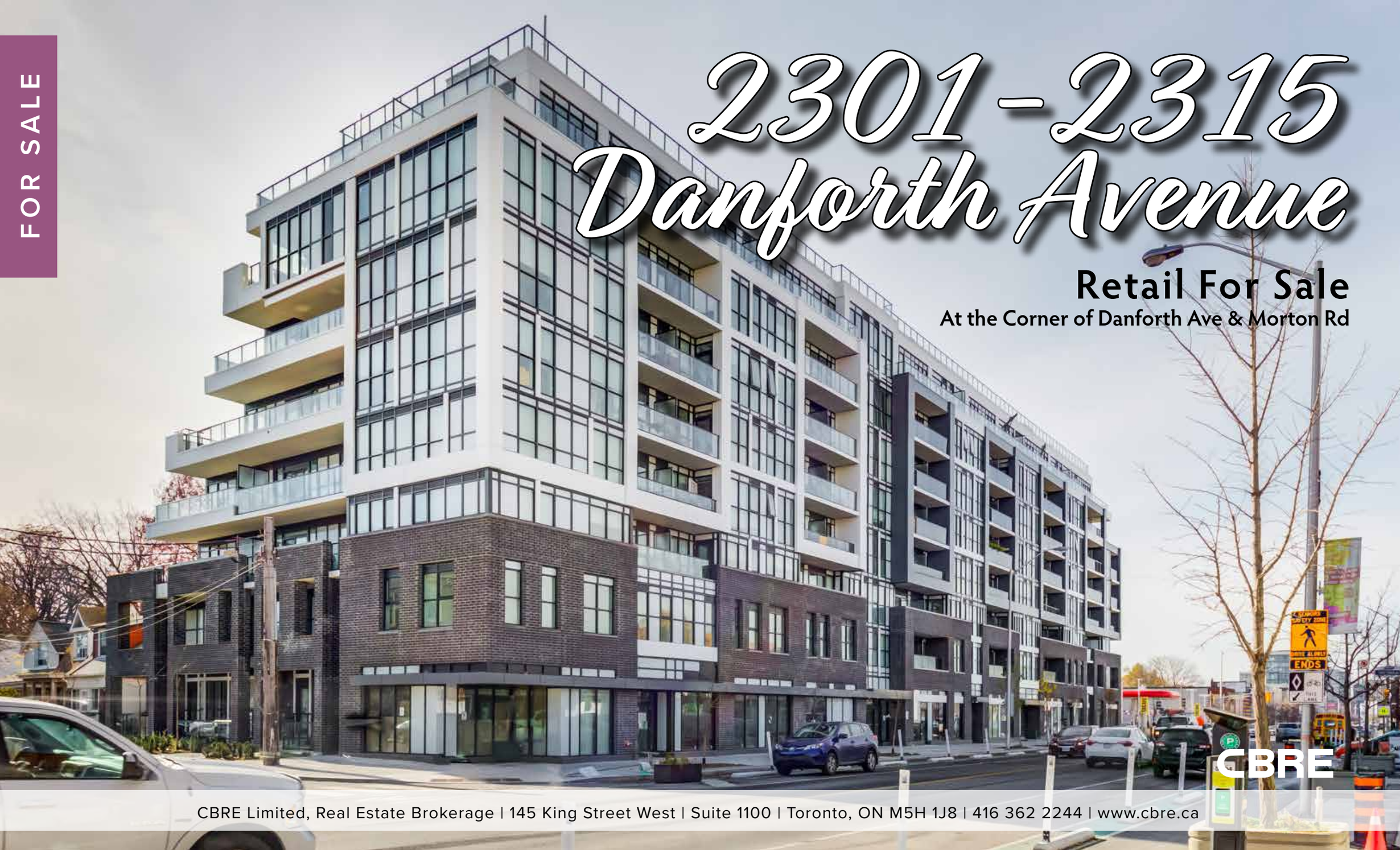
FOR SALE

2301-2315 Danforth Avenue

Retail For Sale

At the Corner of Danforth Ave & Morton Rd



CBRE

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | www.cbre.ca

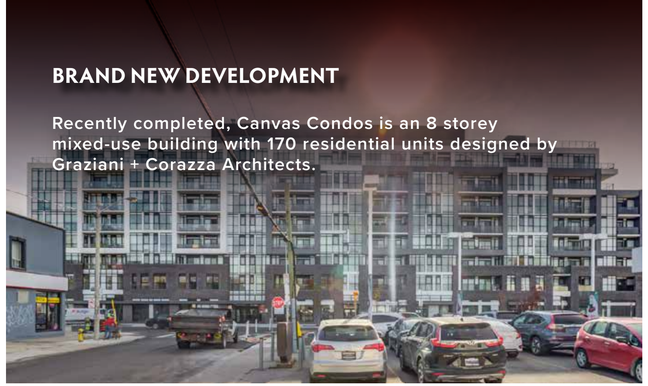
PROPERTY HIGHLIGHTS

CBRE Limited is pleased to offer for sale on behalf of the Vendor, Danmor Developments Limited, ground floor retail space in Danforth Village. The Property is located at the base of the currently under-construction Canvas Condominium. The Property provides users and investors with an opportunity to acquire brand new, transit connected right-sized space. The property features 4,225 sq. ft. of commercial space below 170 residential units.

