



FOR SALE | END-USER OPPORTUNITY

641 MOUNT PLEASANT ROAD

TORONTO, ON



METROPOLITAN
COMMERCIAL

PROPERTY OVERVIEW

641 MOUNT PLEASANT ROAD

INVESTMENT HIGHLIGHTS

Opened in 1981, Zee Grill has consistently ranked among the best seafood restaurants and oyster bars in Toronto and has been a Midtown institution for nearly 40 years. Today, it is joined by a number of other top culinary establishments such as Yukashi, serving refined omakase sushi, or the newly-opening Piano Piano at 623 Mount Pleasant Road. The subject property presents a unique opportunity for an end-user or investor to acquire a landmark property in, not only one of Toronto's largest development nodes, but an up-and-coming culinary destination.

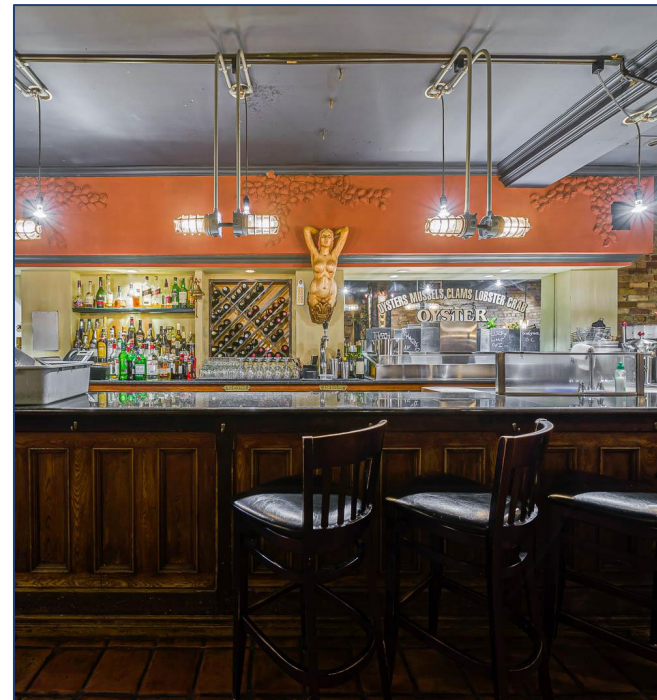
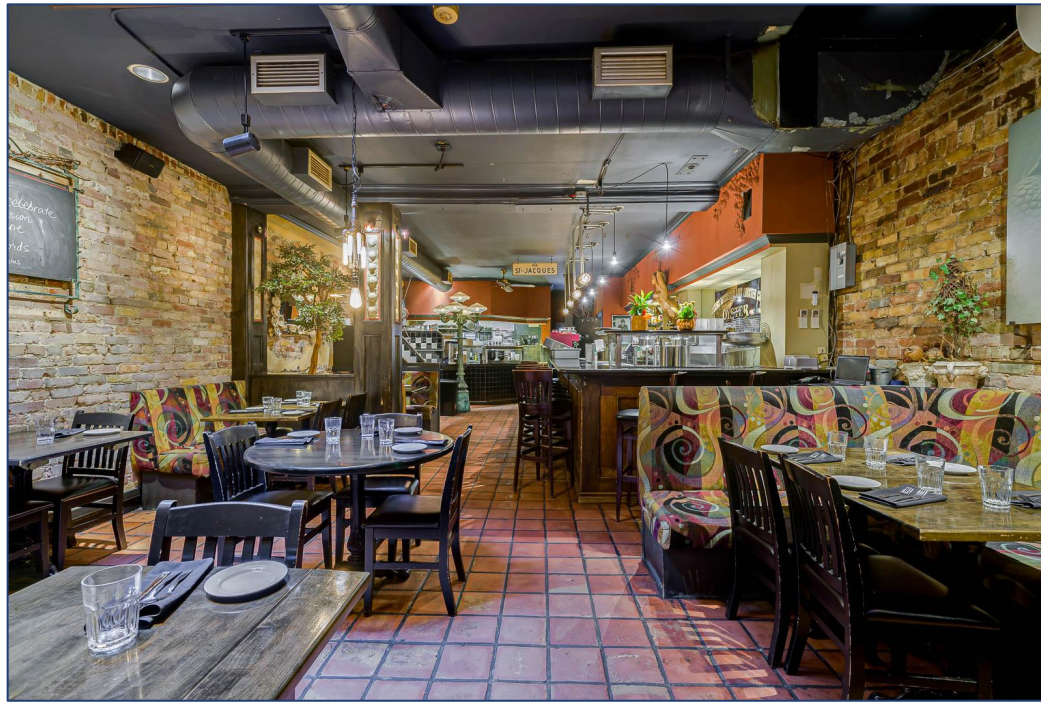
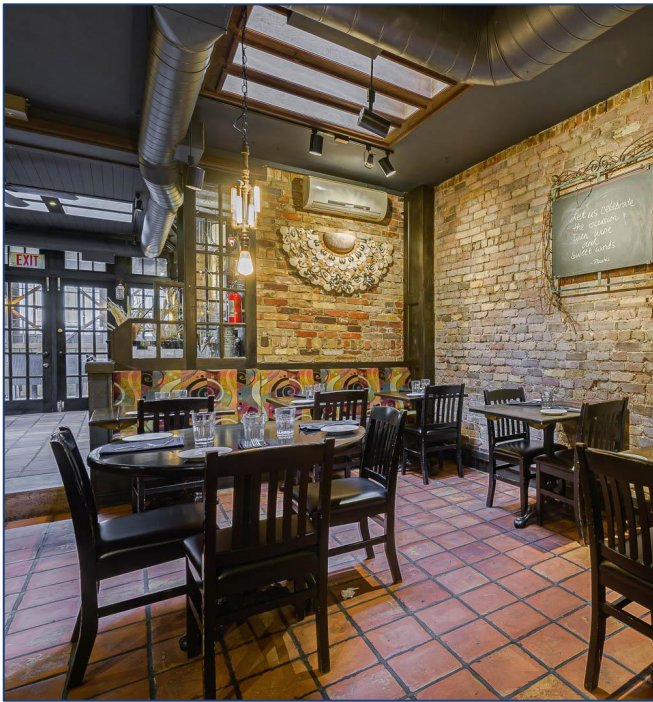
The property is improved with a 3-storey mixed-use building complete with a fully-useable basement. The ground floor is comprised of a 1,597 SF restaurant with an 82-seat liquor license, fully functioning kitchen, and useable basement (1,125 SF). The second and third floor have been recently renovated into a stunning 3-bedroom apartment totaling 1,680 SF in addition to a 350 SF outdoor terrace.

