

RETAIL & OFFICE SPACE FOR LEASE

798 BLOOR STREET WEST

BLOORCOURT VILLAGE, TORONTO



METROPOLITAN
COMMERCIAL



PROPERTY OVERVIEW

The subject property is a prime corner retail & office opportunity located in the heart of Bloorcourt Village at the intersection of Bloor Street West & Crawford Street. The area has established itself as one of Toronto's hottest neighborhoods for trendy restaurants, bars, and art galleries. The property is perfectly situated within walking distance to the Christie & Ossington subway stations.

The landlord is undertaking a complete building renovation including, but not limited to, brand new HVAC, electrical, plumbing, facade, white-boxed interior, metering and sprinkler systems. The main floor, basement and second level unit are all currently vacant providing a variety of different leasing opportunities for both retail and office users, with each floor estimated to be 1,580 SF.

The main floor retail unit has 10.5' soaring ceilings, one accessible washroom, 200-AMP 3-Phase electrical service, a rear take-out window option, points of access via Bloor Street West & Crawford Street, as well as an outdoor seating area on Crawford Street. The basement has its own dedicated 100-AMP electrical service and a total of 4 washrooms. The second level has excellent natural light, tall ceilings and large windows facing east and south.

The landlord will be providing the spaces in base building condition. There are two parking spaces at the rear of the property accessible off of Crawford Street.

