



MEDICAL BUILDING FOR SALE

1188 DANFORTH AVENUE

USER/VALUE-ADD OPPORTUNITY

PROPERTY DETAILS



LOCATION	North-west corner of Danforth Ave & Greenwood Ave
EXTERIOR GROSS AREA	12,120 SF
FIRST FLOOR	4,282 SF
SECOND FLOOR	3,632 SF
LOWER LEVEL	4,206 SF
PARKING	3 Spaces
ZONING	CR 3.0 (c2.0; r2.5) SS2 (x2219)
ASKING PRICE	\$ 5,450,000



1188 Danforth Ave is a prime corner medical building strategically located at the bustling intersection of Danforth Avenue & Greenwood Avenue, directly across the street from the newly built Platform Condos by Sierra Building Group.

The building is 12,120 square feet comprised of a three levels. The ground floor is partially occupied by a pharmacy & walk-in clinic, while the second floor & lower level are currently vacant. There is three car parking at the rear of the property.

This property is very well-serviced by transit, only 300 meters walking distance to Greenwood TTC Subway Station & 2.5 kilometers to the Don Valley Parkway.

This property is an excellent end-user or value-add opportunity.

FOR SALE - 1188 DANFORTH AVENUE

1188 DANFORTH AVENUE - TRANSIT CONNECTIVITY

300 meters (4-minute walk) to Greenwood Subway Station





Neighbourhood Overview

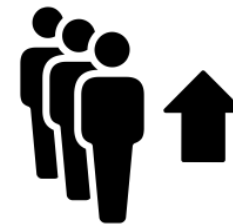
Nestled between the residential neighbourhoods of Playter Estates and East Danforth, **1188 Danforth Avenue** is located at the eastern border of Greektown. While the area's history is deeply and proudly rooted in the Greek community, it is also now home to a rich variety of restaurants and retailers from a multitude of other communities. Danforth Avenue is a perfect representation of Toronto's vibrant, multicultural, and inclusive economy.

The area sees an influx of visitors in the summer months when residents from all over the GTA flock to enjoy the Danforth's one-of-a-kind retail and culinary experiences, highlighted by the Taste of the Danforth street festival attracting over 1.5 million visitors every year.



