

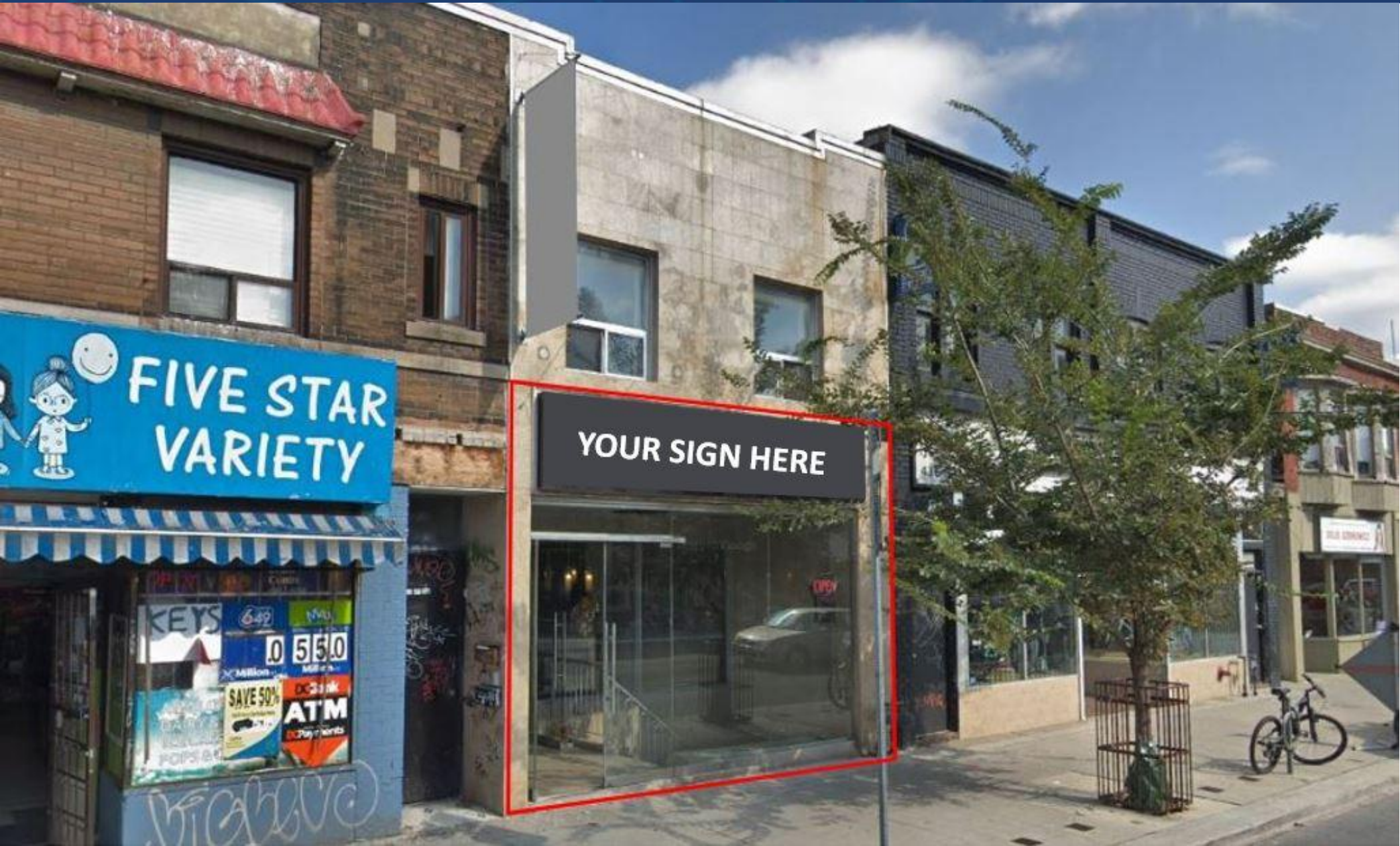
FOR LEASE | HIGH-STREET RETAIL

# 1208 BLOOR STREET WEST

BLOODALE VILLAGE | TORONTO, ON



METROPOLITAN  
COMMERCIAL





## 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 excellent frontage and exposure along Bloor Street West. Previously used as a restaurant, the unit has two kitchens on the ground floor and basement. Perfect for food use and other food-related businesses.

## DETAILS

<b>Size</b>	4,104 SF
<b>Net Rent</b>	\$25.00 PSF/YR
<b>TMI</b>	\$15.00 PSF/YR
<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%

**1208 BLOOR STREET WEST | FOR LEASE**

\*Source: CoStar, 2018 3km radius.





