

MULTI-PURPOSE SPACE FOR LEASE

503 EGLINTON AVE E

TORONTO, ON



METROPOLITAN
COMMERCIAL





PROPERTY HIGHLIGHTS

The subject property is situated in close proximity to the high traffic intersection of Bayview Avenue & Eglinton Avenue East in the Davisville Village neighborhood of Toronto. Surrounding businesses include local retailers and service professionals, along with niche restaurants and national brand quick service restaurants. The 2021 average household income in a two-kilometer radius was \$170,624 - significantly above the municipal and national averages. The property is in a densely populated transit friendly location, 300 metres from the future Leaside Crosstown LRT Station (2023).

This is a unique opportunity to lease an entire building with over 50' feet of frontage on Eglinton Avenue East. The property is currently improved with a 2-storey mixed-use building previously used as a religious facility with over 120 seats. There is a gallery/mezzanine on the second floor and a lower level with a kitchen and large dining area. There are six parking spaces available and a luscious outdoor private garden.

[Zoning](#) permits a variety of uses.

PROPERTY DETAILS

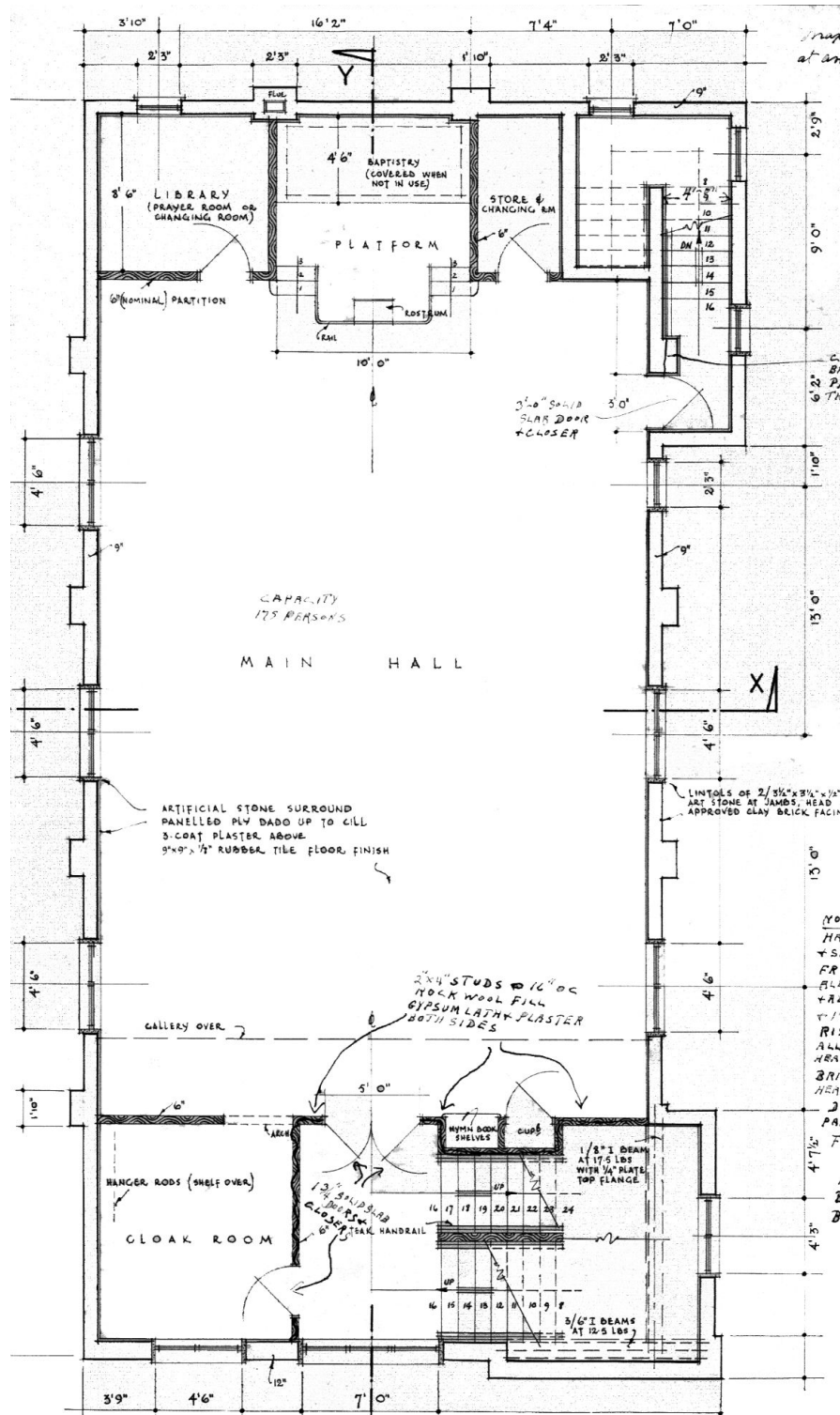
Location	Located on Eglinton Avenue East, just off Bayview Avenue. Click Here for Map.
Building Details	4,575 SF
Rental Rate	Negotiable
Additional Rent	Utilities
Term	6 to 36 months
Possession	Immediate