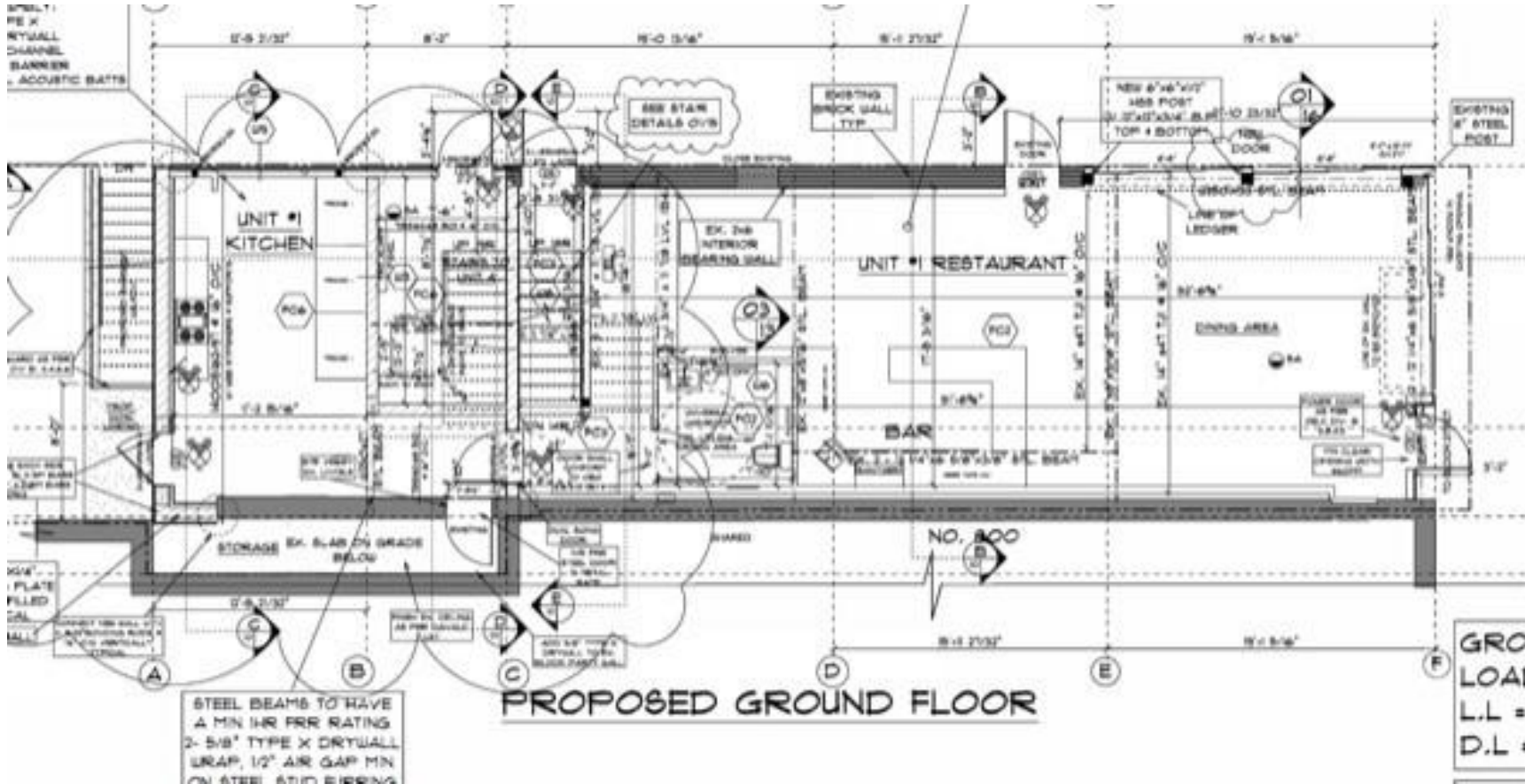
DETAILS

Location	Northwest corner of Bloor Street West and Crawford Street	
Total Available Area	Above Grade: 3,160 SF	
Unit	Retail	Office
Total Square Footage	1,580 SF Main Floor 1,580 SF Basement	1,580 SF Second Floor
Net Rental Rate	\$7,950.00/Month	\$3,600.00/Month
TMI	\$20.00 PSF/YR	\$632.00/Month
Additional Rent	Utilities	Utilities



