

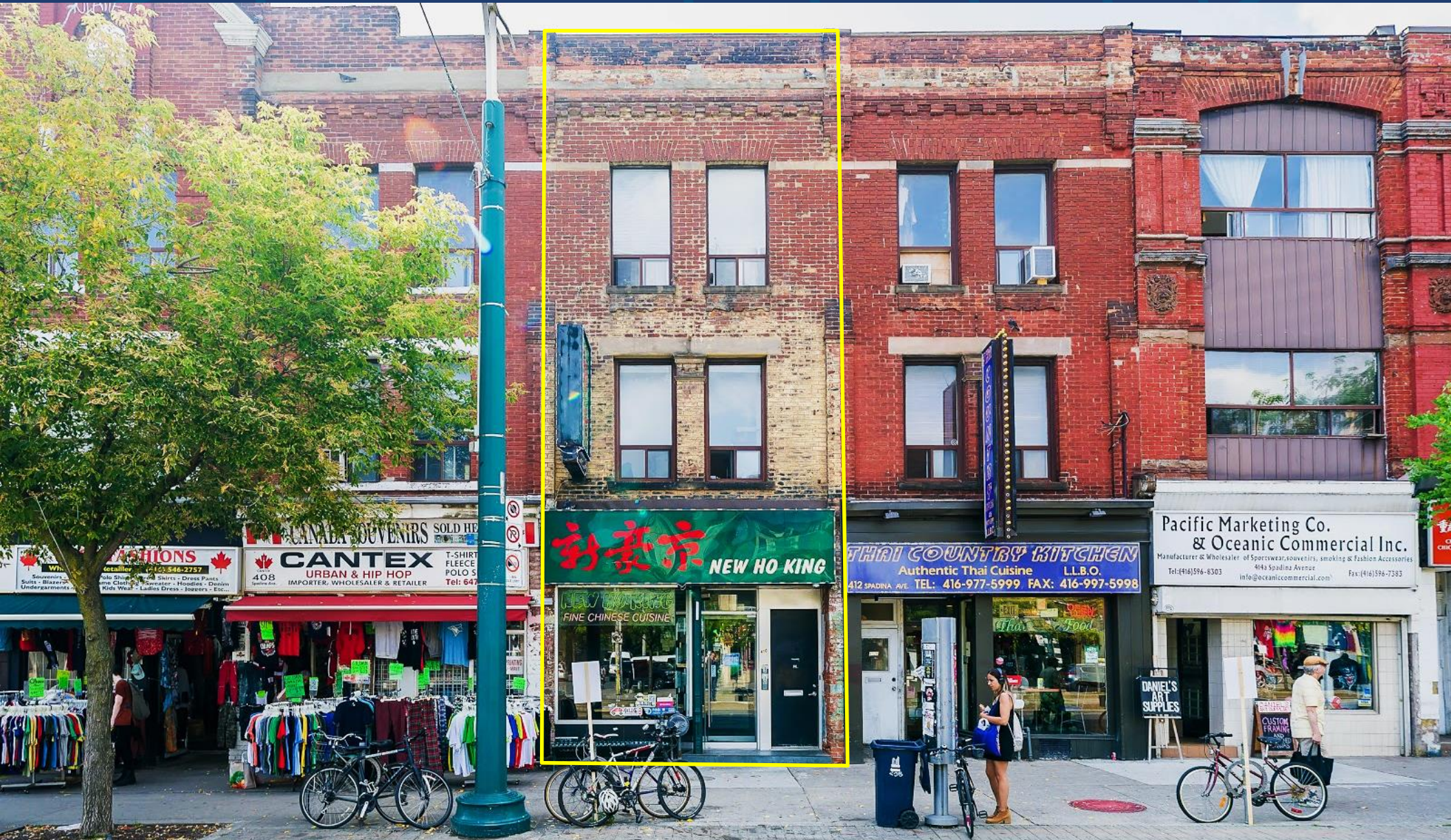
FOR SALE | USER / INVESTMENT OPPORTUNITY

# 410 SPADINA AVENUE

TORONTO | ON



METROPOLITAN  
COMMERCIAL



## FEATURES

410 Spadina Avenue is situated along a bustling retail node in downtown Toronto, located steps from the high pedestrian and vehicular traffic intersection of College Street and Spadina Avenue. The property is conveniently located in close proximity to the University of Toronto, Kensington Market and many other tourist destinations. The area is experiencing a tremendous amount of growth and gentrification with a number of residential, student housing and hotel projects in development.

