

FOR LEASE | HIGH-STREET RETAIL

# 1196 BLOOR STREET WEST

BLOODDALE VILLAGE | TORONTO, ON



METROPOLITAN  
COMMERCIAL

IMPROVED RATE





## PROPERTY OVERVIEW

Located in the heart of Bloordale Village, the area is steadily becoming one of Toronto's hottest neighborhoods for trendy yet low-key restaurants, bars, shops, and art galleries. This property is situated within walking distance to the Dufferin and Lansdowne subway stations.

The unit has been recently renovated, has excellent ceiling height, and is professionally managed. Ideal for a variety of retail uses - fashion, educational, food, cafes & more!

There is an additional clean and dry basement space for storage.

## DETAILS

<b>Size</b>	1,147 SF + basement
<b>Gross Rent</b>	\$4,750.00 /month
<b>Utilities</b>	Separately metered
<b>Possession</b>	Immediate

Average Household Income\*



\$101,348

Total Population\*



270,667

Projected 10-Year Population Growth\*



14.14%

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\*Source: CoStar, 2018 3km radius.



Lansdowne Ave



Dufferin St



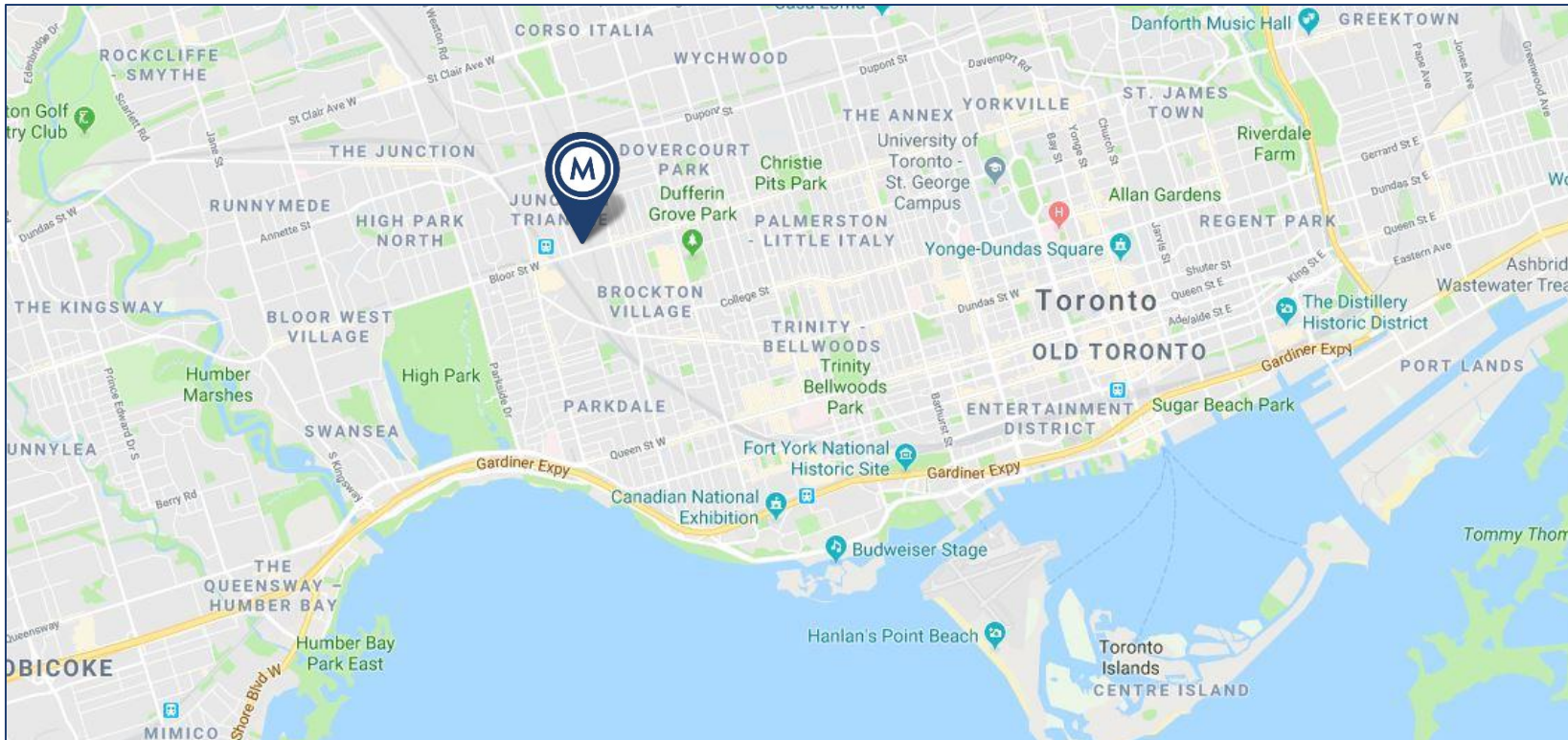
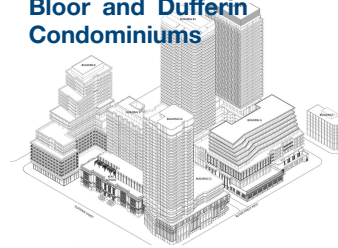
Bloor St



