

FOR LEASE | COMMERCIAL CONDO RETAIL UNIT
1177 DANFORTH AVENUE





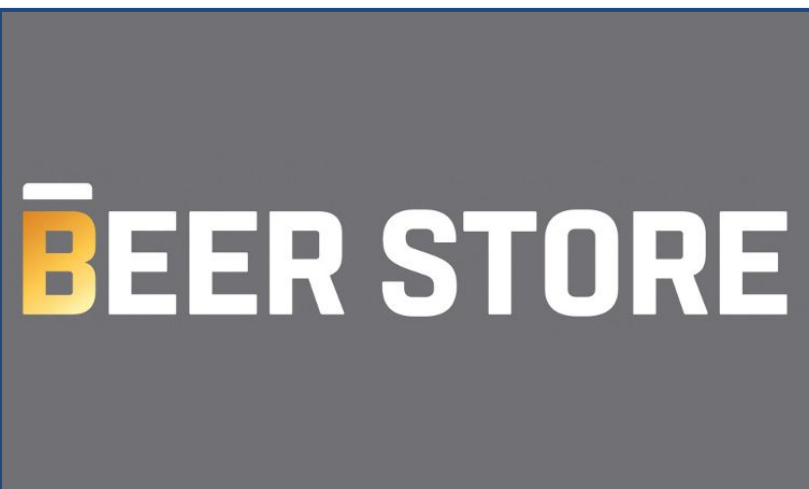
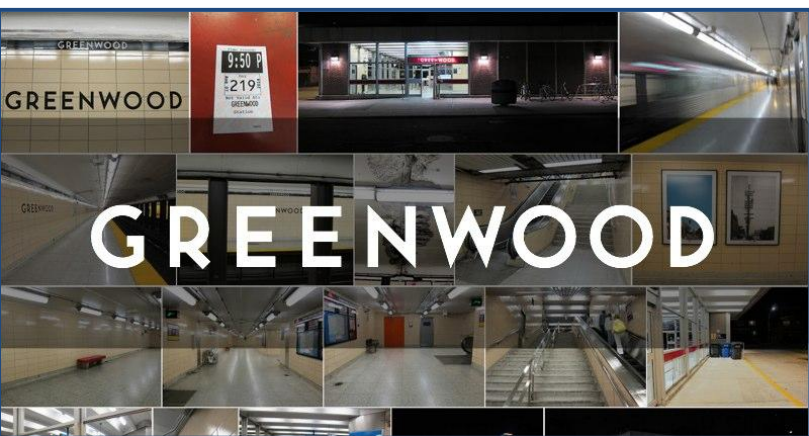
PROPERTY OVERVIEW

1177 Danforth Avenue is located at the high traffic intersection of Danforth Avenue & Greenwood Avenue and only a short 4-minute walk to the Greenwood TTC Subway Station. The high profile lease opportunity is located at the base of the newly developed 92-unit Platform Condos by Sierra Communities.

The unit boasts excellent exposure along Danforth Avenue and will be shadow anchored by the newly remodeled “The Beer Store”, which occupies the balance of the commercial space at the base of the Platform Condos.

The Danforth is a vibrant community just minutes from downtown Toronto, steps from the TTC, and close to many amenities such as great restaurants, live music venues, quaint cafes, boutique shopping areas, eclectic nightlife, and much more. The area has undergone rapid gentrification in recent years, and many of Toronto’s top restaurants now call the Danforth home.

The subject premises are an ideal location for a AAA QSR tenant.