The property is improved with a three-storey mixed-use commercial building currently occupied by two tenants. The ground floor retail unit is occupied by a long-standing restaurant tenant – New Ho King. The second and third floors are occupied by an artist incubator and studio. The landlord has recently renovated the exterior and interior of the premises. This investment presents a unique opportunity for an end-user to acquire the property as the 2<sup>nd</sup> and 3<sup>rd</sup> floor commercial tenants are month-to-month.

Current zoning permits a variety of retail and professional service uses.

## DETAILS

**Location** Located on Spadina Avenue, South of College St. [Click Here for Map](#)

<b>Building Details</b>	Main Floor	1,604 SF
	2nd Floor	1,139 SF
	3rd Floor	842 SF
	Basement + Lower Level	1,561 SF
	<u>Total Above-Grade Area:</u>	<u>3,585 SF</u>
	<u>Total Gross Building Area:</u>	<u>5,146 SF</u>

**Lot Dimensions** 16.33' Frontage x 100' Depth

**Zoning** CR 2.5 (c2.0; r2.0) SS2 (x1865)

**Property Taxes** \$27,181.87 (2018)



Average Household Income\*  
• **\$117,204**



Total Population\*  
• **372,514**



Projected 10-Yr Population Growth\*  
• **+14.25**

## ASKING PRICE

**\$2,888,000**

**410 SPADINA AVENUE | FOR SALE**

\*Source: CoStar, 2018 3km radius





AREA MAP



The Waverly  
189 Rental Units




UNIVERSITY OF  
**TORONTO**  
60,595 Full-time Students

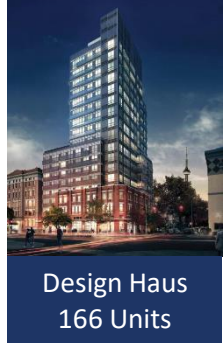
St George St



College Condos  
226 Units



840  
Residences



Design Haus  
166 Units

College St

Oxford St



Spadina Ave

Huron St

Ross St

Beverly St

Nassau St



Baldwin St

Baldwin St



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## 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.

**The University of Toronto** is one of the world's most elite Universities. Its downtown campus is located just North-East of 410 Spadina Ave. The downtown campus alone has a student population of 61,690 individuals. Some of these students live on campus whereas others commute onto campus for classes daily; regardless they all contribute the Spadina Avenue's busy pedestrian population.

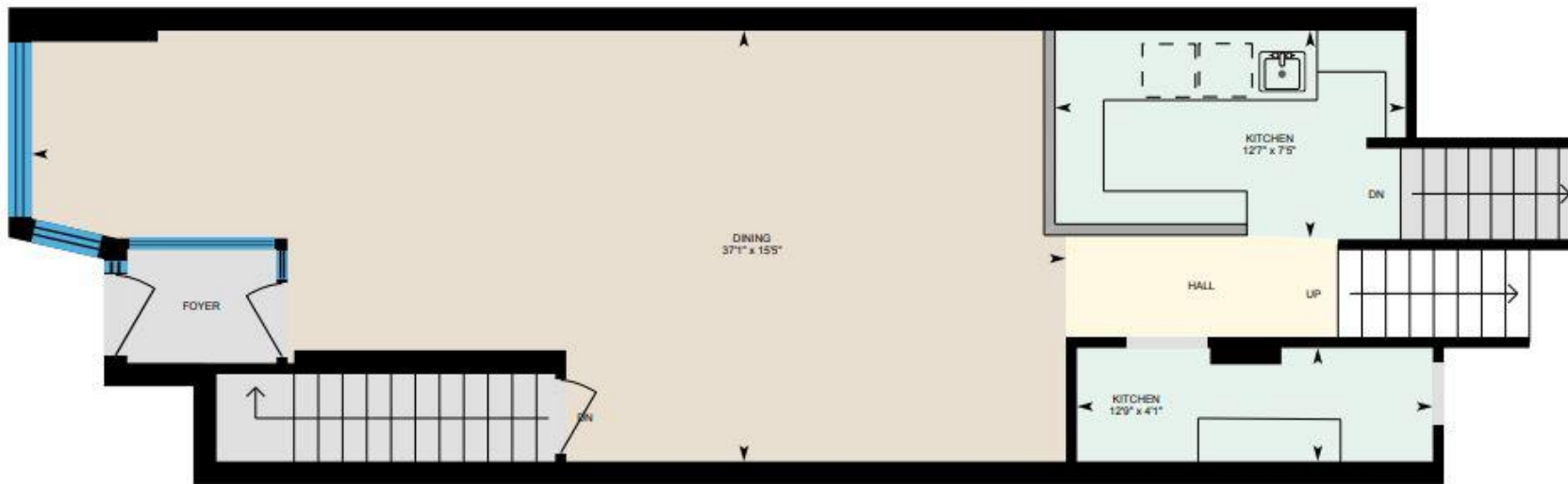
**Kensington Market** is known as the most vibrant and diverse neighbourhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants. Live music, street performances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

