



**2271-2273 Bloor Street West**  
**MIXED-USE PROPERTY FOR SALE \$7,495,000**

# The Offering

CBRE Limited ("CBRE") is pleased to offer for sale a 100% freehold interest in 2271-2273 Bloor Street West (the "Property"), a prominent asset located in the heart of Bloor West Village in Toronto. The Property features ~49 feet of prime frontage providing exposure along Bloor Street West resulting in strong pedestrian and vehicular traffic. The Property provides an investor with the opportunity to acquire a large mixed-use asset along the TTC Bloor-Danforth Line with future development potential.

**Total Site Area: 5,003 sq.ft.**

**Frontage: 49 ft.**  
**Depth: 102.1 ft.**

**Total Leasable Area: 11,948 sq.ft.**

## 2271 Bloor Street West

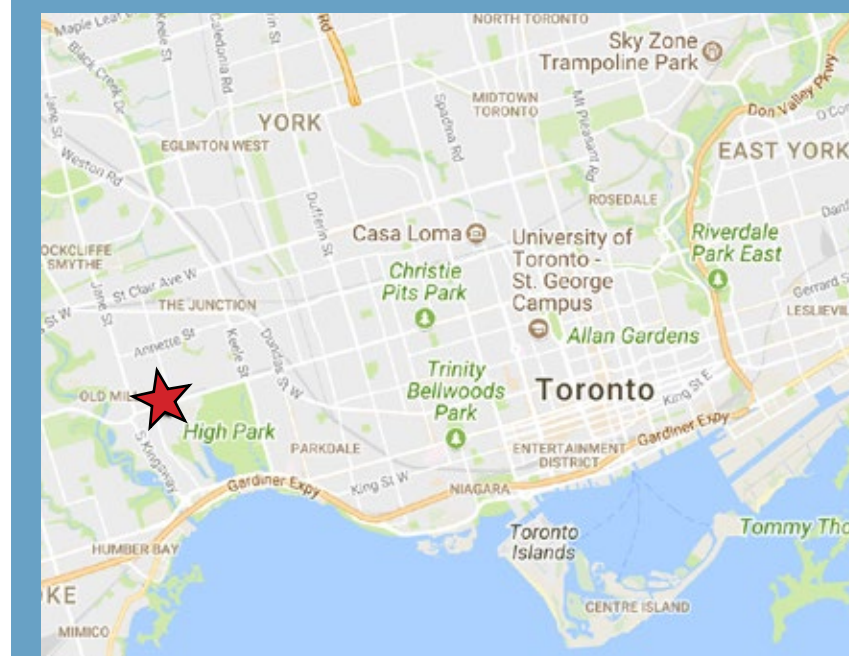
1st Floor   Retail   In Style Home & Rugs:	3,161 sq.ft.
2nd Floor   Office   Smart Revenue Inc:	3,163 sq.ft.
3rd Floor   Office   Forum TV :	3,165 sq.ft.
<b>Total:</b>	<b>9,489 sq.ft.</b>
	+ Basement 3,021 sq.ft.

## 2273 Bloor Street West

1st Floor   Retail   The Wine Shop:	709 sq.ft.
1st Floor   1 Residential Unit:	350 sq. ft.
2nd Floor   2 Residential Units:	700 sq.ft.
3rd Floor   2 Residential Units:	700 sq.ft.
<b>Total:</b>	<b>2,459 sq.ft.</b>
	+ Basement 900 sq.ft.

# Investment Highlights

- » Upside on Existing Rents
- » Future Development Potential -the asset sits next to the corner which has intrinsic value as a key piece to the development of this block
- » Central Bloor West Village Location
- » Adjacent to Runnymede Subway Station



# The Location

Bloor West Village is the shopping district encompassing the stretch of Bloor Street West between Jane Street and Ellis Park Road. The area consists of more than 400 shops, restaurants and service providers servicing the surrounding well-established neighbourhoods. Bloor West Village hosts a number of annual events including the inside | OUT Sidewalk Sale, Bloor West Street Fest, Santa in the Village and the world's largest Ukrainian Festival.

The property is easily accessible by public transit and sits adjacent to the Runnymede Station on the Bloor-Danforth subway line. Also within walking distance is High Park, Toronto's largest city park which draws many locals and visitors year-round.