The entire building is currently owner-occupied.

INVESTMENT DETAILS

Zoning	CR 3.0 (c2.0; r2.5)
Lot Size	1,968 Square Feet
Lot Frontage	20.51 Feet on Mount Pleasant Rd
Lot Depth	96 Feet
Total Building Area	3,277 Square Feet Above Grade + 1,125 Square Foot Basement
HVAC	Hot Water Radiators, Split Air Conditioning Units
Electrical Service	600 Amps, 3-Phase
Liquor License	82 Seats
Property Tax	\$18,705.19 (2019)





INTERIOR PHOTOS



INTERIOR PHOTOS





INTERIOR PHOTOS



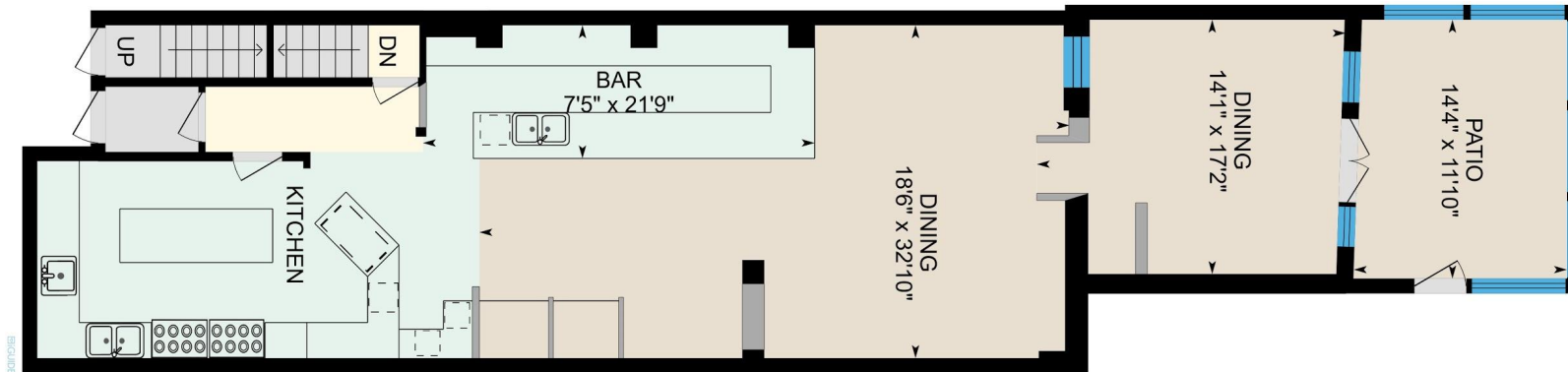


INTERIOR PHOTOS

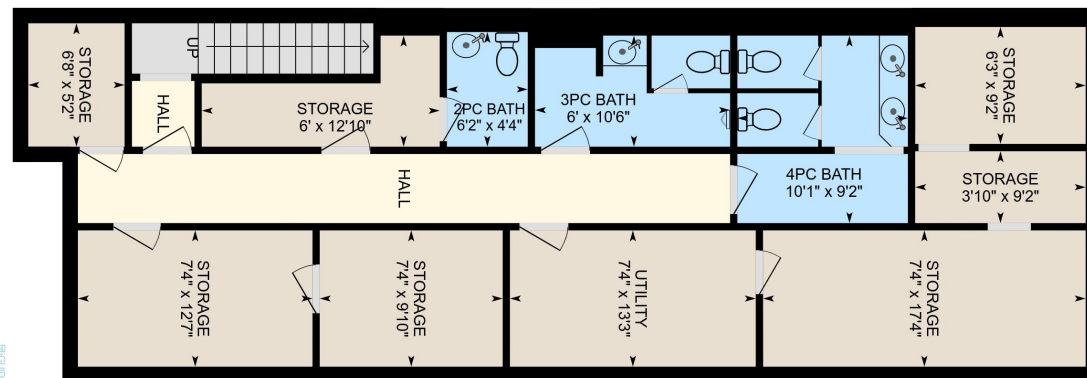




Ground Floor