96,535

Total
Population



+3.4 %

5-Year
Population Growth

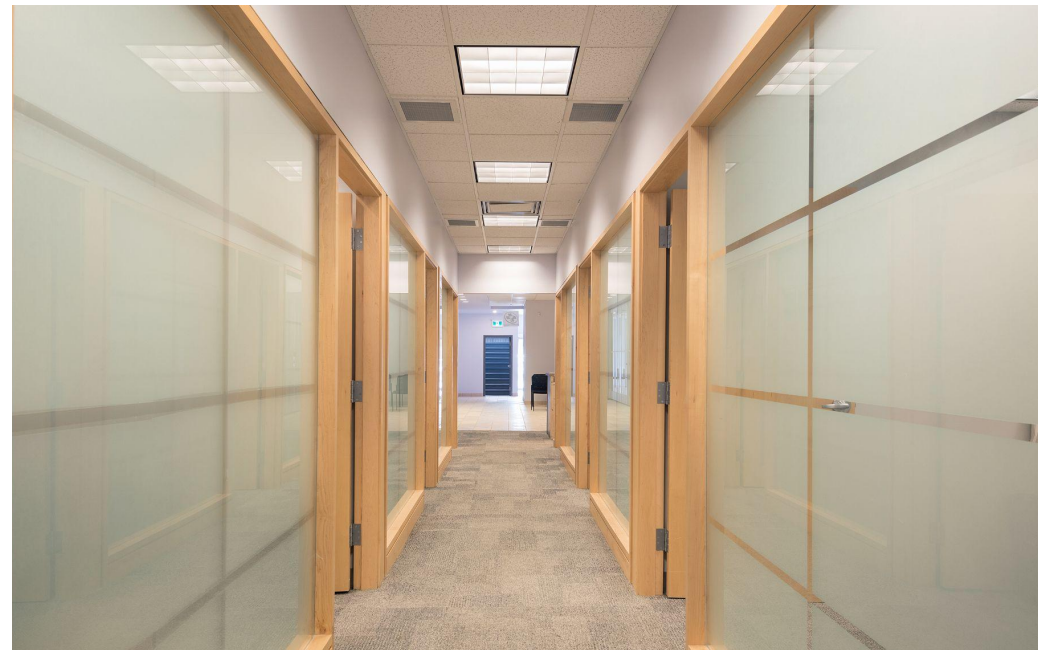


\$117,053

Average
Household Income

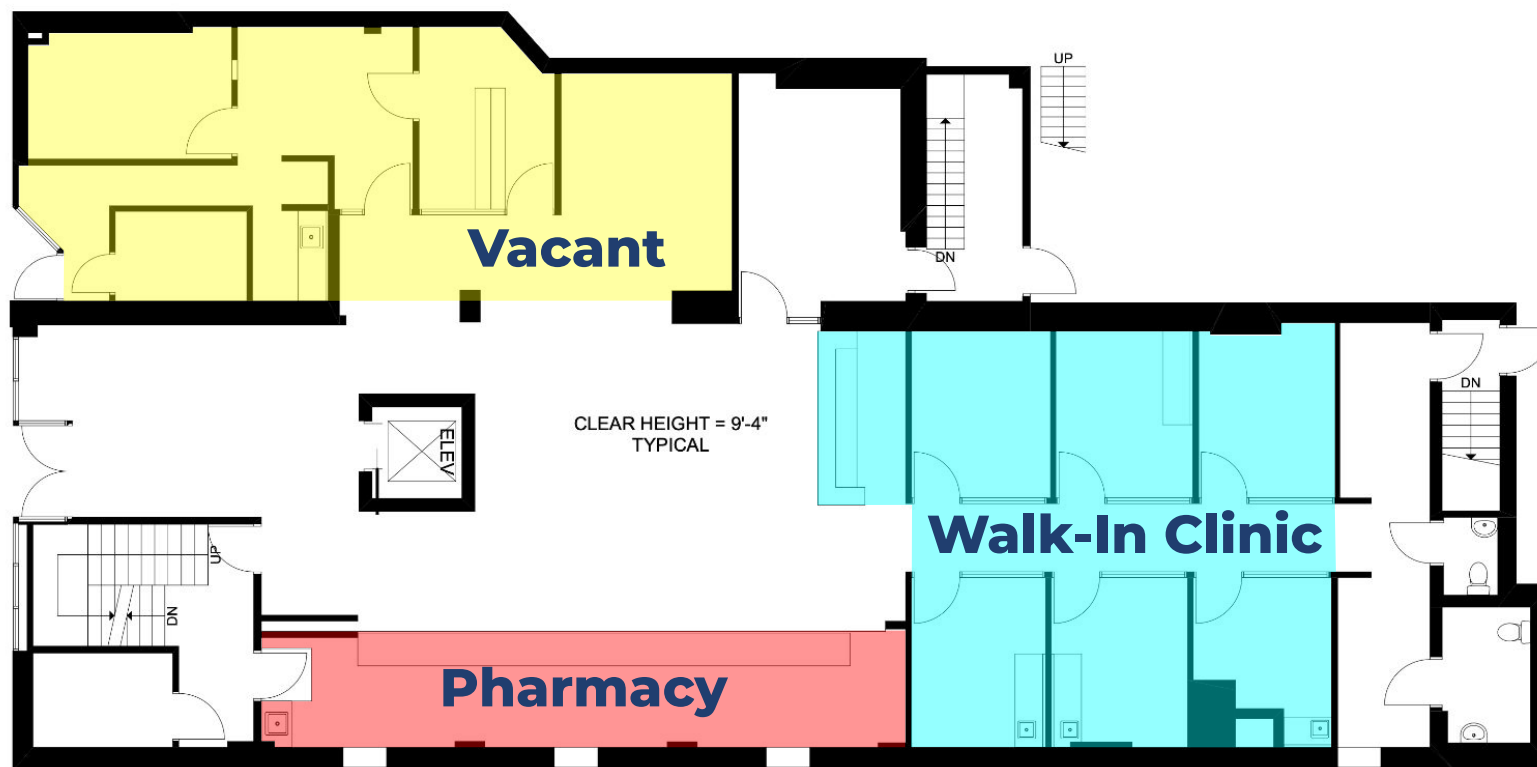
Based on 2022 statistics within a 2-kilometer radius

PHOTOS



FOR SALE - 1188 DANFORTH AVENUE

FLOOR PLAN - FIRST FLOOR



Client: Metropolitan Commercial Realty Inc.

