

FOR SALE | UNIT 3  
270 SPADINA AVE  
RETAIL CONDOMINIUM



METROPOLITAN  
COMMERCIAL



## PROPERTY DETAILS

LOCATION	West side of Spadina Ave, just south of Dundas St W
UNIT AREA	1,315 SF
PROPERTY TAXES	\$14,596.54 (2023)
ZONING	Former City of Toronto Zoning By-law 438-86
CONDO FEES	\$920.52 Monthly
OFFICIAL PLAN	Mixed Use Areas
ASKING PRICE	\$1,590,000



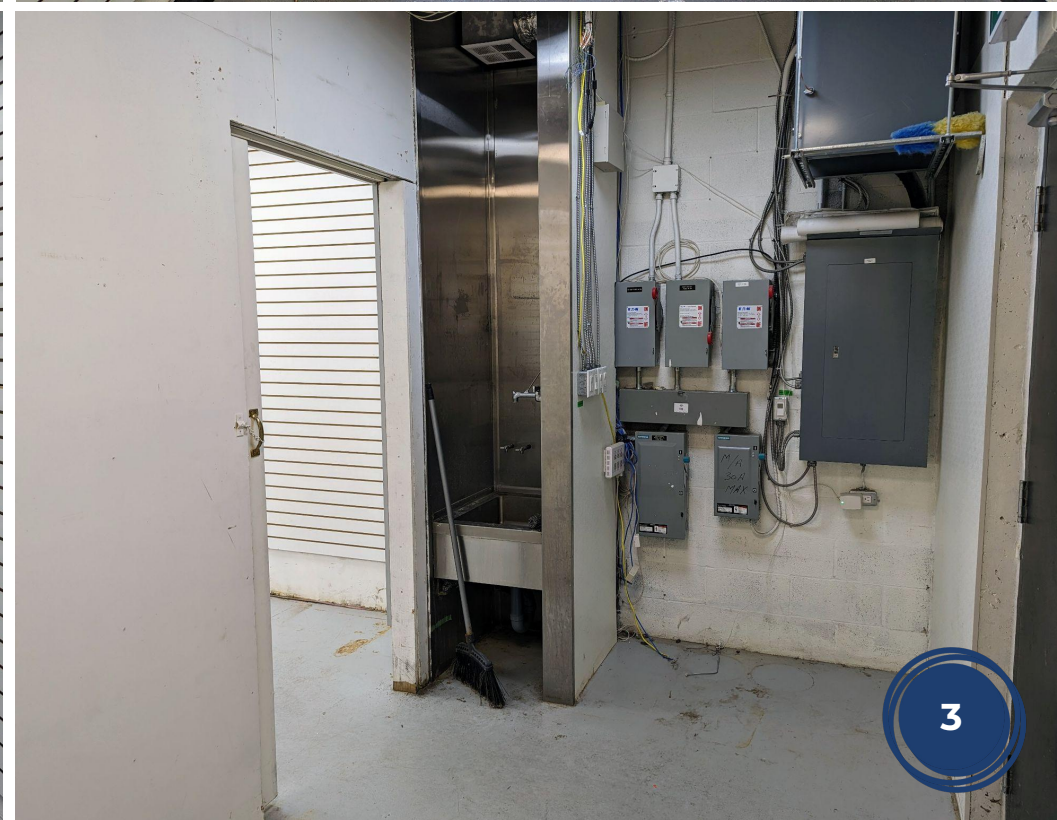
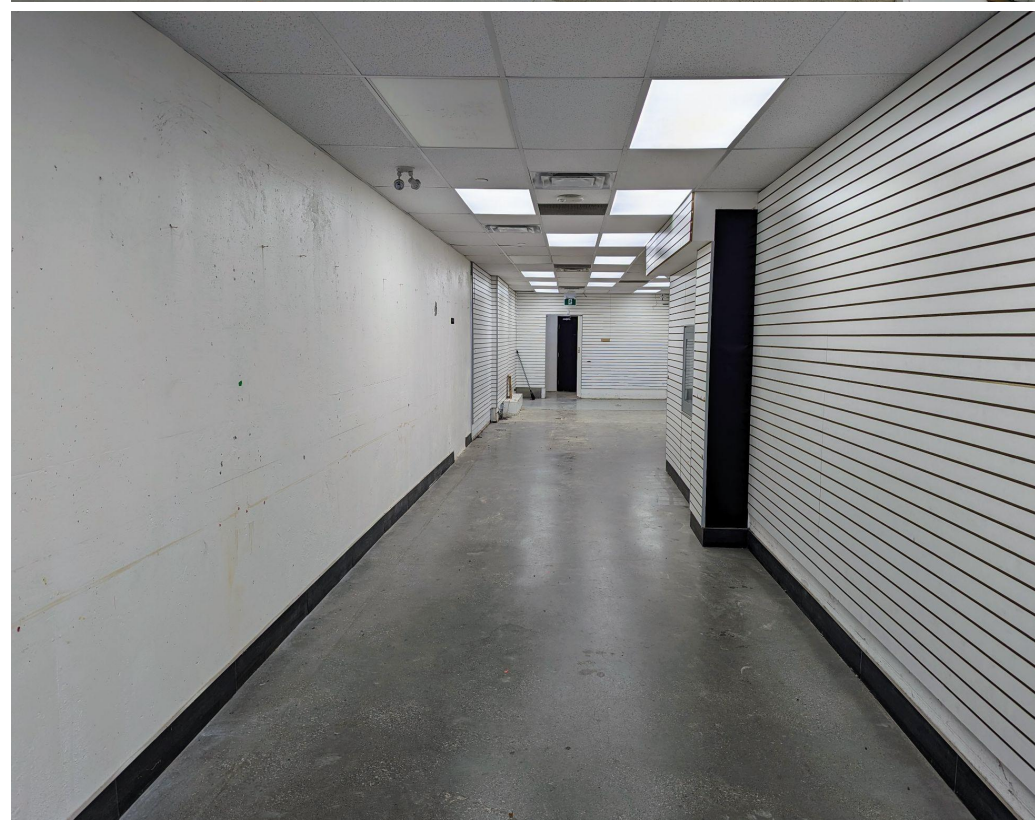
## INVESTMENT SUMMARY