2301-2315 Danforth Avenue retail comprises of four units totalling 4,255 sq. ft. of prime retail space under a brand new 8 storey condominium building constructed by Marlin Spring. Located on the southwest corner of Danforth Avenue and Morton Road, this new development sits at the edge of the Danforth Village and adjacent to the Upper Beaches neighbourhood.

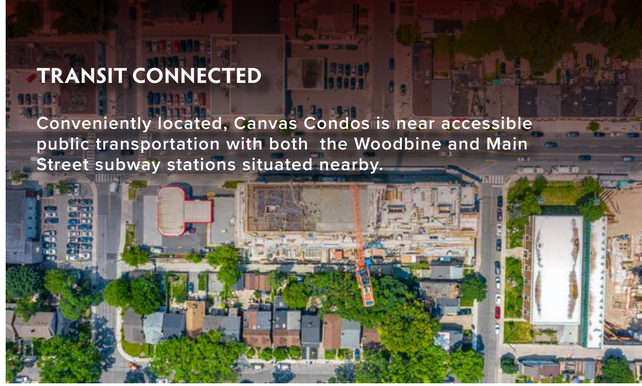
Price | **$425,000 - $2,899,999**

Size | **598 - 4,255** sq. ft. Available



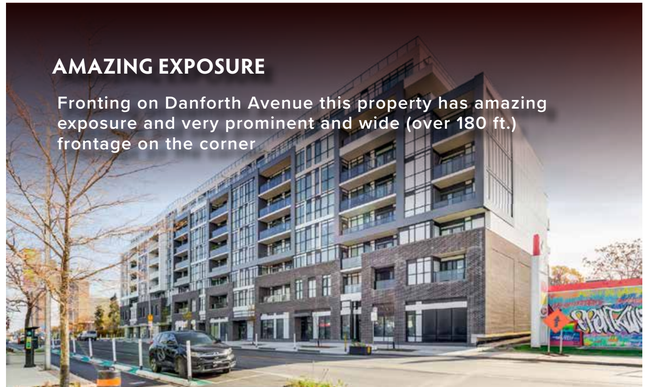
BRAND NEW DEVELOPMENT

Recently completed, Canvas Condos is an 8 storey mixed-use building with 170 residential units designed by Graziani + Corazza Architects.



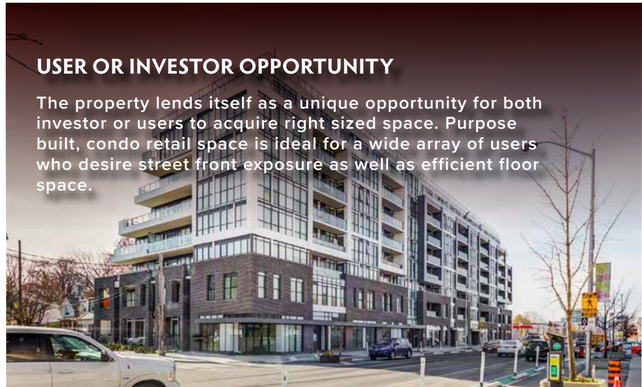
TRANSIT CONNECTED

Conveniently located, Canvas Condos is near accessible public transportation with both the Woodbine and Main Street subway stations situated nearby.