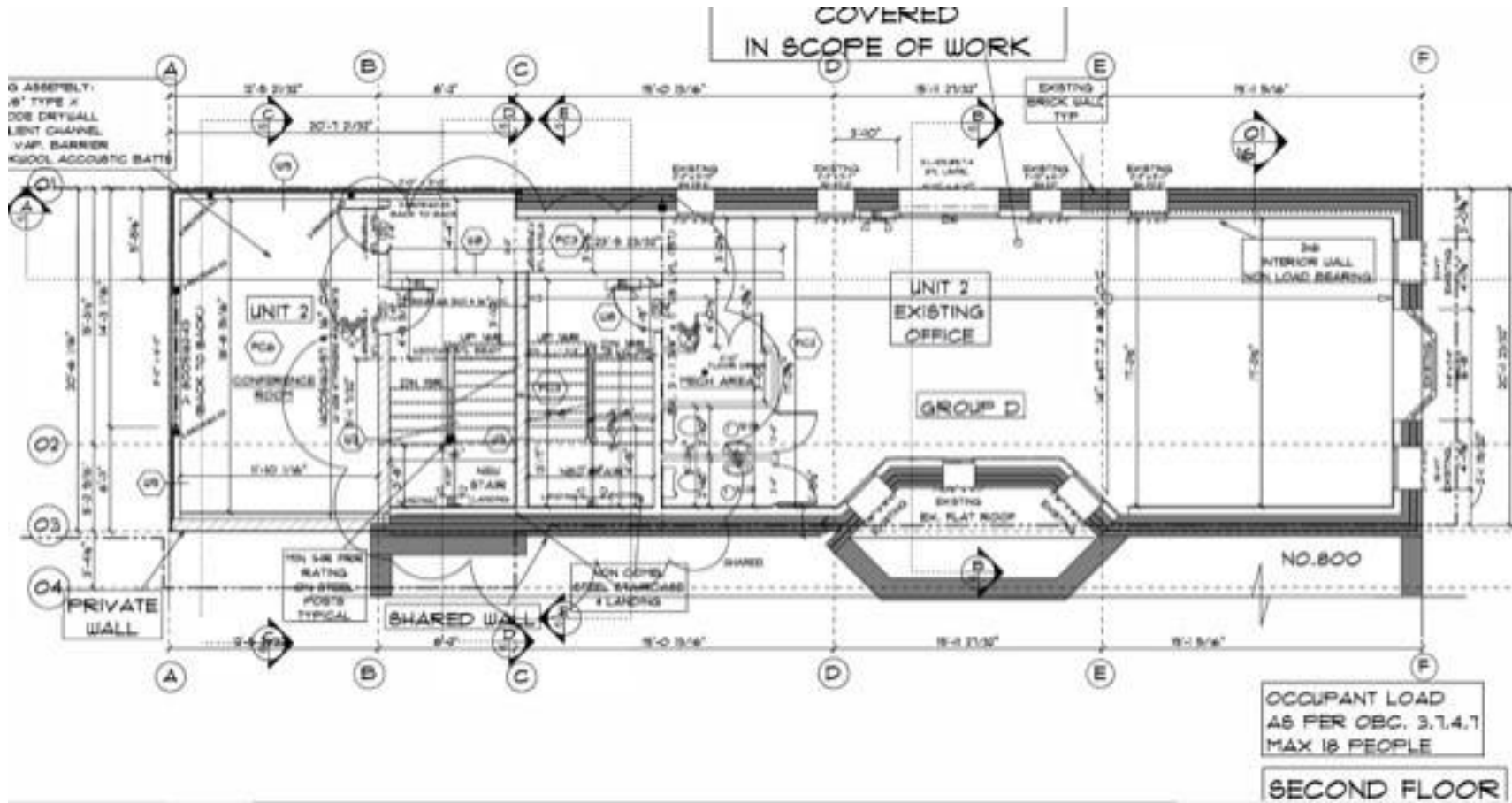


GROUND FLOOR



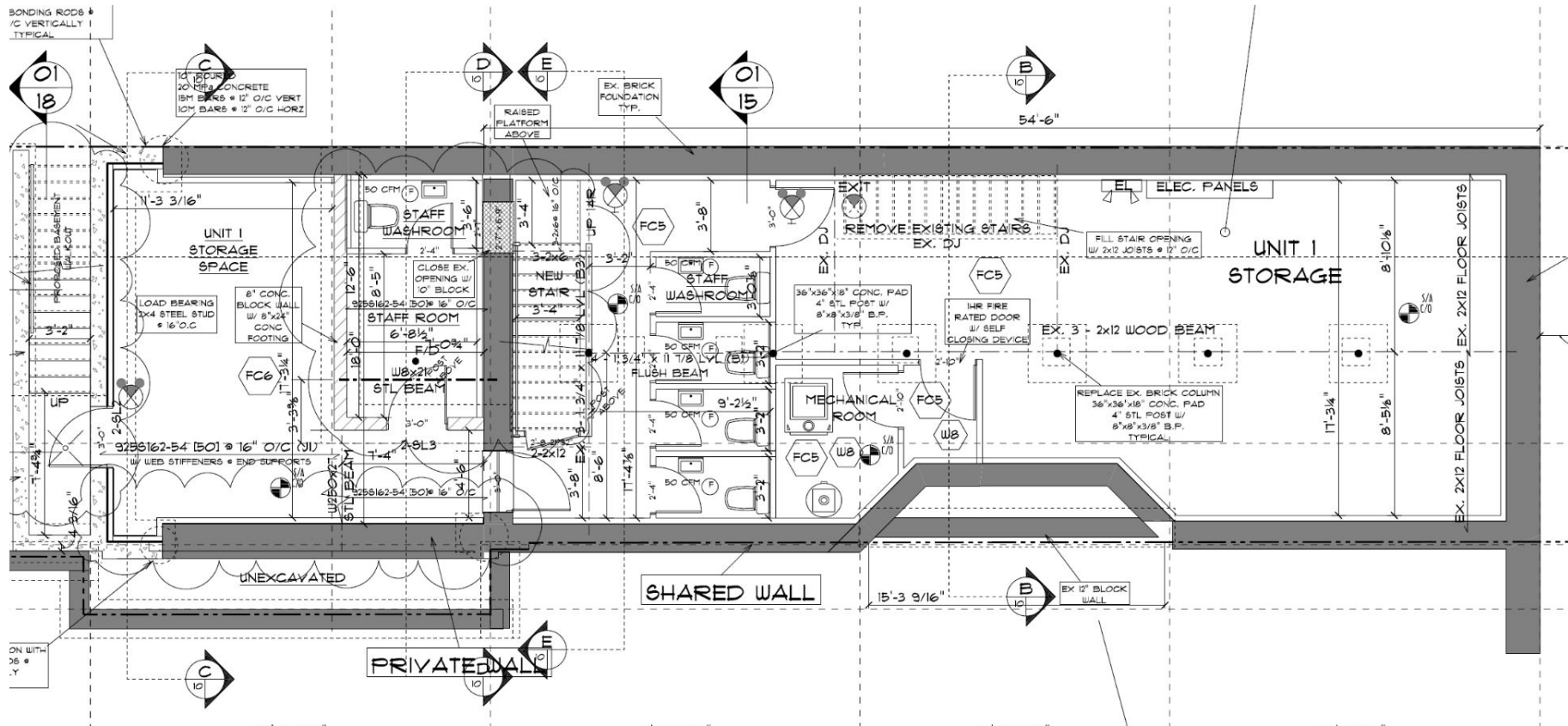


SECOND FLOOR

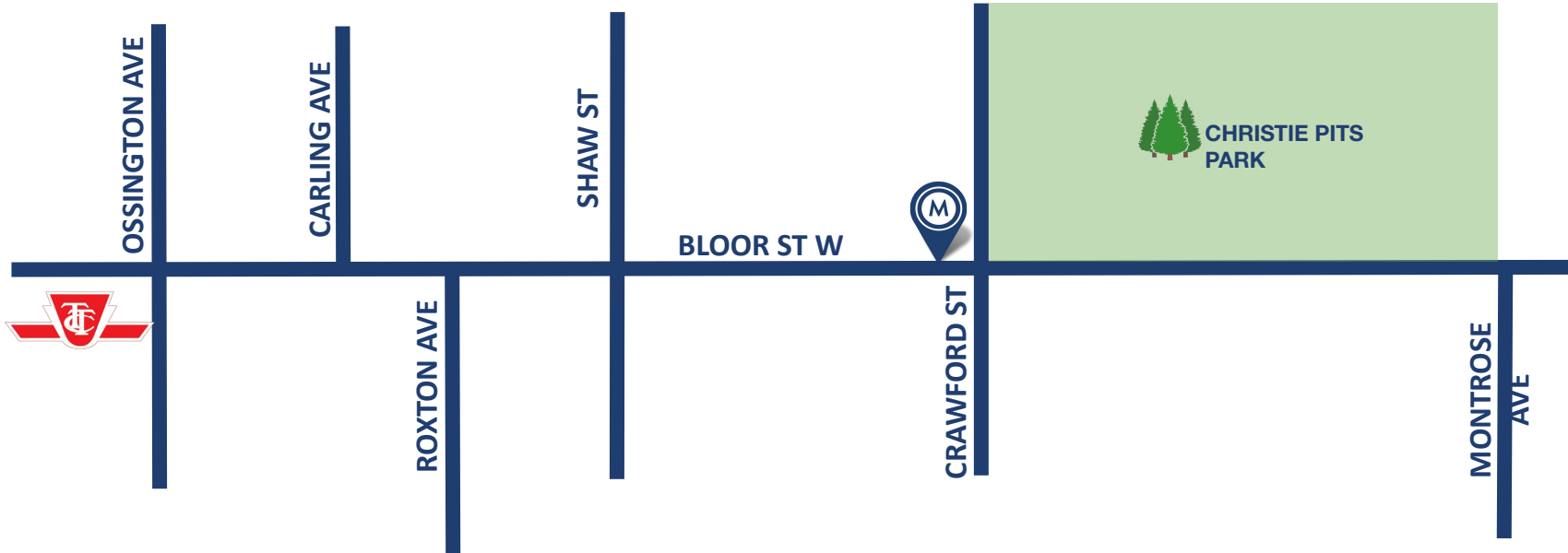




BASEMENT



Bloorcourt



Average Household Income*



\$106,595

Total Population*



127,689

Projected 10-Year Population Growth*



10.01%

AREA MAP
798 BLOOR STREET WEST

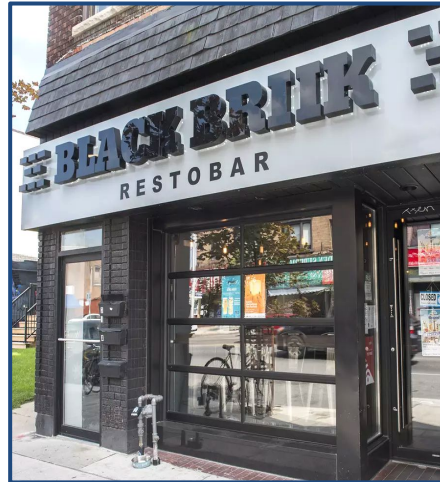