Lansdowne Ave



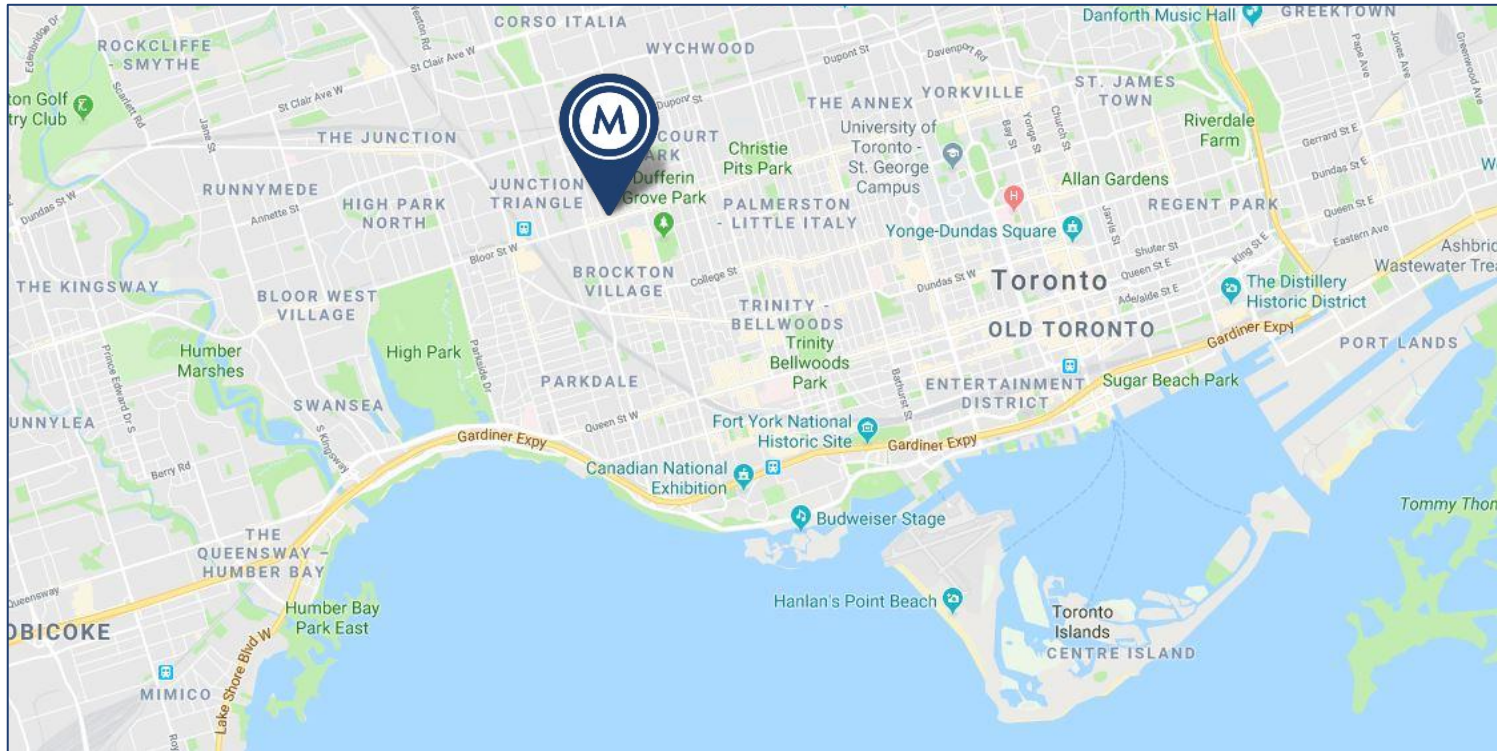
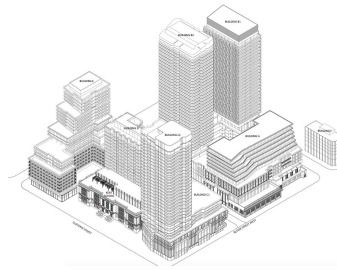
Dufferin St