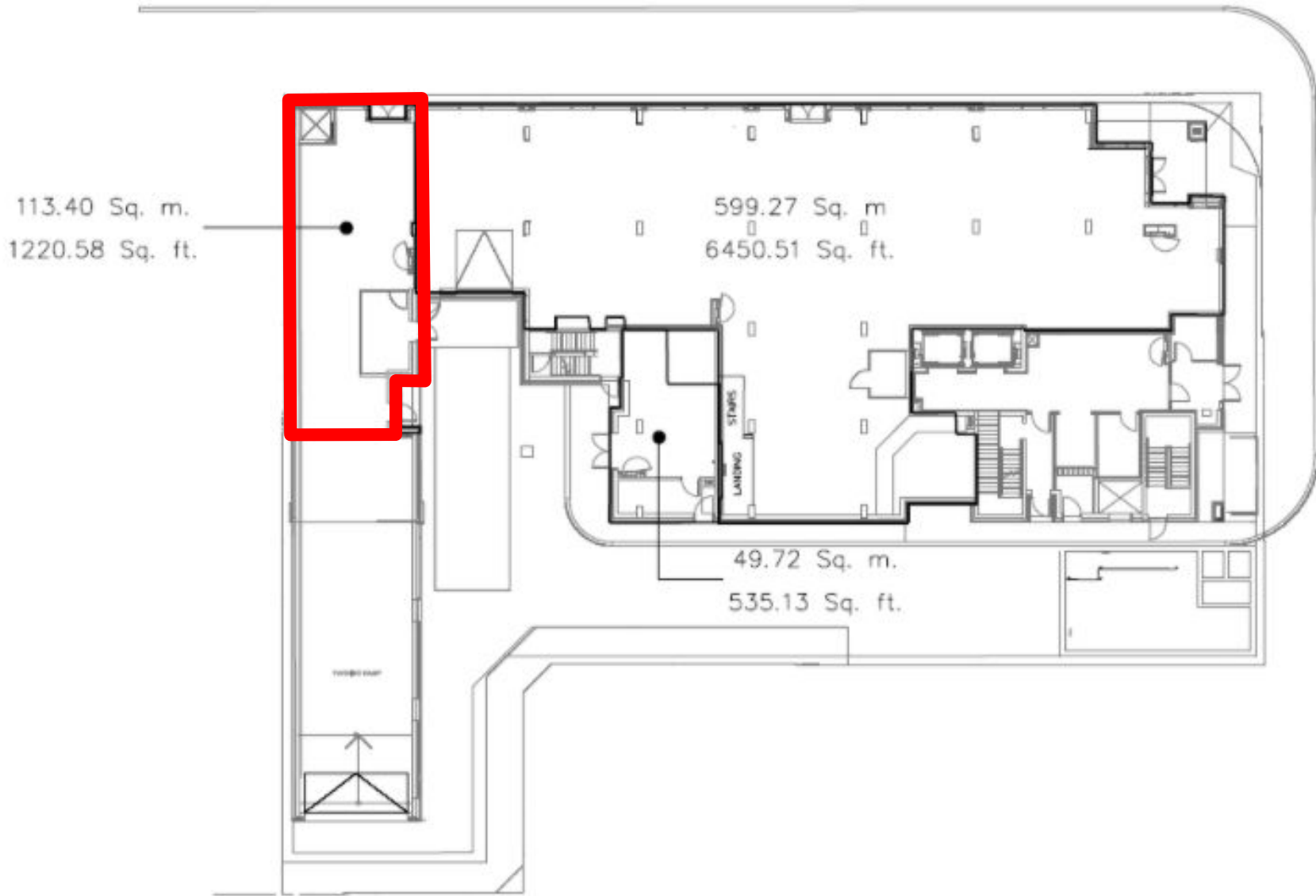
OFFERING DETAILS

Area	1,220 SF
Asking Rent	\$50.00 PSF/YR
Additional Rent	\$15.00/SF TMI + Hydro, Gas & Water
Possession	Immediate
Term	5-10 Years
Electrical Service	200 AMP
HVAC	4 Ton