**El Mocambo** is an example of a neighbourhood staple located 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

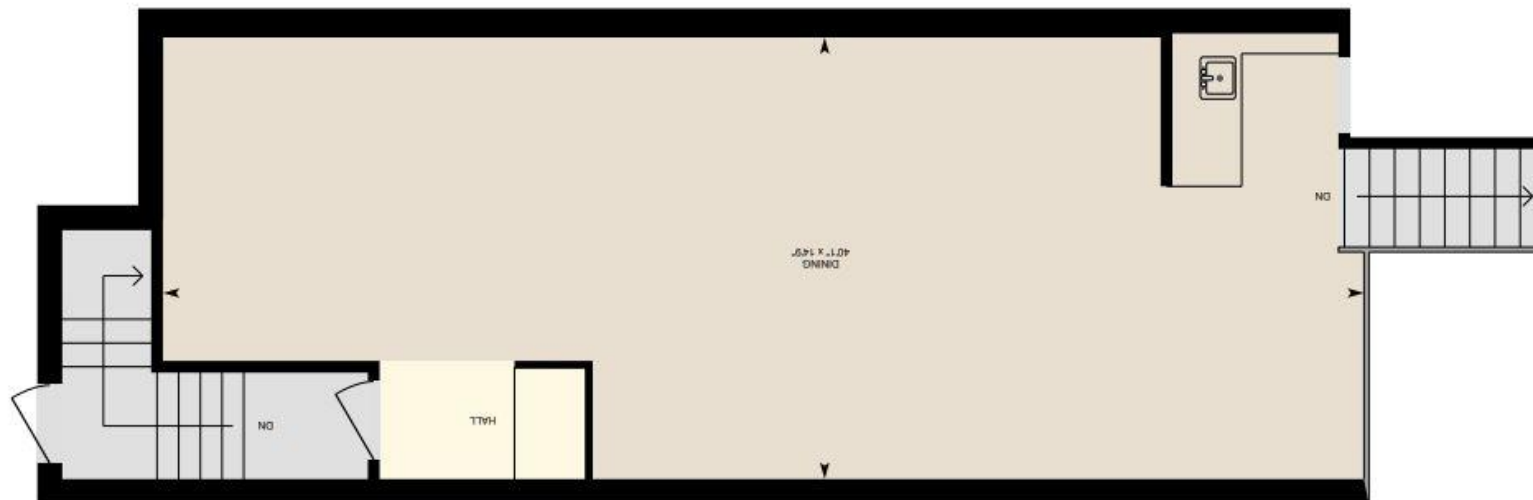


**410 SPADINA AVENUE | FOR SALE**

# AT-GRADE MAIN FLOOR



# UPPER MAIN FLOOR



[CLICK HERE FOR VIRTUAL TOUR](#)

