

FOR SALE
373 SPADINA AVENUE

PRIME INVESTMENT OPPORTUNITY
IN CHINATOWN



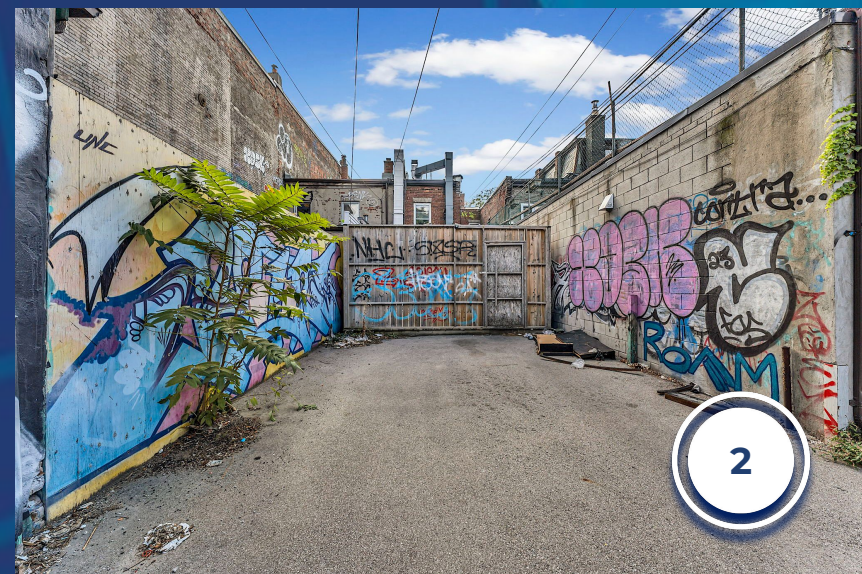
METROPOLITAN
COMMERCIAL

373 SPADINA AVENUE

Metropolitan Commercial Realty is proud to present the sale listing of 373 Spadina Avenue. Situated in the bustling Chinatown neighborhood of Toronto, 373 Spadina Avenue offers a unique blend of old-world charm and modern vibrancy in an area that caters to a diverse range of businesses and residents.

373 Spadina Avenue is comprised of a fully-occupied, 1,408 square foot building with a restaurant tenant on the ground floor and a 2 bedroom residential apartment above. The property includes a basement, large exterior deck and rear parking pad.

373 Spadina Avenue benefits from its strategic location, with easy access to public transportation, restaurants, shops, and cultural attractions. It serves as a bridge between Toronto's storied past and its thriving present.



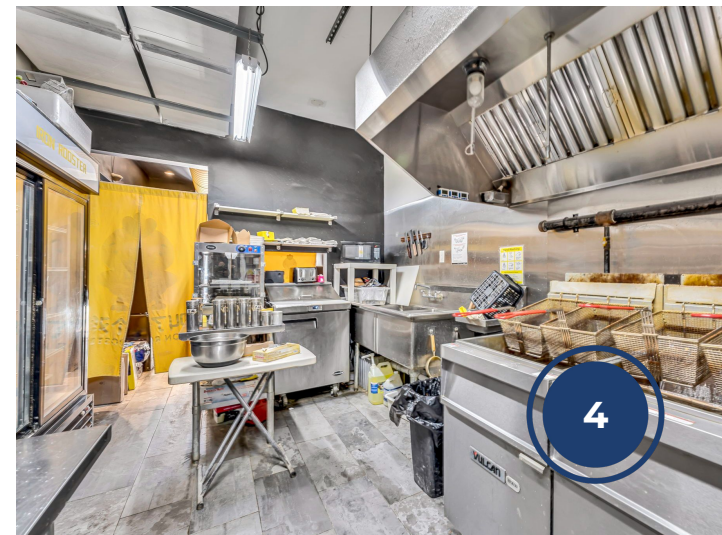
PROPERTY DETAILS

LOCATION	East side of Spadina Ave, between College St and Dundas St W		
BUILDING DETAILS	Lower level	712 SF	
	Ground Floor	708 SF	
	Second Floor	700 SF	
	Total	1,408 SF	*Excluding Lower level.
SITE AREA	2,328 SF		
FRONTAGE	17 FT		
DEPTH	140 FT		
PROPERTY TAXES	\$21,109.74 (2023)		
ZONING	CR 2.5 (c2.0; r2.0) SS2		
OFFICIAL PLAN	Mixed Use Areas		
NET OPERATING INCOME	\$84,579.00 *commencing Jan 1, 2024		
ASKING PRICE	\$2,199,000.00		