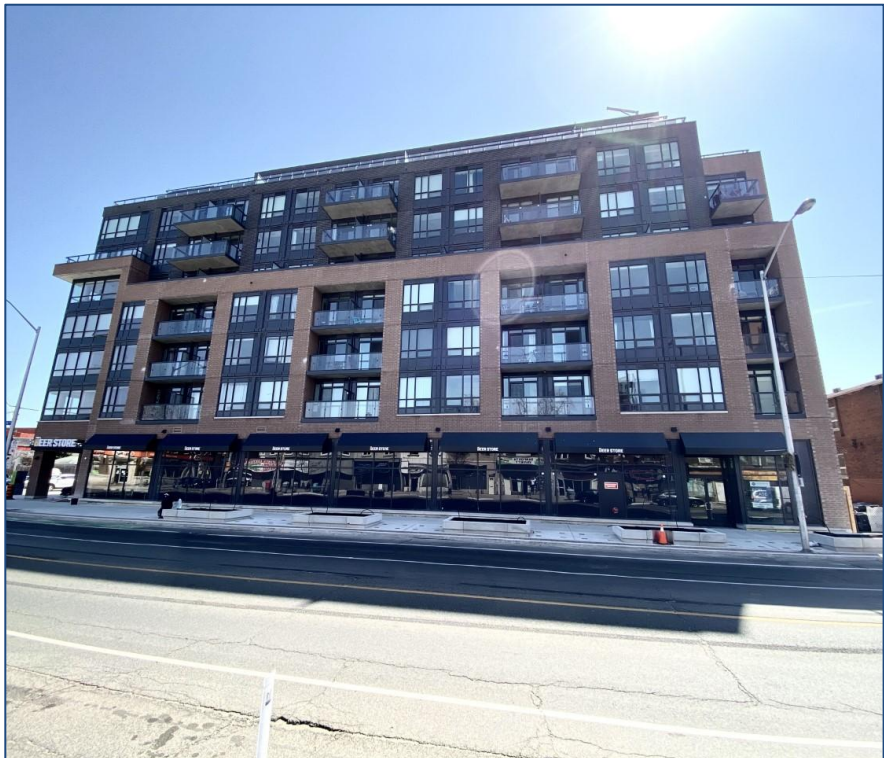




DANFORTH AVENUE



FLOOR PLAN
1177 DANFORTH AVENUE



EXTERIOR PHOTOS
1177 DANFORTH AVENUE



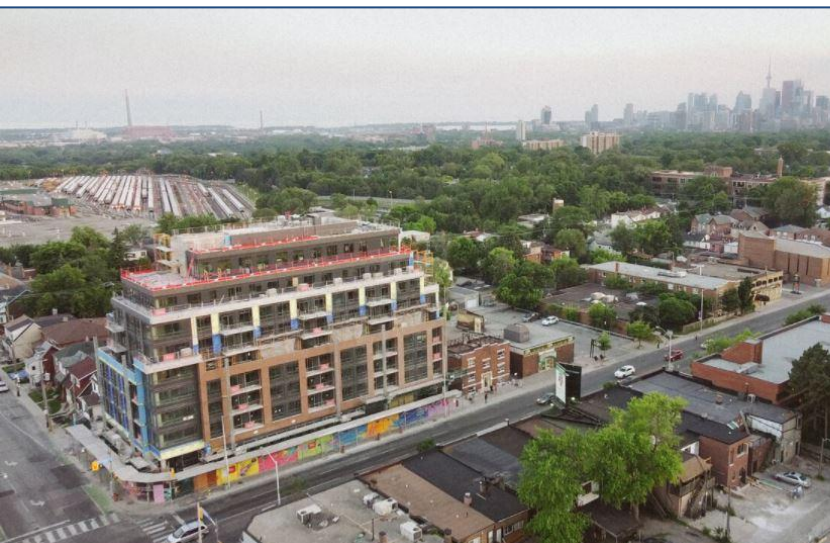
PLATFORM CONDOS

Platform Condos is a new condominium development along Danforth Avenue that provides close-by transit access, a short commute to downtown and a great location in the heart of The Danforth. It is developed by Sierra Communities, a building group who has made various condos and townhomes across the GTA for over 30 years.

This project launched in fall of 2017 and began construction in the summer of 2018. It is currently in the midst of completion, beginning owner occupancy in the near future.

This condominium is a 9-storey building containing 92 suites, ranging from 1 to 3 bedrooms. Building amenities includes a large rooftop terrace on the 9th floor, a gym and yoga studio, as well as a party room and games room. The main floor contains the building's lobby and two retail units, one being the subject property.

This is a highly anticipated project due to the various strengths it boasts; steps to a TTC Subway Station, easy access to downtown Toronto, Gardiner Expressway and the Don Valley Parkway, and of course it's being in the middle of an East end retail hub. This area is only growing and becoming more appealing to investors, and this building both proves and adds to that fact.





Meet THE BEER STORE

The Beer Store, is a Canadian privately owned chain of retail outlets selling beer and other malt beverages in the province of Ontario, Canada. Founded in 1927, it was owned at its inception by a consortium of Ontario-based brewers. It currently operates as a unique open retail and wholesale system.

