google Earth