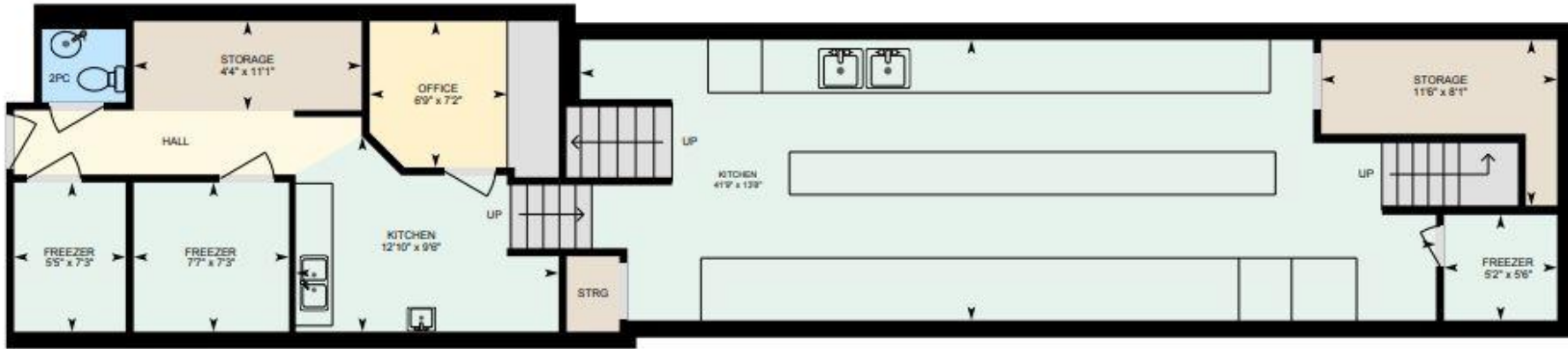
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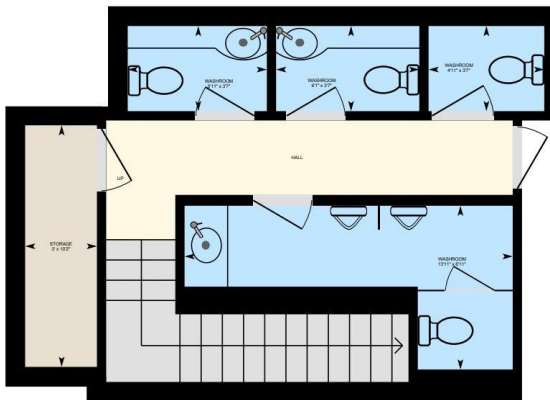
MAIN FLOOR PLAN