*Source: CoStar, 2021 2km radius.

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
798 BLOOR STREET WEST

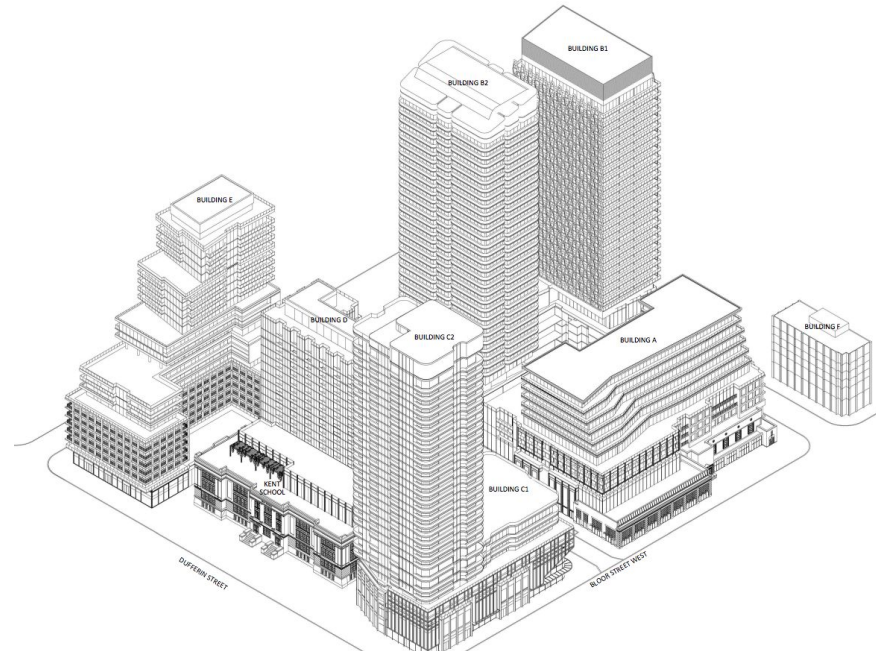


BLOOR & DUFFERIN CONDOMINIUMS

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
798 BLOOR STREET WEST





METROPOLITAN COMMERCIAL

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