Basement

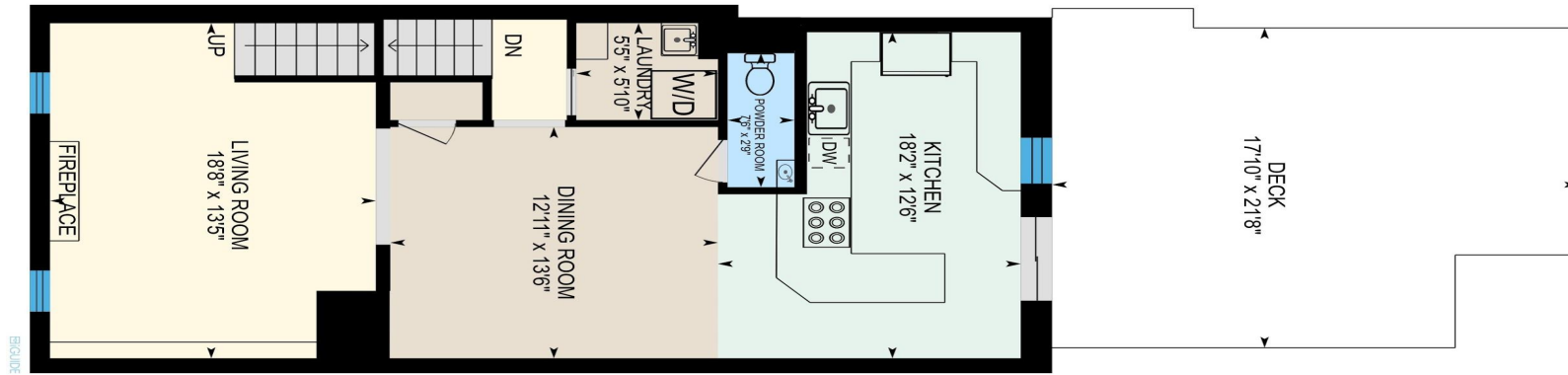


FLOOR PLANS

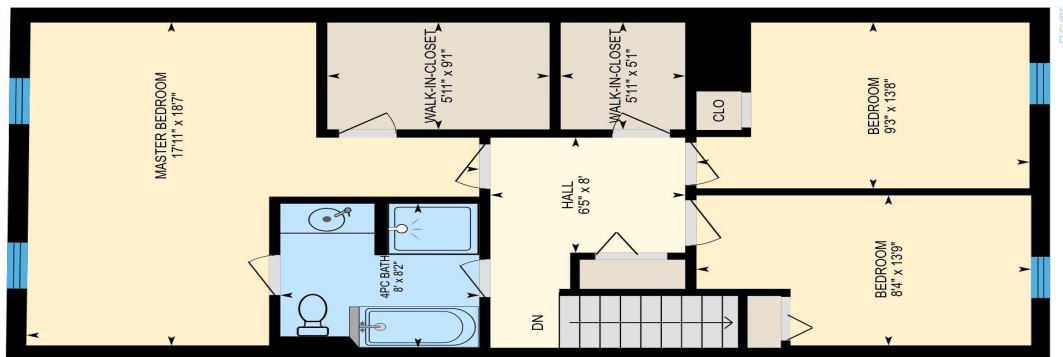


FLOOR PLANS

Second Floor



Third Floor



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Disclaimer: All dimensions and floor plans are for illustrative purposes only.

NEIGHBOURHOOD OVERVIEW

641 MOUNT PLEASANT ROAD



**Average
Household Income***



\$239,517

Total Population*



164,414

**Projected 10-Year
Population Growth***



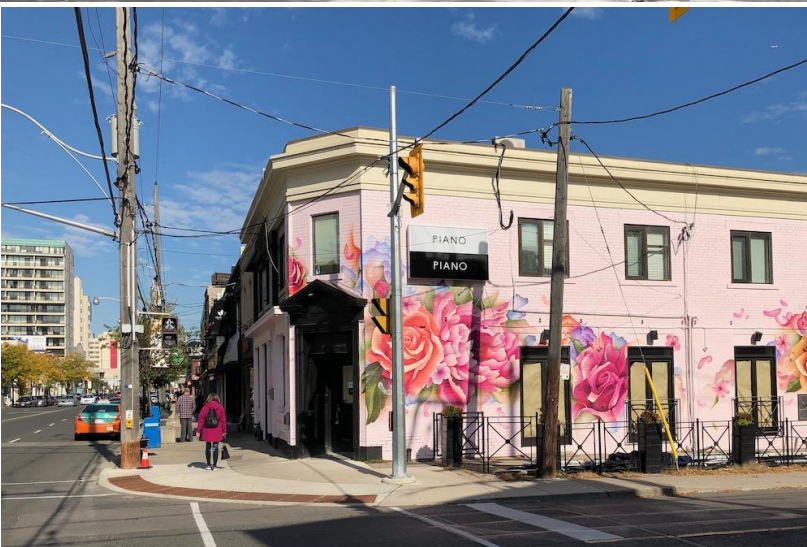
+14.45%

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*Source: CoStar 2018 3-kilometer radius