FLOOR PLAN

503 EGLINTON AVENUE EAST

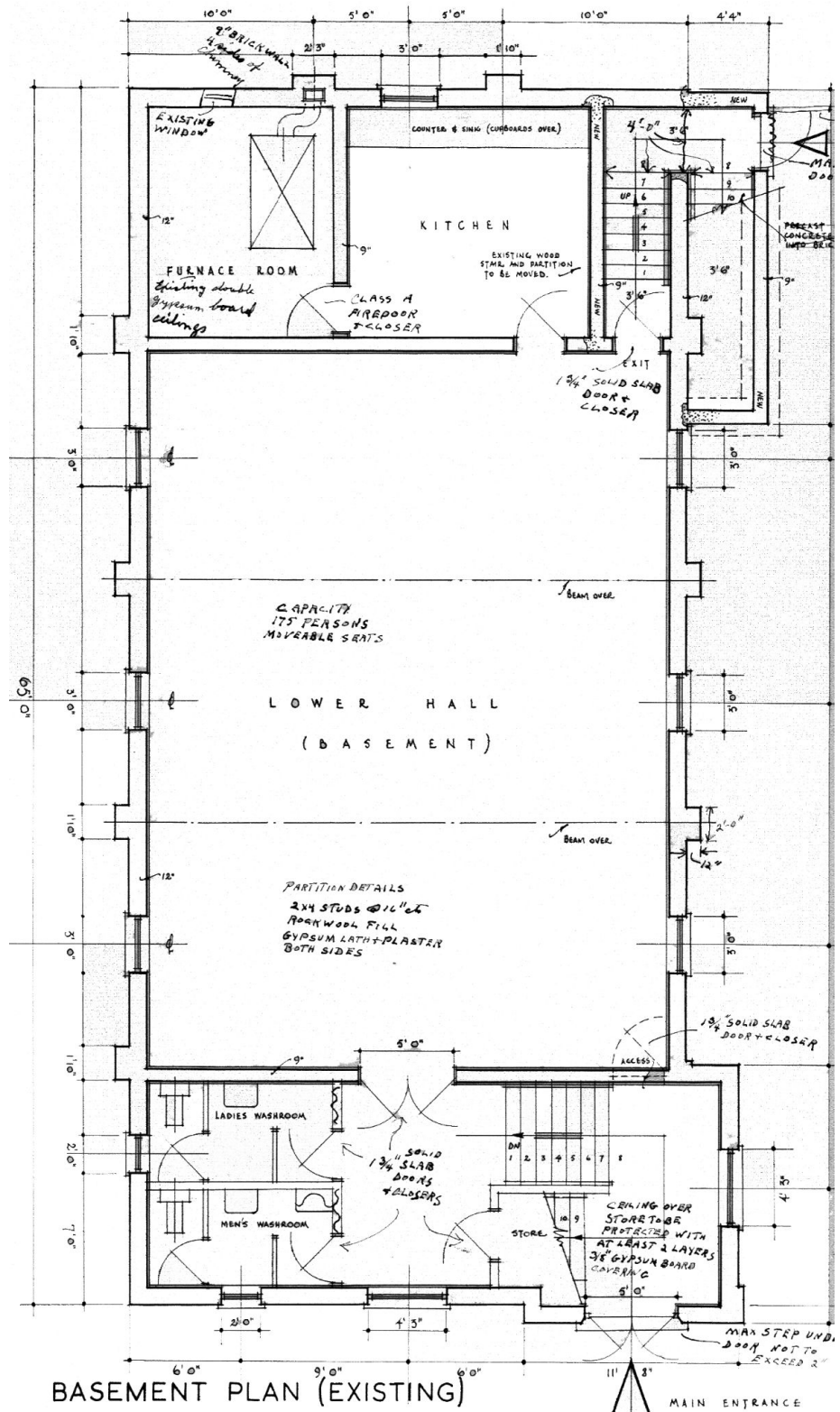


FIRST FLOOR PLAN (PROPOSED)



FLOOR PLAN

503 EGLINTON AVENUE EAST



EGLINTON CROSSTOWN LRT

In September 2008, Metrolinx launched a regional transportation plan - The Big Move - a 25-year, \$50 billion plan for coordinated, integrated transportation and transit in the Greater Toronto and Hamilton Area. One of the first wave of projects currently underway is the Eglinton Crosstown, which represents an investment of \$5.3 billion toward better transit in Toronto.

The Crosstown is a light rail transit (LRT) line that will run 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.





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)	The Parker 349 Units	20)	The Eglinton 437 Units
5)	Citylights on Broadway 908 Units	21)	Lillian Park 742 Units
6)	Line 5 Condos 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 Condos 573 Units	27)	71 Redpath Condos 176 Units
12)	155 Redpath Ave 452 Units	28)	733 Mount Pleasant 264 Units
13)	150 Eglinton Ave E 429 Units	29)	Montgomery Square 233 Units
14)	808 Mt. Pleasant 457 Units	30)	Briton House Expansion
15)	305 Roehampton 221 Units	31)	31-37 Helendale Ave 231 Units
16)	55 Eglinton Ave E 455 Units	32)	2221 Yonge 566 Units



AREA DEVELOPMENTS

503 EGLINTON AVENUE EAST