270 Spadina Ave, Unit 3, is a 1130 Square Foot Commercial Retail unit on the ground floor of the modern Dragon Condos. Located in the heart of Toronto's Chinatown, this prime commercial space offers a unique opportunity for investors and end users seeking a bustling and dynamic location, with the comforts of a modern building.

This space is surrounded by a diverse array of amenities. Within walking distance, you'll find a mix of eclectic shops, diverse dining options and the many cultural attractions of Chinatown & Kensington Market. The area's art galleries, theaters, and entertainment venues create a vibrant atmosphere that attracts both locals and tourists.

This Commercial Condo Unit includes an underground parking space and an exclusive Garbage Room, shared by the three Commercial Condo Units. This unit was previously outfitted for restaurant use, and includes 200 Amps of power, many utility rough-ins and upgraded mechanical along with a fully accessible washroom. Seller is open to providing a VTB to qualified Buyers.







# ABOUT THE AREA

Chinatown is a standout location of culture and experience in Toronto, being the second largest in the entirety of North America second only to New York. It is known for its shops and restaurants that are rich in Asian tradition, showcasing a mixture of old neighbourhood staples and new venues that pay tribute to the area. The streets are filled with pedestrians, aided by the frequent streetcars heading to and from the Spadina TTC station.



Kensington Market is known as the most vibrant and diverse neighbourhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants, live music, street performances, and art installments.

El Mocambo is an example of a neighbourhood staple located at 464 Spadina Avenue, that gives the area the rich culture it is known for. It is a live music venue that has been open since 1948 and has hosted a number of legends such as the Rolling Stones, Blondie, Jimi Hendrix, Meatloaf, U2, etc.



The University of Toronto is one of the world's most elite Universities. Its downtown campus is located immediately north of 373 Spadina Avenue. The downtown campus alone has a student population of 61,690 individuals that heavily contributing to Spadina Avenue's busy pedestrian population.



## NEIGHBOURING DEVELOPMENT



### 484 SPADINA: FITZROVIA DEVELOPMENTS

The Waverley is a 166-unit Class A rental community at the northwest corner of College Street & Spadina Avenue. This premium “boutique” rental building offers the same level of amenities and suite finishes as high-end condominiums with a 24-hour Concierge. Notable building amenities include, a training facility, yoga/spin studio, a rooftop infinity pool, a pet spa and electric car charging stations, along with relaxed dining options in the double height lobby. The development included the reinstatement of the historic Silver Dollar Room. Registered as a heritage landmark, many of the Silver Dollar’s original elements are incorporated into the new space, including the venue’s bar, stage, murals, terrazzo floor, and the iconic Silver Dollar Room sign.

### 315 SPADINA: PODIUM DEVELOPMENTS

**315 Spadina Avenue Apartments** is a new development by Podium Developments currently in preconstruction at Spadina Avenue & D'Arcy Street.

The developer has submitted a rezoning application that proposes a 13-storey mixed-use building with a total gross floor area of 15,892 square metres and a density of 7.83 times the area of the lot. The ground floor will contain 988 square metres of retail space. A total of 239 rental residential units are proposed within the 12 floors above the ground floor. The unit mix is comprised of 172 studio units, 11 one-bedroom units, 31 two-bedroom units and 25 three-bedroom units.



# CONNECTIVITY



## BIKE SCORE OF 100

- Ample bike storage
- Multiple Toronto Bike Share stations available



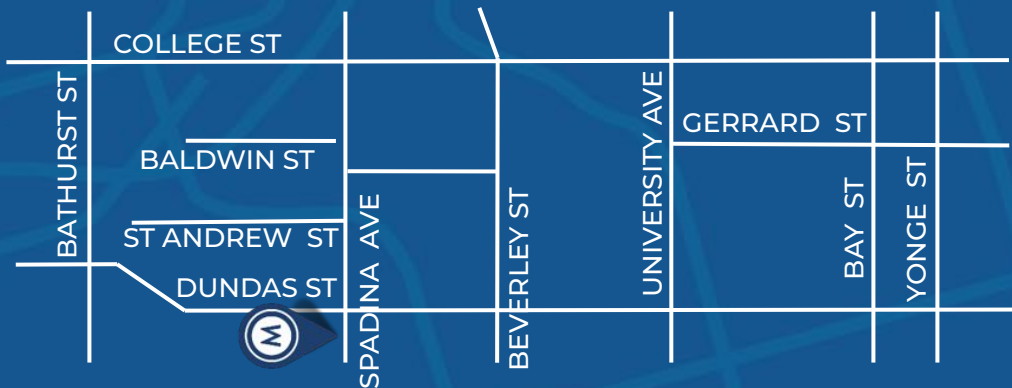
## TRANSIT SCORE OF 100

- A two minute walk from two major major streetcar routes (Spadina Avenue and College Street) that provide direct access to the TTC subway network



## WALK SCORE OF 100

- Located in a pedestrian-friendly area within walking distance of downtown amenities, transit, parking, shopping and entertainment





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