AREA MAP & DEMOGRAPHICS



Eglinton Avenue West

PIZZA NOVA

FOOT SOLUTIONS
We make you feel good

DOLLARAMA \$1

urban
fresh

SHOPPERS
DRUG MART

PIZZAIOLO
GOURMET PIZZA

**pizza
pizza**

Soudan Avenue

Meridian



**Subject
Property**

Hillsdale Avenue East



PIANO
PIANO

**MASTERMIND
toys**

Manor Road East

MARIGOLD
indian bistro



Belsize Drive

SUBWAY



STARVING ARTIST

Millwood Road

**GoodLife
FITNESS**

Davisville Avenue

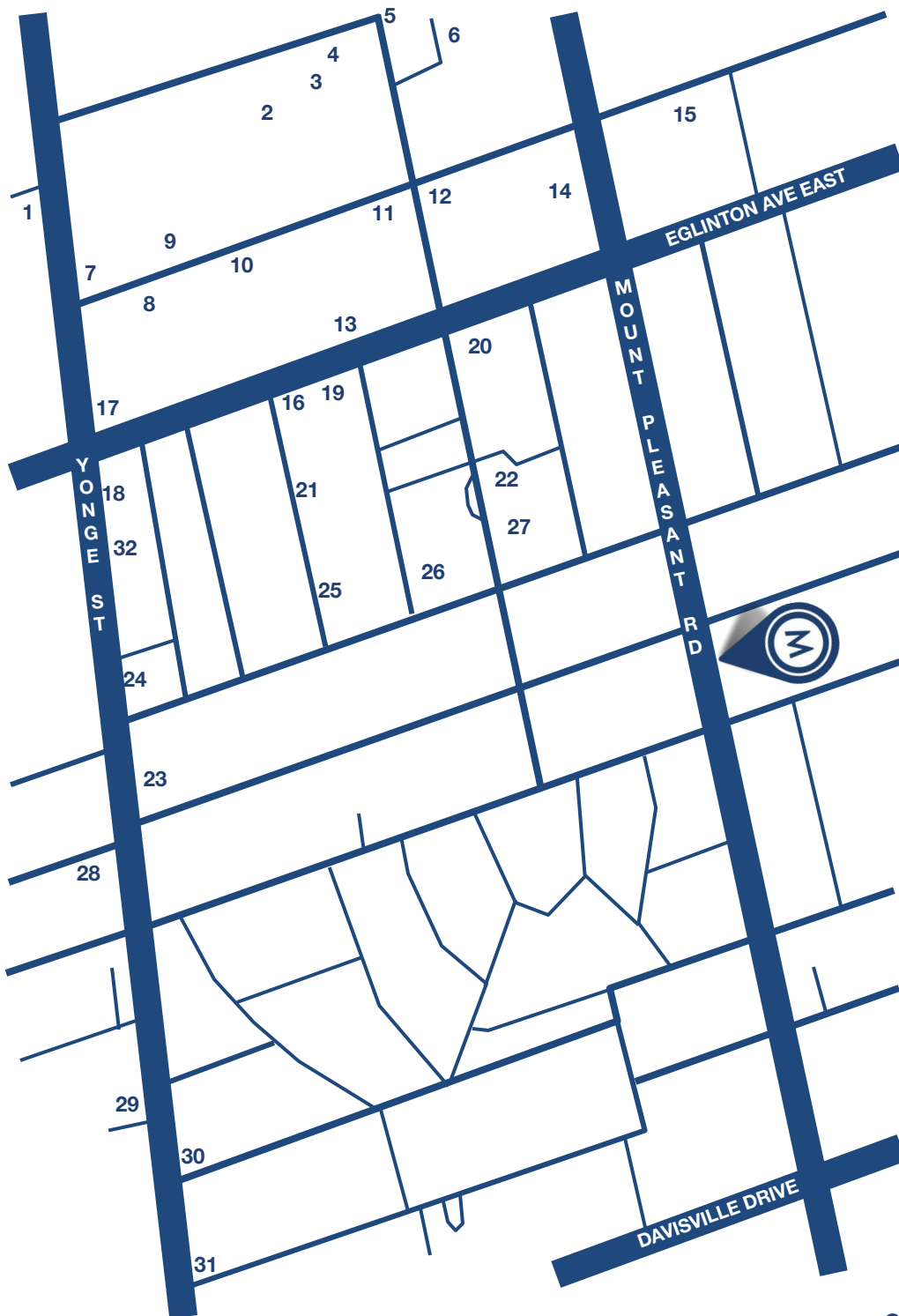
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SURROUNDING RETAILERS