AMAZING EXPOSURE

Fronting on Danforth Avenue this property has amazing exposure and very prominent and wide (over 180 ft.) frontage on the corner

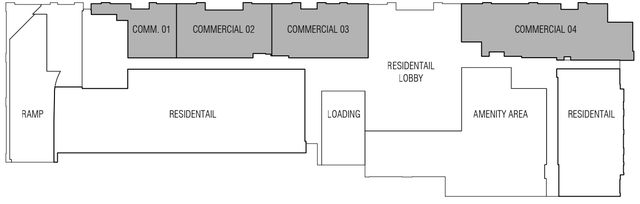


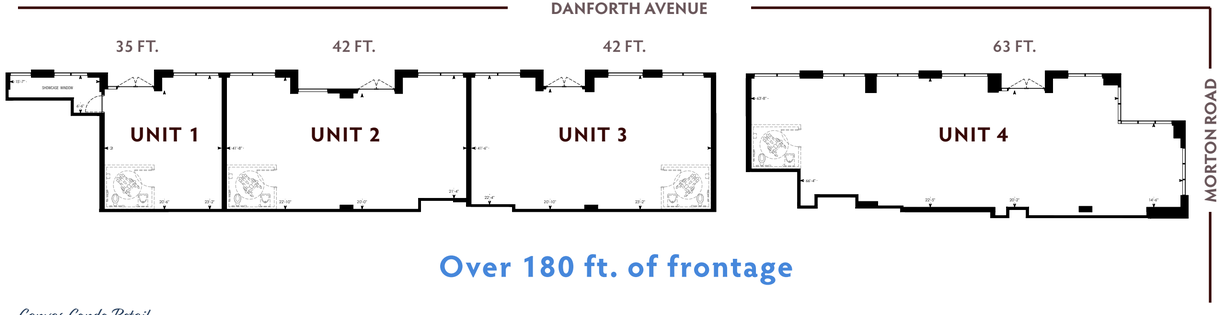
USER OR INVESTOR OPPORTUNITY

The property lends itself as a unique opportunity for both investor or users to acquire right sized space. Purpose built, condo retail space is ideal for a wide array of users who desire street front exposure as well as efficient floor space.

PROPERTY DETAILS

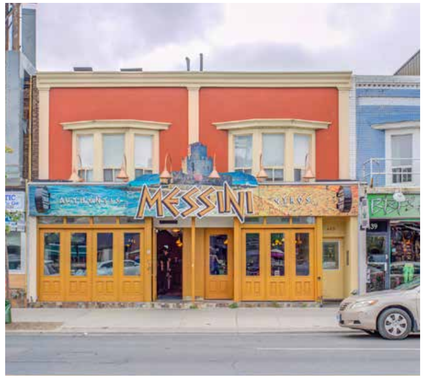
	SIZE	PRICE
Retail Unit One	598 sq. ft.	$425,000
Retail Unit Two	966 sq. ft.	$675,000
Retail Unit Three	1,016 sq. ft.	$700,000
Retail Unit Four	1,675 sq. ft.	$1,200,000
Full Retail Space	4,255 sq. ft.	$2,899,999





Over 180 ft. of frontage

Canvas Condo Retail



THE DANFORTH

Danforth Village is a popular residential neighborhood in the east end of the city known for its multicultural residents, strong sense of community and unique charm. It is an in-demand neighbourhood for families given its proximity to downtown, access to public transportation as well as the many parks and schools in the area.

Danforth Avenue, just east of Greenwood Avenue and west of Victoria Park Avenue, is the main retail strip of Danforth Village that consists of more than 300 businesses. The street is dominated by family-oriented independent shops and restaurants, as well necessary big box stores to supply all the neighbourhood needs.

The area sees an influx of visitors in the summer months when residents from all over the city flock to enjoy the one-of-a-kind retail, experience the abundance of parks and to make their way south to Woodbine Beach. Various events such as Taste of the Danforth, Danforth Rocks and Fall garden tours draw hundreds of visitors to the neighborhood each year.

