



FORTY SIX - FIFTY FOUR

# OSSINGTON AVENUE



NEW CHARACTER RETAIL FOR LEASE ON OSSINGTON AVE

# CBRE



CLICK HERE  
FOR NEIGHBOURHOOD  
VIDEO



**FULL BUILDING RENOVATION  
NEARING COMPLETION**

## Offering

**Net Rent:** Please contact listing agents

**Additional Rent:** \$20.00 per sq. ft. (estimate for 2020)

**Availability:** Q4 2020

	46 Oss	50 Oss	52 Oss
<b>Basement:</b>	900 sf	<b>LEASED!</b>	900 sf
<b>Ground:</b>	1,225 sf	<b>LEASED!</b>	1,225 sf
<b>Second:</b>	na	1,000 sf	1,000 sf
<b>Third:</b>	<u>na</u>	<u>800 sf</u>	<u>500 sf</u>
<b>Total:</b>	2,125 sf	1,800 sf	3,625 sf

### Third Floor Patios:

50 Ossington: ~100 sf | 52 Ossington: ~250 sf

## Highlights

- Full building renovation with 5 character retail units.
- Ground floor retail units feature double-height rear additions.
- Potential for full building lease.
- Prime retail located on Ossington Avenue in proximity to over 265,000 residents and over 5 million SF of office.
- Toronto's most electric restaurant and bar scene featuring La Banane, Mamakas, Bellwoods Brewery & Union.
- The area is a well curated retail node with Reigning Champ, Fred Perry, Aesop, Nadege, Le Labo, gravitypope, Burton, Ollie Quinn and Tiger of Sweden as key tenants.



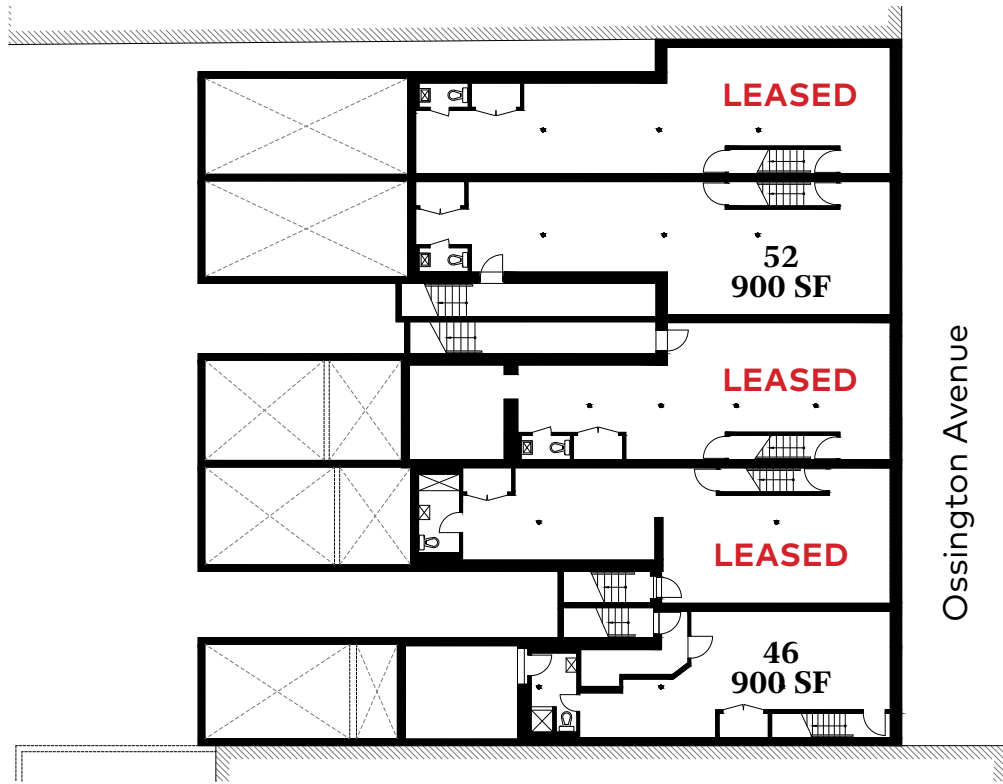
[Click here for more information and additional images](#)

