

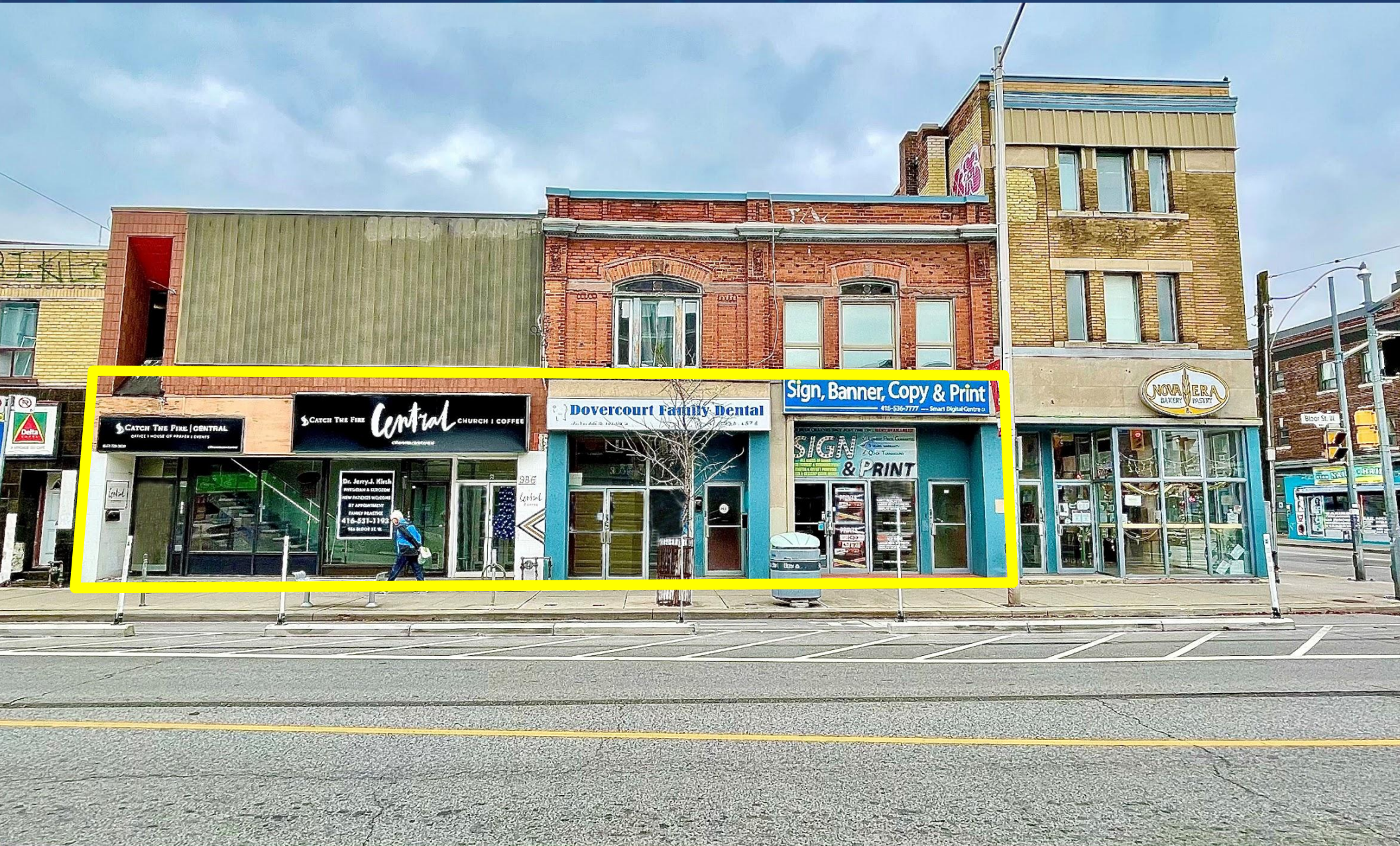
SHORT-TERM & POP-UP SPACE | FOR LEASE

982-986 BLOOR STREET WEST

BLOORCOURT VILLAGE | TORONTO, ON



METROPOLITAN
COMMERCIAL





PROPERTY OVERVIEW

The subject property is located in the heart of Bloorcourt Village at the intersection of Bloor Street West & Dovercourt Road. The area is steadily becoming one of Toronto's hottest neighborhoods for trendy yet low-key restaurants, bars, and art galleries. The property is perfectly situated within walking distance to Ossington subway station.