## LOWER LEVEL



## BASEMENT





## SECOND FLOOR

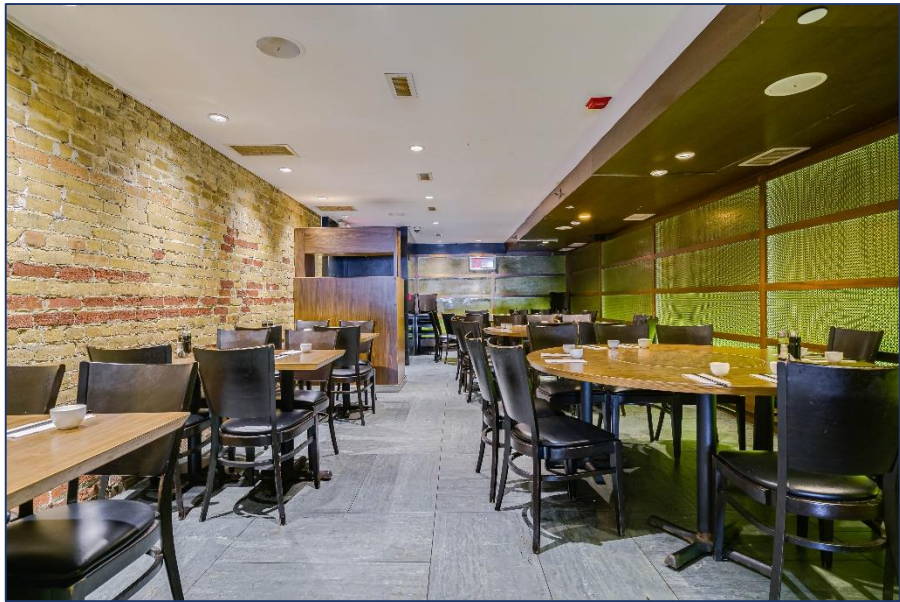


## THIRD FLOOR





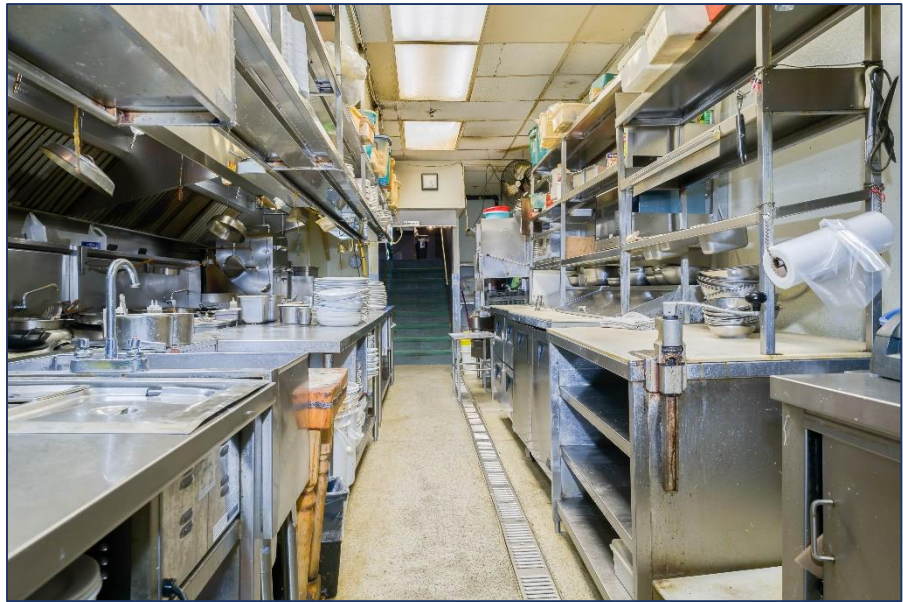
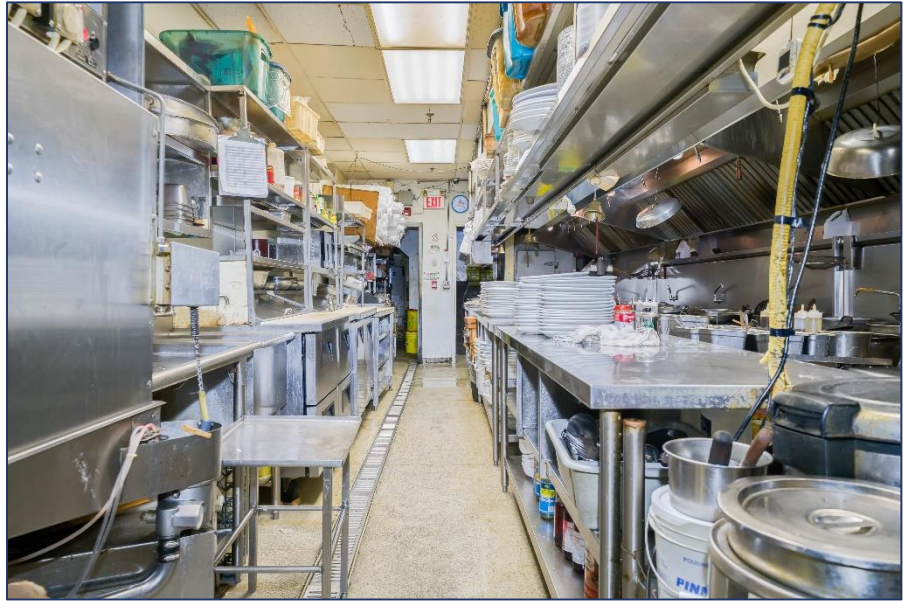
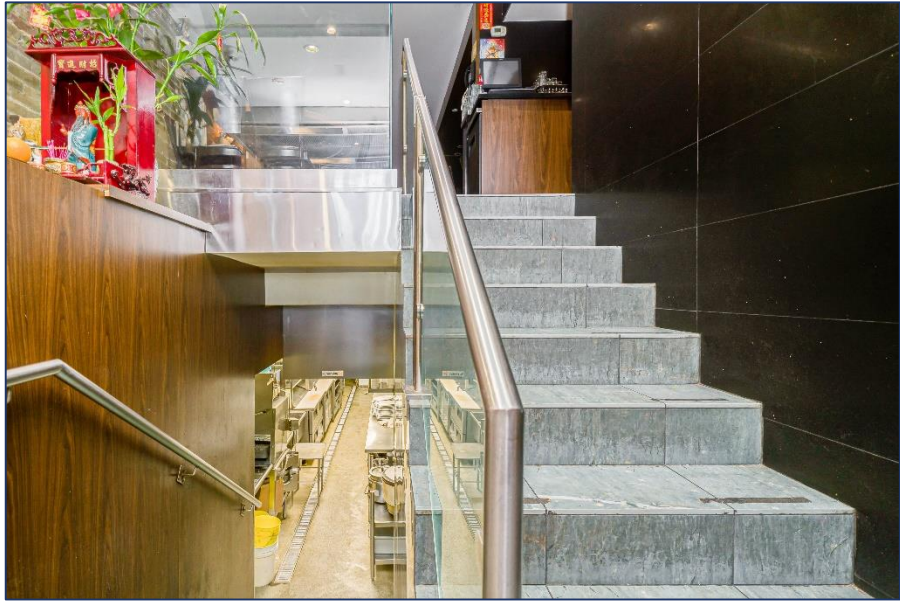
RETAIL UNIT PHOTOS