The Beer Store operates approximately 455 outlets in Ontario, employs over 6,500 individuals and made a gross profit of about \$396-million in 2016. Over 80% of all beer sold in Ontario is from The Beer Store.

The Beer Store will anchor the majority of the ground level retail component of the newly developed Platform Condos in over 6,500 SF of retail and warehouse space.

THE BEER STORE By The Numbers

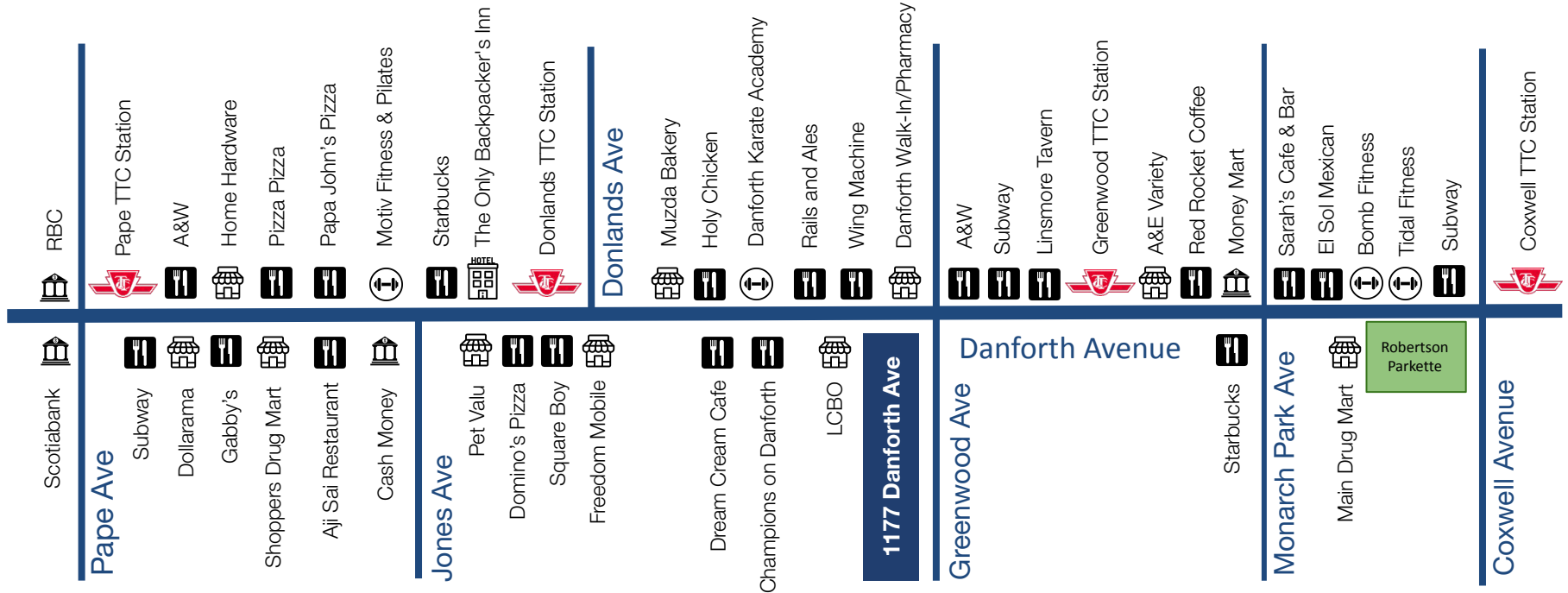
<u>TBS</u>	
Full Time Employees	2,235
Part Time Employees	4,305
<u>Retail</u>	
Number of Stores	455
Number of Brewers	209
Number of Brands	867
<u>Wholesale</u>	
Distribution Centres	10
Cross-Dock Facilities	8
Distribution Fleet	250
<u>Provides Services To:</u>	
Licensees:	20,723
LCBO Stores:	663
TBS Retail Partner Stores:	210





NEIGHBOURING RETAIL

1177 DANFORTH AVENUE



Average Household Income*



\$112,755

Total Population*



106,775

Daytime Population



74,896

*Source: CoStar, 2020 2km radius.



Subway and Streetcar Map



TRANSIT MAP
1177 DANFORTH AVENUE

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Connections.

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