AREA DEVELOPMENTS



1) Whitehaus Condos 358 Units	17) E Condos 854 Units
2) 55 Broadway Ave 1,044 Units	18) 1 Eglinton East 660 Units
3) 75 Broadway Ave 336 Units	19) The Madison 696 Units
4) 85 Broadway Ave 322 Units	20) The Eglinton 437 Units
5) Citylights on Broadway 908 Units	21) Lillian Park 742 Units
6) 117-127 Broadway 990 Units	22) 83 Redpath Ave 212 Units
7) Minto 30 Roe 397 Units	23) Art Shoppe Condos 657 Units
8) E2 at E Place 632 Units	24) 2161 Yonge 288 Units
9) 70 Roehampton 420 Units	25) Plaza Midtown 492 Units
10) 89 Roehampton Ave 236 Units	26) Distinction Condos 159 Units
11) 150 Redpath Ave 573 Units	27) 71 Redpath 176 Units
12) 155 Redpath Ave 452 Units	28) Uovo Boutique 67 Units
13) 150 Eglinton Ave E 429 Units	29) Allure Condos 197 Units
14) 808 Mt. Pleasant 457 Units	30) J. Davis House 191 Units
15) 305 Roehampton 210 Units	31) 1951 Yonge 450 Units
16) 55 Eglinton Ave E 455 Units	32) 2221 Yonge 631 Units

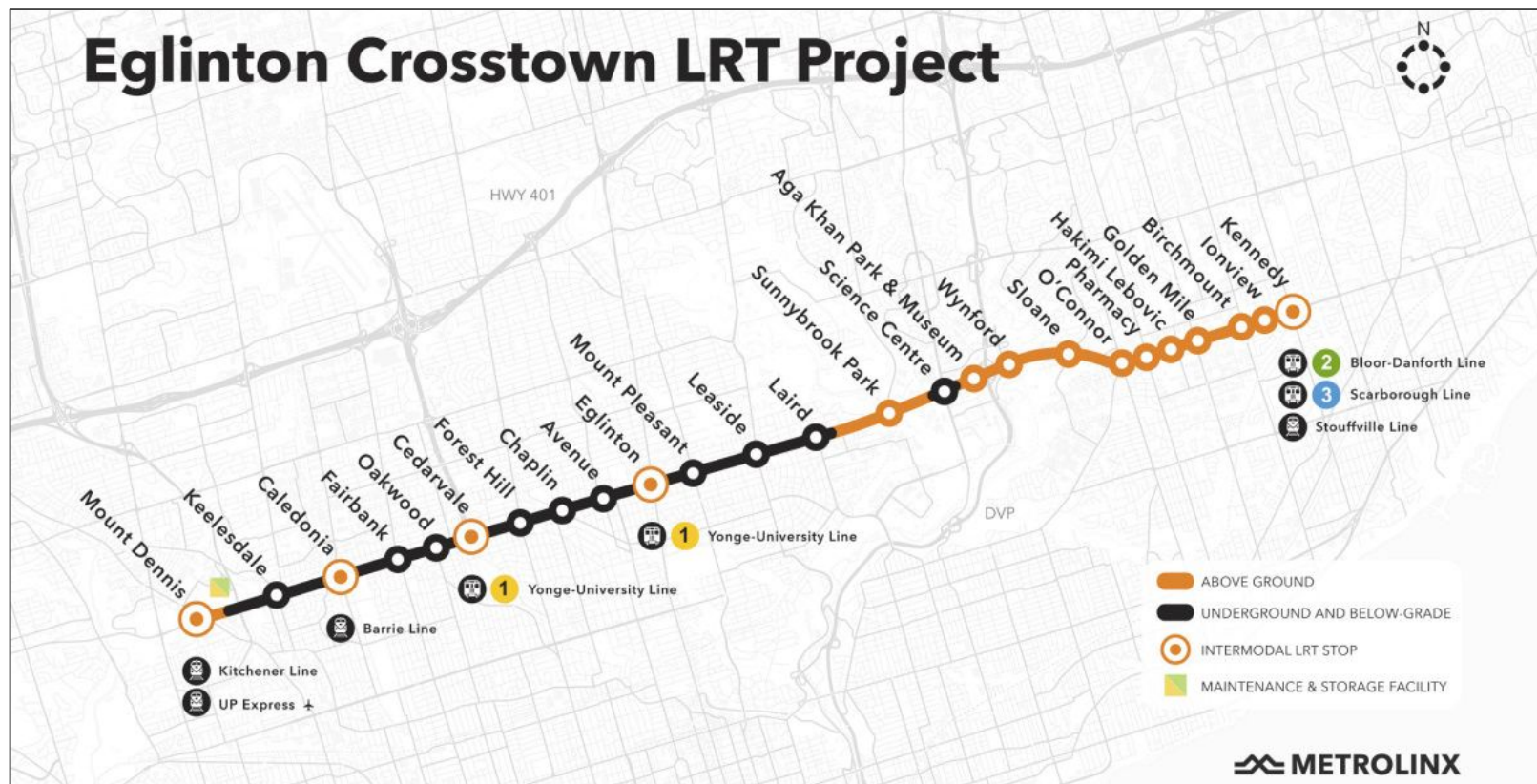
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EGLINTON CROSSTOWN LRT