105,508
Population

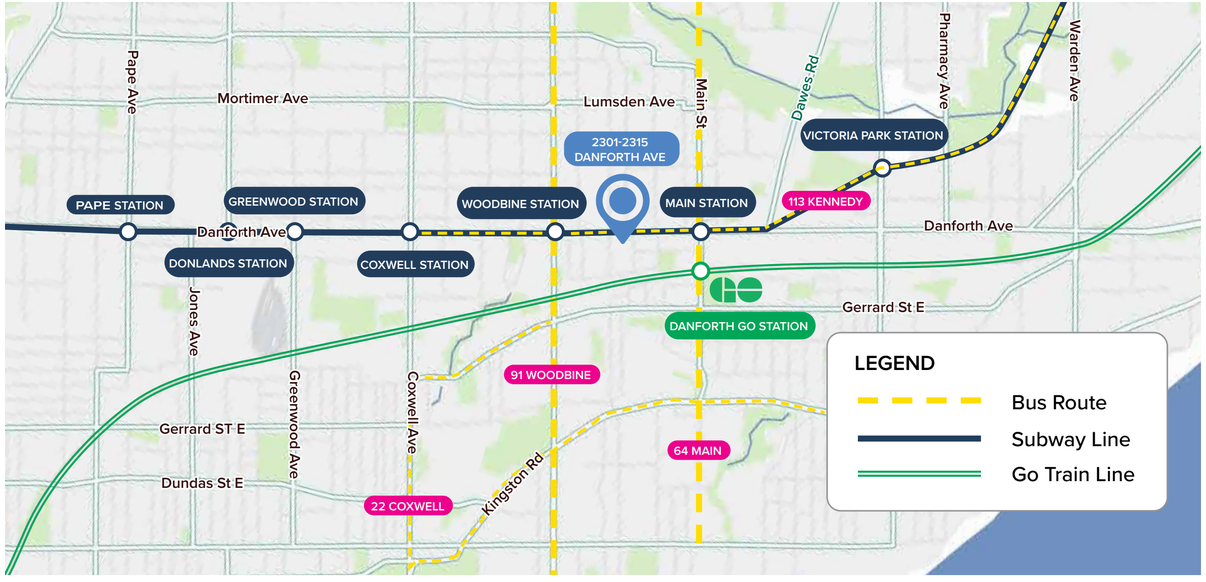
$103,420
Avg. Household Income

39.5
Median Age

3.6%
Population Growth

Based on 2018 statistics within 2km radius

Canvas Condo Retail



Based on 2018 statistics within 2km radius

20,799
Drive to work

20,678
Take Public Transit

1,165
Bike

TRANSIT OVERVIEW

2301 Danforth Avenue features excellent access to local and regional transportation. Its location directly on the TTC Bloor-Danforth line in between Woodbine and Main Street stations combined with its proximity to many TTC bus lines allows for access to many of Toronto's thriving neighborhoods, such as The Beaches. The Bloor-Danforth Subway line has 31 stations and runs east-west along Danforth Avenue and Bloor Street, operating from the western area of Dundas West & Kipling Avenue to Eglinton Avenue East and Kennedy Road.

The Property is a short walk of 650 meters to the Danforth GO station, allowing one to get to the downtown core in less than 25 minutes. The Danforth GO Station provides access to the GO transit network, which operates between Hamilton and Kitchener-Waterloo in the west, to Newcastle and Peterborough in the east, and from Orangeville and Beaverton in the north to Niagara Falls in the south.

ABOUT THE BUILDER: MARLIN SPRING

With over 60 years of experience in the industry, Marlin Spring is at the forefront of producing truly inspiring, forward-thinking and imaginative products. From boutique condominiums to townhome developments across the city in communities such as the Danforth Village/Upper Beaches, The Beach, Stockyards, Vaughan, Oshawa, and Markham.

In keeping with their vision, all Marlin Spring projects are in prime residential locations that offer strong potential for long-term value and growth. The founders and key principals of Marlin Spring have extensive industry experience as one of the leading real estate development companies in Canada.

MARLIN SPRING

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