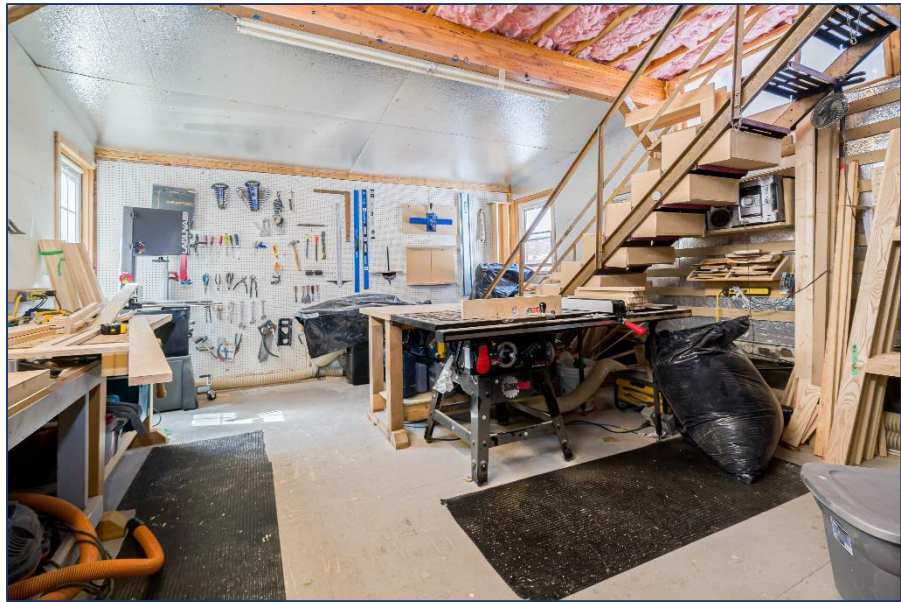


LOWER LEVELS PHOTOS



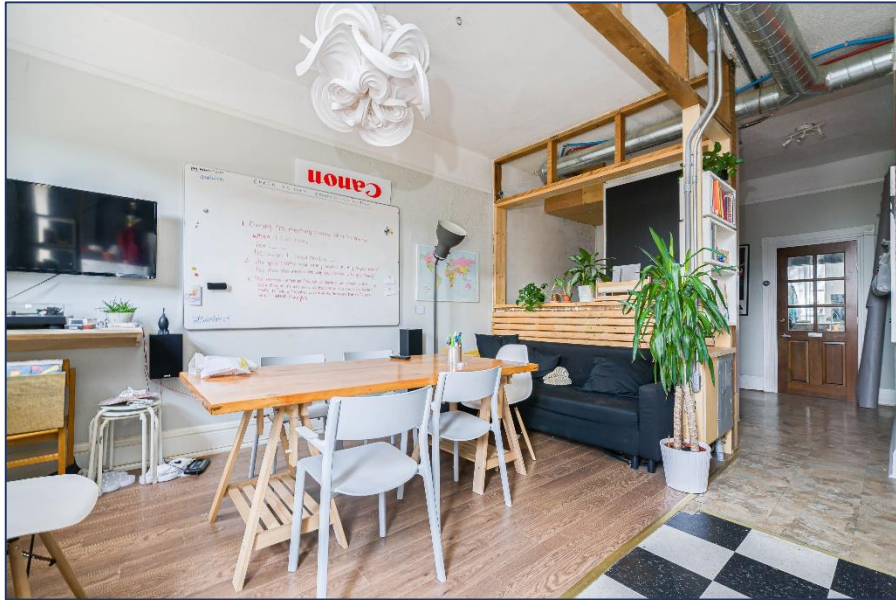


SECOND FLOOR PHOTOS





THIRD FLOOR PHOTOS





# METROPOLITAN COMMERCIAL

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