## Eat & Drink

Awai, The Good Fork Bistro, Bloom Restaurant, David's Tea, Booster Juice, Starbucks, Bake Shop, Kennedy Public House, The Cake Smith, Archtop Music Bistro, Koffea Espresso Bar, The Swan, Amber European Restaurant and High Park Juicery.



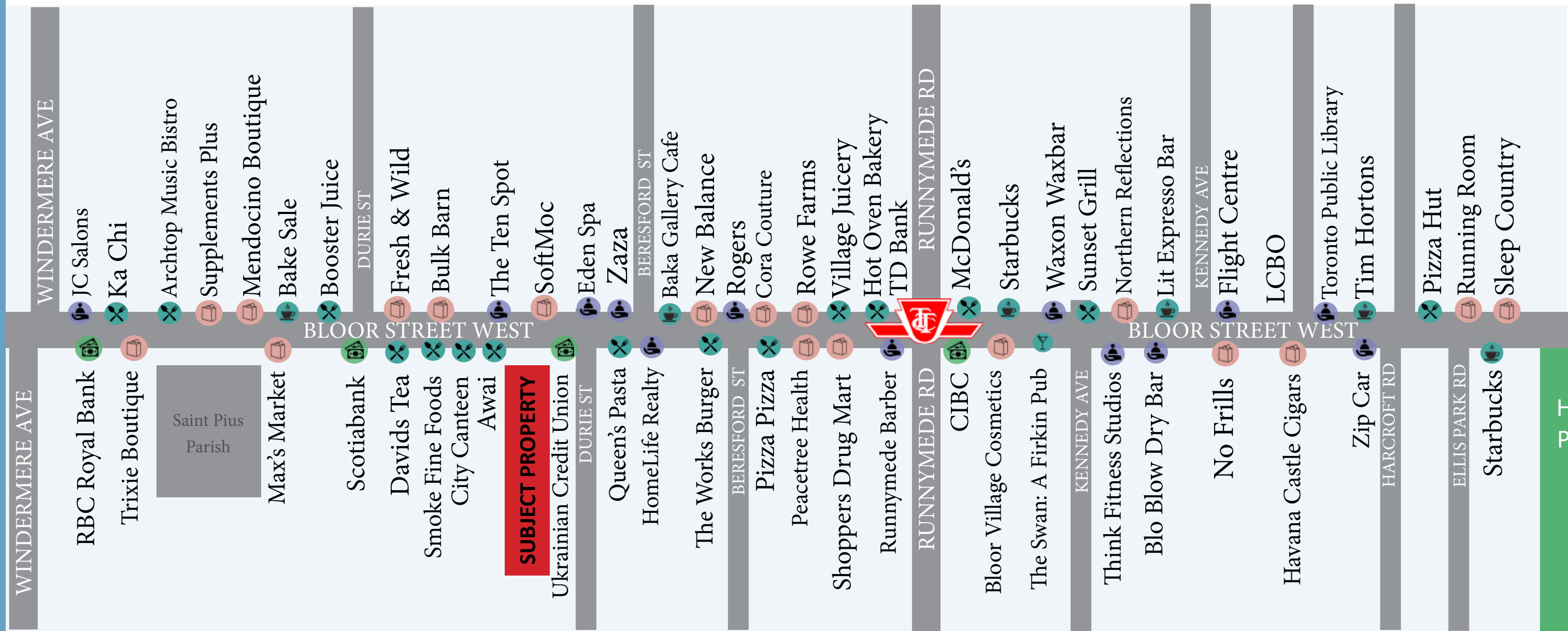
## Shops & Services

The Ten Spot, New Balance, + Evoke Salon, Blo Dry Bar, Scotiabank, Royal Bank, LCBO, Softmoc, Shoppers Drug Mart & The Body Shop.

**CBRE**



# Bloor West Village



# 2271-2273 Bloor Street West



HIGH PARK

BLOOR STREET WEST

RUNNYMEDE ROAD

SUBJECT  
PROPERTY



SUBJECT  
PROPERTY



**Bids due on or after Wednesday May 16<sup>th</sup>, 2018**

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