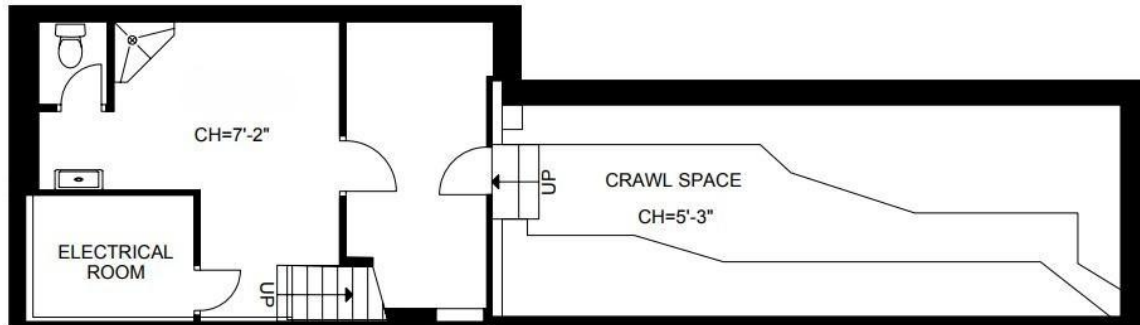
INVESTMENT SUMMARY

- 373 Spadina Avenue is comprised of a retail restaurant on the ground floor with basement and a 2 bedroom apartment on the second floor. The property is institutionally managed, with recent renovations including mechanical, electrical, plumbing and fire separation upgrades
- The property has an extra deep lot of 140' and has the potential for future redevelopment.
- The property is 100% leased and there is the opportunity for an end user to take over the retail space in the near-term.
- The landscape near 373 Spadina Ave is evolving rapidly, as Toronto's Chinatown undergoes revitalization. With a mix of historic charm and modern development, it's becoming a dynamic hub for businesses, culture, and innovation. This provides an opportunity for retail and development investors alike.
- Seller will consider providing financing to qualified buyers.