Brock Ave



Bloor and Dufferin Condominiums



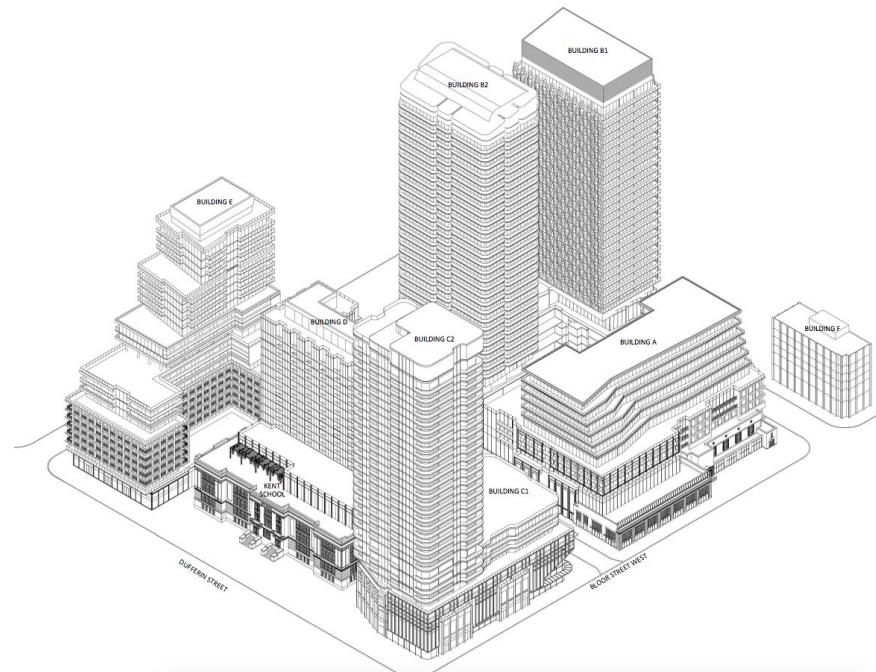
AREA MAP

## Bloor and Dufferin Condominiums

The proposed high-density Bloor and Dufferin Condos is a master-planned community that is **one of the largest single redevelopment projects currently submitted to the City of Toronto**. Capital Developments and Metropia will be redeveloping the 7.3-acre property with six blocks out of the seven that will be used for mixed-use purposes along with an additional block dedicated to parkland, community centers and amenity space.

There is 1.4 million square feet of proposed residential development with towers ranging from 6 to 47 storeys. The site is currently in the pre-construction stage and is expected to have **2,034 residential units**. The mixed-use commercial component will be developed from the existing heritage Kent Senior Public School with 174,252 square feet of retail space, 50,022 square feet of office space, 38,540 square feet of green space and 69,384 square feet of amenity space.

Internationally recognized architects Hariri Pontarini Architects and Giannone Petricone Associates are designing the project.



NEIGHBOURING DEVELOPMENT

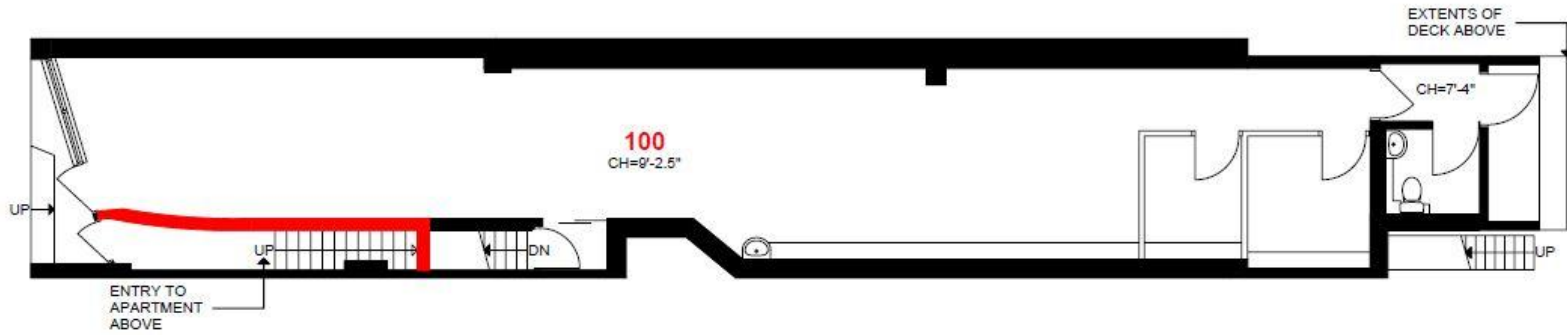


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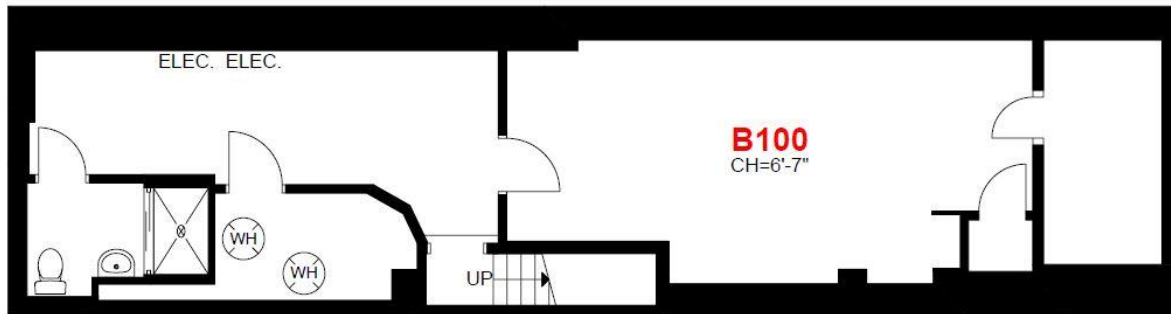


INTERIOR PICTURES

# GROUND FLOOR



# BASEMENT



NOTE: basement included in rent at no additional cost



# FLOOR PLAN

# METROPOLITAN COMMERCIAL



Built on  
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