The opportunity is suited for short-term and pop-up retail users with a flexible term and below-market rental rates at a high vehicular and pedestrian traffic intersection. The units have excellent ceiling height. 982 & 984 Bloor Street West have a full basement for storage space, and 986 Bloor Street West has a fully-finished basement at no additional cost.

Hydro & Gas in addition to the semi-gross rental rate. Zoning allows for a variety of different retail and office uses.

DETAILS

| Address | Size | Semi-Gross Rent |
|----------------------------------|---------------------|-------------------|
| 982 Bloor Street West | 2,200 SF | \$ 3,300.00/Month |
| 984 Bloor Street West | 1,950 SF | \$ 2,975.00/Month |
| 986 Bloor Street West | 3,850 SF | LEASED |

Term: 6 to 24 months

Parking: 1 Space (984 Bloor St W)

Average Household Income*



\$99,991

Total Population*



123,264

Projected 10-Year Population Growth*



+ 1.3%

*Source: CoStar, 2018 2km radius.



PROPERTY OVERVIEW
982-986 BLOOR STREET WEST



Dufferin St



Dovercourt Rd

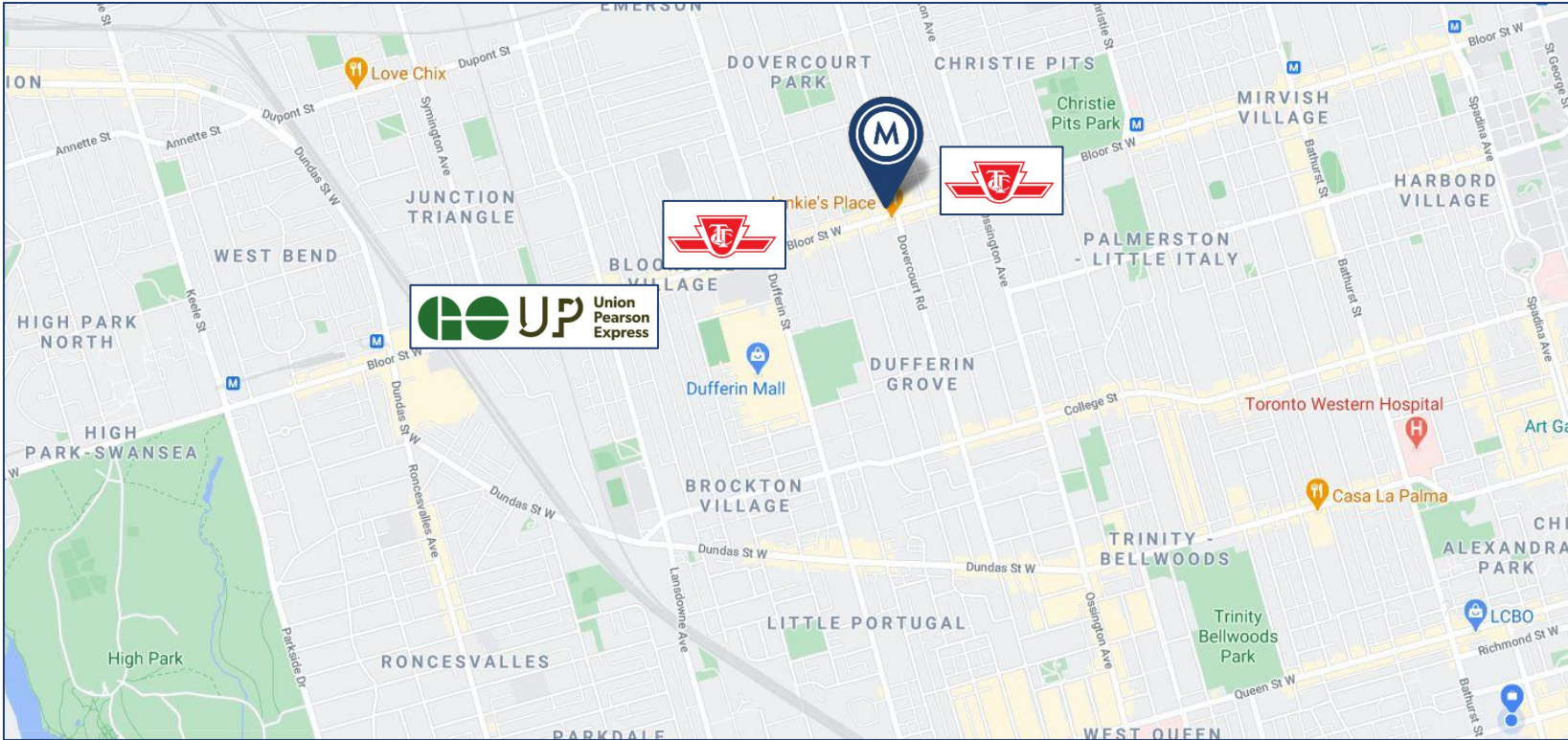
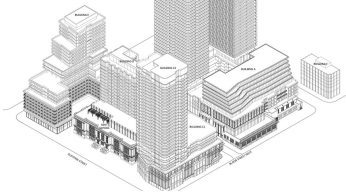