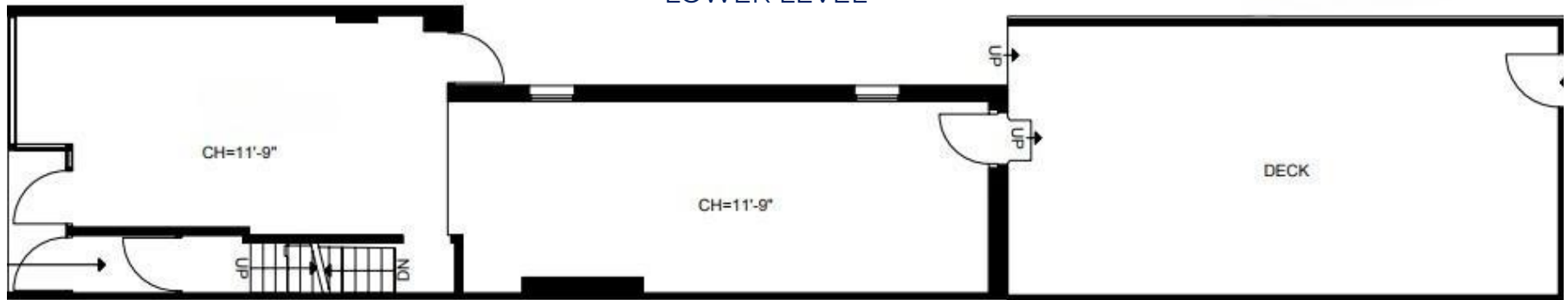




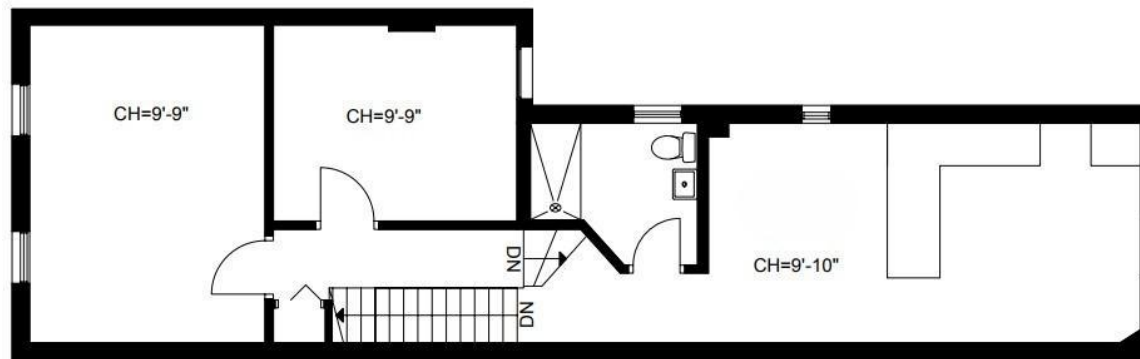
FLOOR PLANS



LOWER LEVEL



GROUND FLOOR



THIRD FLOOR

ABOUT THE AREA

Chinatown is a standout location of culture and experience in Toronto, being the second largest in the entirety of North America second only to New York. It is known for its shops and restaurants that are rich in Asian tradition, showcasing a mixture of old neighbourhood staples and new venues that pay tribute to the area. The streets are filled with pedestrians, aided by the frequent streetcars heading to and from the Spadina TTC station.



Kensington Market is known as the most vibrant and diverse neighbourhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants, live music, street performances, and art installments.

El Mocambo is an example of a neighbourhood staple located at 464 Spadina Avenue, that gives the area the rich culture it is known for. It is a live music venue that has been open since 1948 and has hosted a number of legends such as the Rolling Stones, Blondie, Jimi Hendrix, Meatloaf, U2, etc.



The University of Toronto is one of the world's most elite Universities. Its downtown campus is located immediately north of 373 Spadina Avenue. The downtown campus alone has a student population of 61,690 individuals that heavily contributing to Spadina Avenue's busy pedestrian population.

NEIGHBOURING DEVELOPMENT



484 SPADINA: FITZROVIA DEVELOPMENTS

The Waverley is a 166-unit Class A rental community at the northwest corner of College Street & Spadina Avenue. This premium “boutique” rental building offers the same level of amenities and suite finishes as high-end condominiums with a 24-hour Concierge. Notable building amenities include, a training facility, yoga/spin studio, a rooftop infinity pool, a pet spa and electric car charging stations, along with relaxed dining options in the double height lobby. The development included the reinstatement of the historic Silver Dollar Room. Registered as a heritage landmark, many of the Silver Dollar’s original elements are incorporated into the new space, including the venue’s bar, stage, murals, terrazzo floor, and the iconic Silver Dollar Room sign.

315 SPADINA: PODIUM DEVELOPMENTS

315 Spadina Avenue Apartments is a new development by Podium Developments currently in preconstruction at Spadina Avenue & D'Arcy Street.

The developer has submitted a rezoning application that proposes a 13-storey mixed-use building with a total gross floor area of 15,892 square metres and a density of 7.83 times the area of the lot. The ground floor will contain 988 square metres of retail space. A total of 239 rental residential units are proposed within the 12 floors above the ground floor. The unit mix is comprised of 172 studio units, 11 one-bedroom units, 31 two-bedroom units and 25 three-bedroom units.



CONNECTIVITY



BIKE SCORE OF 100

- Ample bike storage
- Multiple Toronto Bike Share stations available



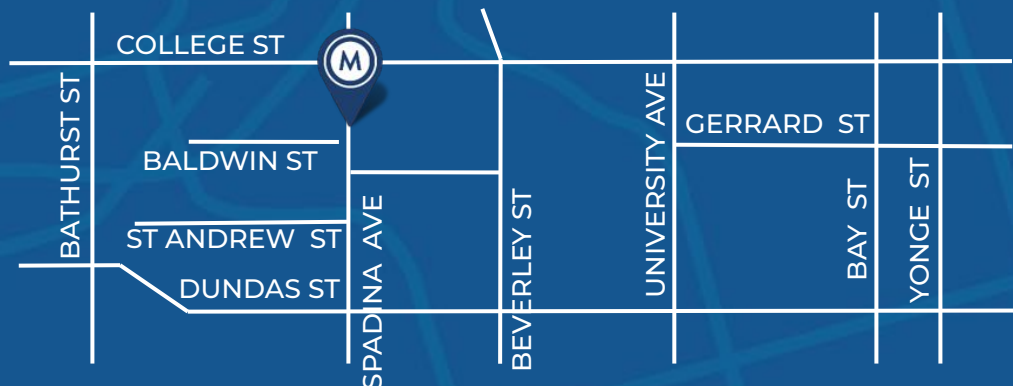
TRANSIT SCORE OF 98

- A two minute walk from two major major streetcar routes (Spadina Avenue and College Street) that provide direct access to the TTC subway network



WALK SCORE OF 99

- Located in a pedestrian-friendly area within walking distance of downtown amenities, transit, parking, shopping and entertainment





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