The Crosstown is a light rail transit (LRT) line that runs across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. This 19-kilometer corridor will include a 10-kilometer underground portion, between Keele Street and Laird Drive.

Mount Pleasant will be an underground station located at the intersection of Mount Pleasant Road and Eglinton Avenue East. There will be on-street connections to TTC buses, as well as 30 outdoor bicycle parking spaces.

Fun Fact: The main entrance will fit inside the existing heritage building (once a bank and now retail space) on the northwest corner of Eglinton and Mount Pleasant. The interior will be repurposed to support transit usage.





717-733 Mount Pleasant Road

Acquired by the Rockport Group, the properties at 717-733 Mount Pleasant Rd represent a combined site area of 31,958 Square Feet with 203 Feet of frontage along Mount Pleasant Rd. A proposal was submitted to the City of Toronto in March 2018 for a 9-storey mixed-use development with 94 residential condo units and a total GFA of 97,171 Square Feet. The application is currently under review by City staff.

OFFERING PROCESS

641 MOUNT PLEASANT ROAD



PROPERTY SHOWING INSTRUCTIONS

Property tours will be conducted on the following days with a minimum of 48 hours notice:

- Mondays from 9:00am to 5:00pm
- Wednesdays, Saturdays and Sundays from 9:00am to 1:30pm
- Thursdays from 12:30pm to 2:00pm

Please arrange showings through the listing agents named below, who will be present for all tours:

Amir Nourbakhsh

647.262.4757

amir@metcomrealty.com

Jesse Roth

647.289.0244

jesse.roth@metcomrealty.com

OFFER SUBMISSION PROCESS

Kindly forward all offers to the agents named above. Offers will be dealt with as they are received.

Prospective purchasers are encouraged to include as part of their submission information on their company and indication of financial capability to complete the transaction.

VENDOR INFORMATION

Registered Owners	Shirley Elizabeth Eckhardt & Jacobus Cornelis Eckhardt
Legal Description	PT LT 101, 103, 105 PL 866 North Toronto as in CT456313 except EN67220; T/W & S/T CT456313; City of Toronto
PIN	211310037
Roll Number	190410355000900

ASKING PRICE

\$3,350,000

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OFFERING PROCESS

METROPOLITAN COMMERCIAL



Built on
Connections.

626 King St West | Suite 302
Toronto, ON | M5V1M7

416.703.6621

www.metcomrealty.com

Urban Commercial Advisory Group

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