Ossington Ave



Bloorcourt

Bloor and Dufferin Condominiums



AREA MAP

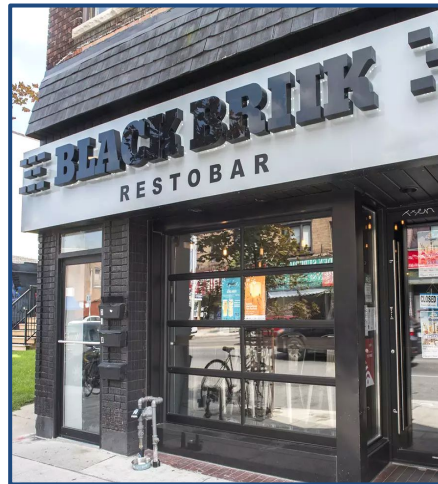
982-986 BLOOR STREET WEST

WELCOME TO BLOORCOURT

Ten blocks along Bloor St W and – right now – one of the city’s most diverse places to live. With two TTC subway stations within walking distance, the area is well connected to the rest of the city. The area benefits not only from the substantial residential population, but also visitors from across Toronto. Bloorcourt Village is a very business centric community with an active BIA and is the neighbourhood of choice for many unique and creative stores, restaurants and studios. This area finds a balance between big city accessibility and innovation, while also keeping a friendly neighbourhood feel, which attributes to its growth and keeps patrons coming back.



NEIGHBOURHOOD
982-986 BLOOR STREET WEST

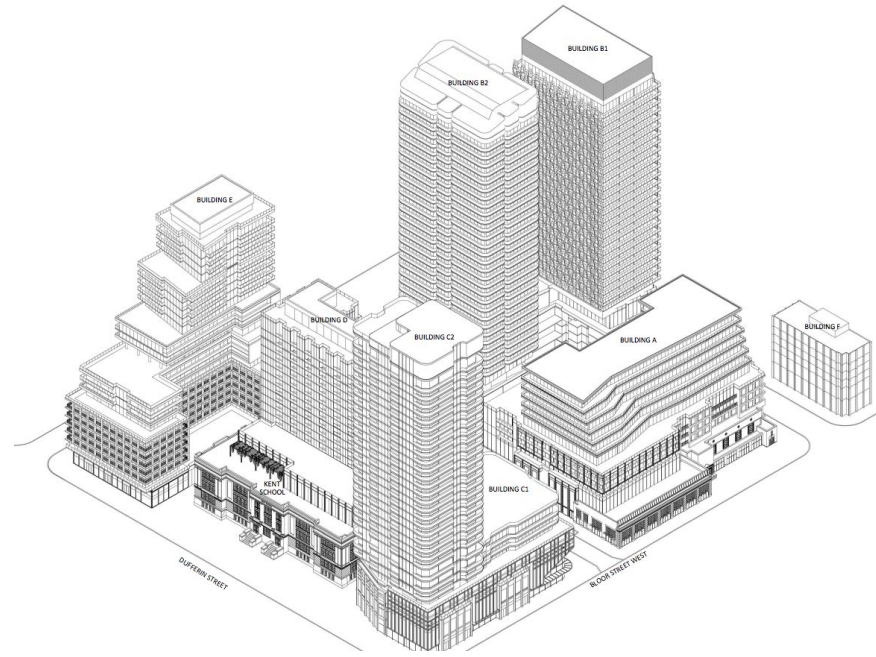


BLOOR & DUFFERIN CONDOMINIUMS

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.



DEVELOPING NEIGHBOURHOOD
982-986 BLOOR STREET WEST



METROPOLITAN COMMERCIAL



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