Bloor St



Brock Ave



AREA MAP

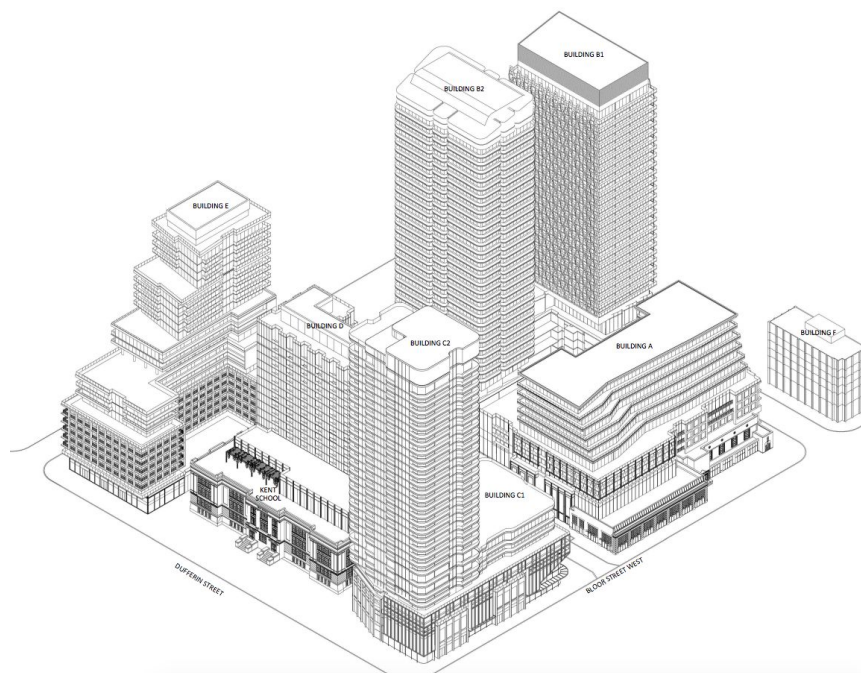
1208 BLOOR STREET WEST | FOR LEASE

## 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





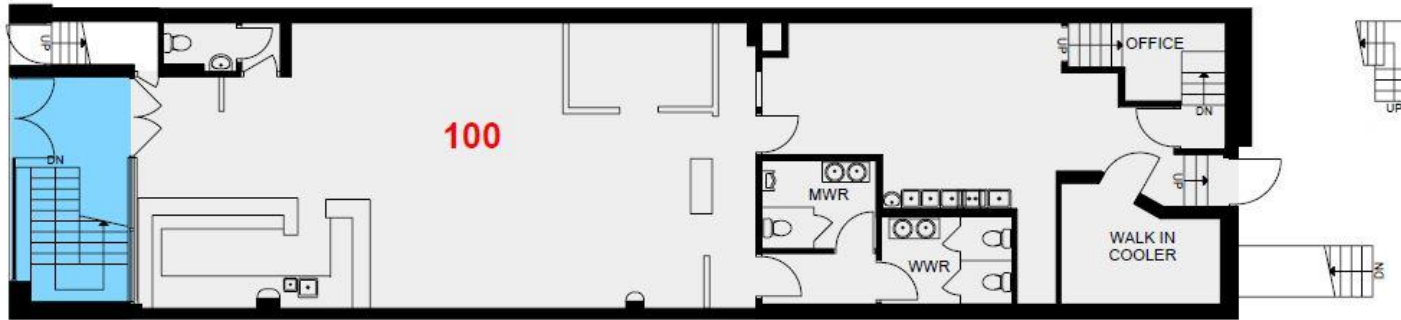
INTERIOR PICTURES





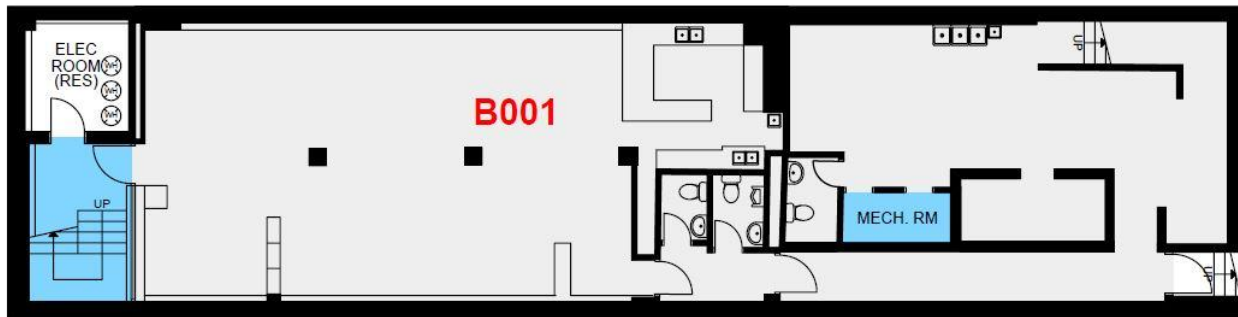
INTERIOR PICTURES

# GROUND FLOOR



---

# BASEMENT



# METROPOLITAN COMMERCIAL



Built on  
Connections.

**626 King St West** | Suite 302  
**Toronto, ON** | M5V1M7  
416.703.6621  
**metcomrealty.com**

## CONTACT:

### **Urban Commercial** Advisory Group

<b>Amir</b> Nourbakhsh*	416.703.6621 x252	amir@metcomrealty.com
<b>Jesse</b> Roth*	416.703.6621 x243	jesse.roth@metcomrealty.com

\*Sales Representative