NEIGHBOURHOOD DEVELOPMENT, AMENITIES & CHARACTERISTICS

The subject property, 503 Eglinton Avenue East, is situated along a major arterial road, the second major thoroughfare east of Yonge Street in the affluent neighbourhood of Davisville Village. The property is located a short distance from the major development node of bustling Yonge & Eglinton with over 12,000 new residential units currently in various stages of development. The area is a densely populated transit friendly location, 300 metres from the new Leaside Crosstown LRT Station (2023).

Leaside Station will be an underground Station located at the intersection of Bayview Avenue and Eglinton Avenue East. There will be retail spaces located at the main entrance, with on-street connections to TTC buses. There is also a pedestrian connection to Howard Talbot Park, and 60 outdoor bicycle parking spaces.

FUTURE LEASIDE LRT STATION



Average
Household Income*



\$ 170,624

—
Total
Population*



45,217

—
Projected 10-Year
Population Growth*



+ 19.78%



AREA CHARACTERISTICS

503 EGLINTON AVENUE EAST



PHOTOS
503 EGLINTON AVENUE EAST





METROPOLITAN COMMERCIAL

CONTACT:

AMIR NOURBAKHSH*

Managing Director

647.262.4757

amir@metcomrealty.com

JESSE ROTH*

Vice President

647.289.0244

jesse.roth@metcomrealty.com



150 Beverley St, Unit 1
Toronto, ON
M5T 1Y5