**Metropolitan Commercial
Realty Inc.**

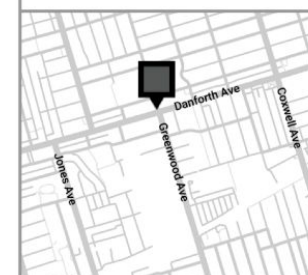
Version:	Prepared: 12/03/2020
FP1A	Measured: 09/03/2020

1188 Danforth Avenue
Toronto, Ontario
Canada

Floor 01

Basement Area:	4,206 sq ft
Floor 01 Area:	4,282 sq ft
Floor 02 Area:	3,632 sq ft
Exterior Gross Area*	12,120 sq ft

*Area determined according to:
ANSI/BOMA Z65.3-2009



This work product has been prepared by Extreme Measures Inc. pursuant to a contract with the Client for the sole benefit of and use by the Client. No third party may rely on this work product without the receipt of a reliance letter from Extreme Measures Inc.

0 5 10
feet



extreme measures inc.	Tel: 1-877-963-2787 Fax: 1-877-402-4690 mail@xmeasures.com www.xmeasures.com
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FOR SALE - 1188 DANFORTH AVENUE

FLOOR PLAN - SECOND FLOOR



Client: Metropolitan Commercial Realty Inc.

**Metropolitan Commercial
Realty Inc.**

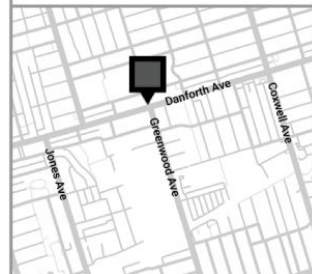
Version:	Prepared: 12/03/2020
FP1A	Measured: 09/03/2020

1188 Danforth Avenue
Toronto, Ontario
Canada

Floor 02

Basement Area:	4,206 sq ft
Floor 01 Area:	4,282 sq ft
Floor 02 Area:	3,632 sq ft
Exterior Gross Area*	12,120 sq ft

*Area determined according to:
ANSI/BOMA Z65.3-2009



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FOR SALE - 1188 DANFORTH AVENUE

FLOOR PLAN - LOWER LEVEL



Client: Metropolitan Commercial Realty Inc.

**Metropolitan Commercial
Realty Inc.**

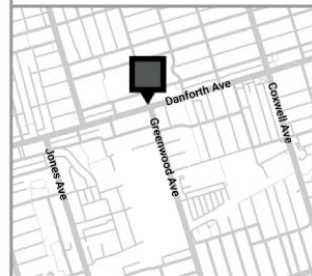
Version:	Prepared: 12/03/2020
FP1A	Measured: 09/03/2020

1188 Danforth Avenue
Toronto, Ontario
Canada

Basement

Basement Area:	4,206 sq ft
Floor 01 Area:	4,282 sq ft
Floor 02 Area:	3,632 sq ft
Exterior Gross Area*	12,120 sq ft

*Area determined according to:
ANSI/BOMA Z65.3-2009



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0 5 10
feet



FOR SALE - 1188 DANFORTH AVENUE

RENT ROLL & EXPENSES



RENT ROLL

TENANT	LEVEL	MONTHLY RENT	ANNUAL RENT	LEASE MATURITY	RENEWAL OPTION
Pharmacy	Ground Floor	\$ 3,600	\$ 43,200	12/31/2023	4 x 5 Years
Walk-In Clinic	Ground Floor	\$ 7,500	\$ 90,000	03/31/2031	1 x 5 Years
Vacant	Ground Floor	–	–		
Vacant	Second Floor	–	–		
Vacant	Lower Level	–	–		
			\$ 133,200		

EXPENSES

Realty Taxes (2021)	\$	54,455.85
Insurance	\$	10,958.74
Utilities	\$	13,000.00
Elevator Maintenance & Fire Alarm	\$	3,431.60
Water & Solid Waste	\$	2,620.00
TOTAL	\$	84,466.19

FOR SALE - 1188 DANFORTH AVENUE

METROPOLITAN
COMMERCIAL

DANFORTH CENTRAL
WALK-IN CLINIC & PHARMACY

PHARMACY

All Drug Plans
ACCEPTED

ZERO
Wait Time

**Doctor
On Site!**

Professional
Counselling

PHARMACY

**Walk in
clinic**

**Danforth
Greenwood**

Walk in

416.778.6777

clinic



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**Broker, *Sales Representative Metropolitan Commercial Realty Inc., Brokerage