# Interior Renderings

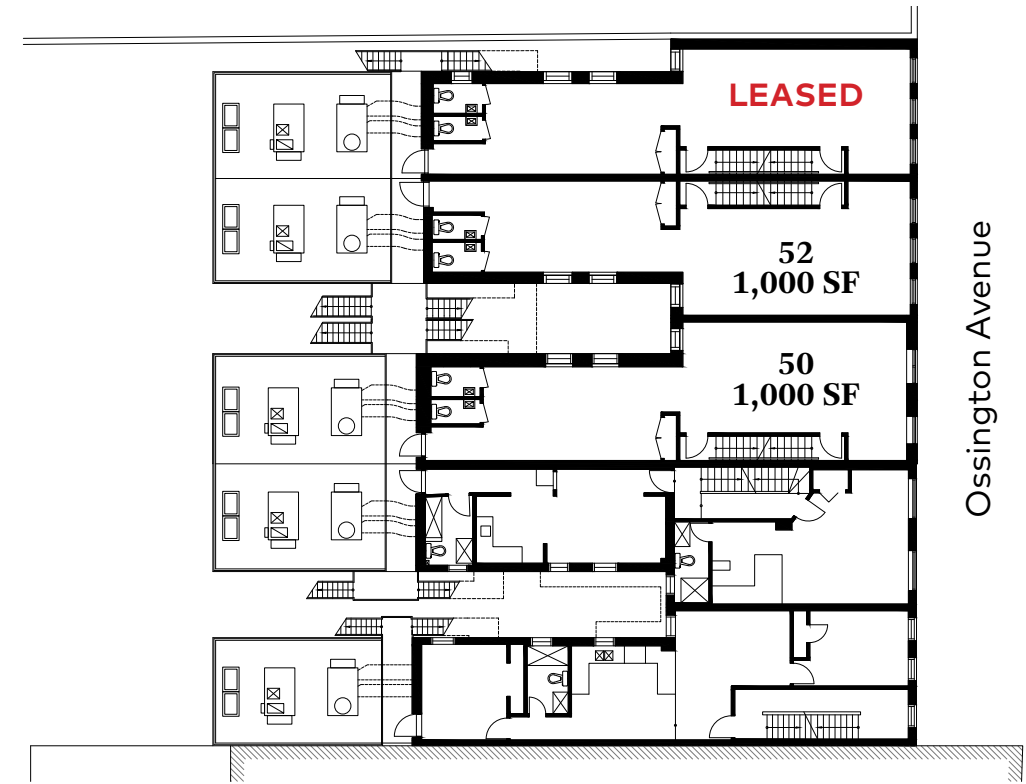


# Floor Plans

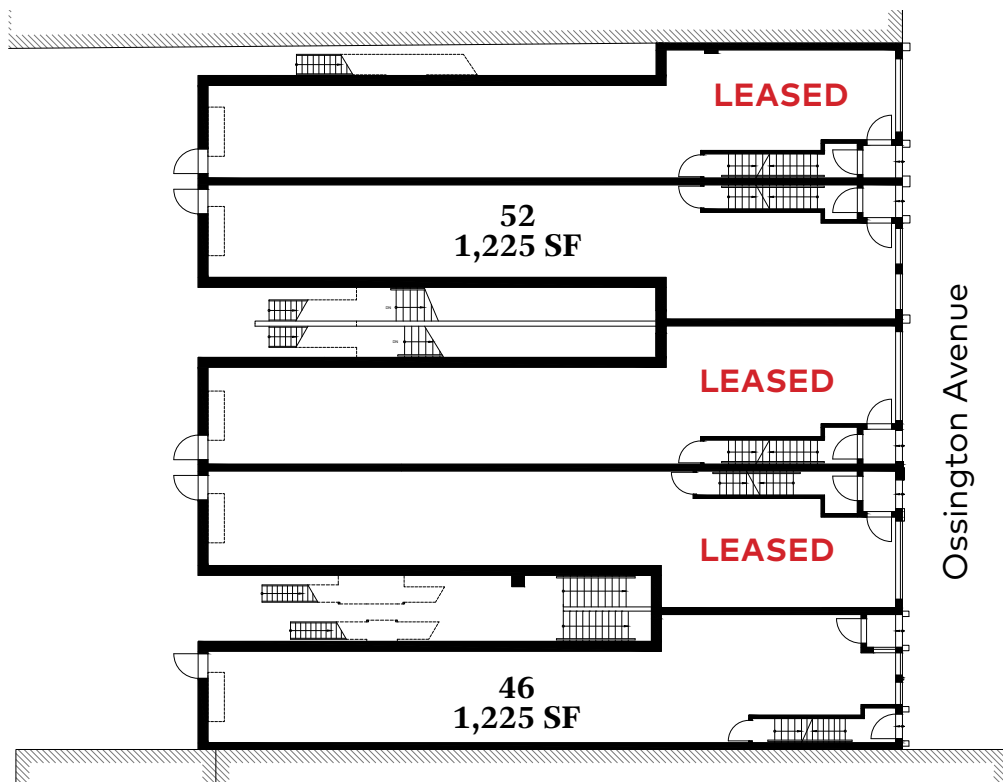
## Basement Floor Plan



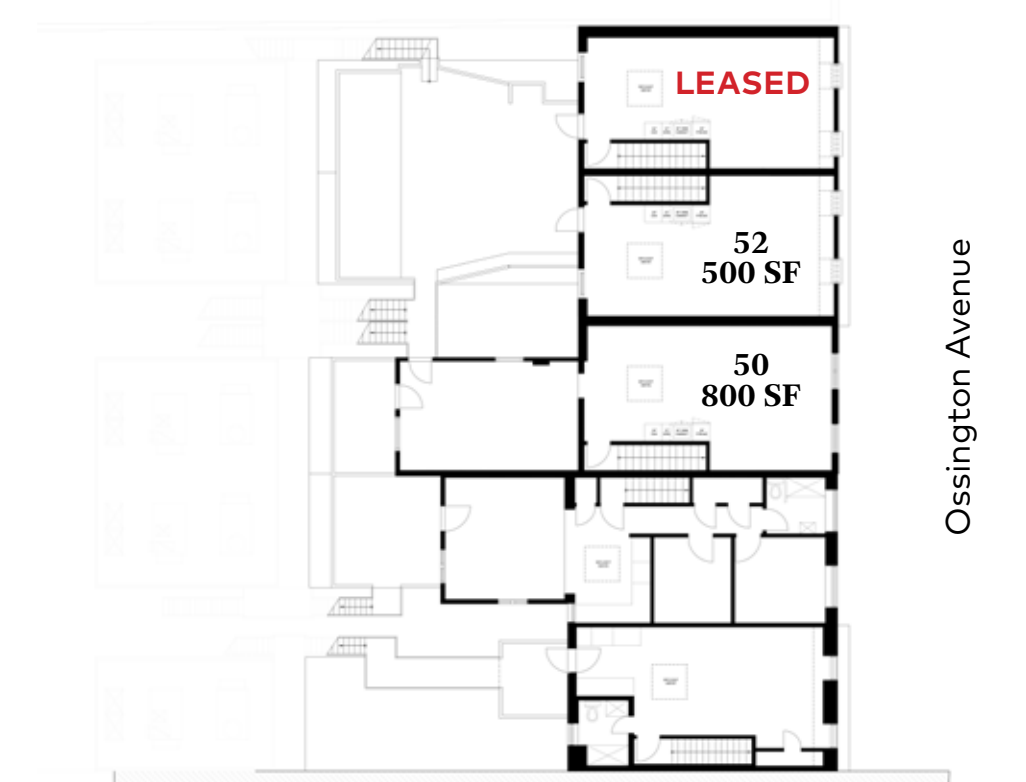
## Second Floor Plan

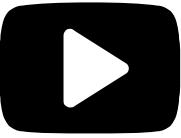


## Ground Floor Plan



## Third Floor Plan





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hullmark

FINANCIAL CORE

DOWNTOWN WEST OFFICE/ ENTERTAINMENT DISTRICT

GARDINER EXPRESSWAY

LIBERTY VILLAGE

505 Dundas Streetcar

TRINITY BELLWOODS PARK

WEST QUEEN WEST

Exhibition GO Station

46-54 OSSINGTON AVENUE

257,603 Population

7% Population Change (2018-2019)

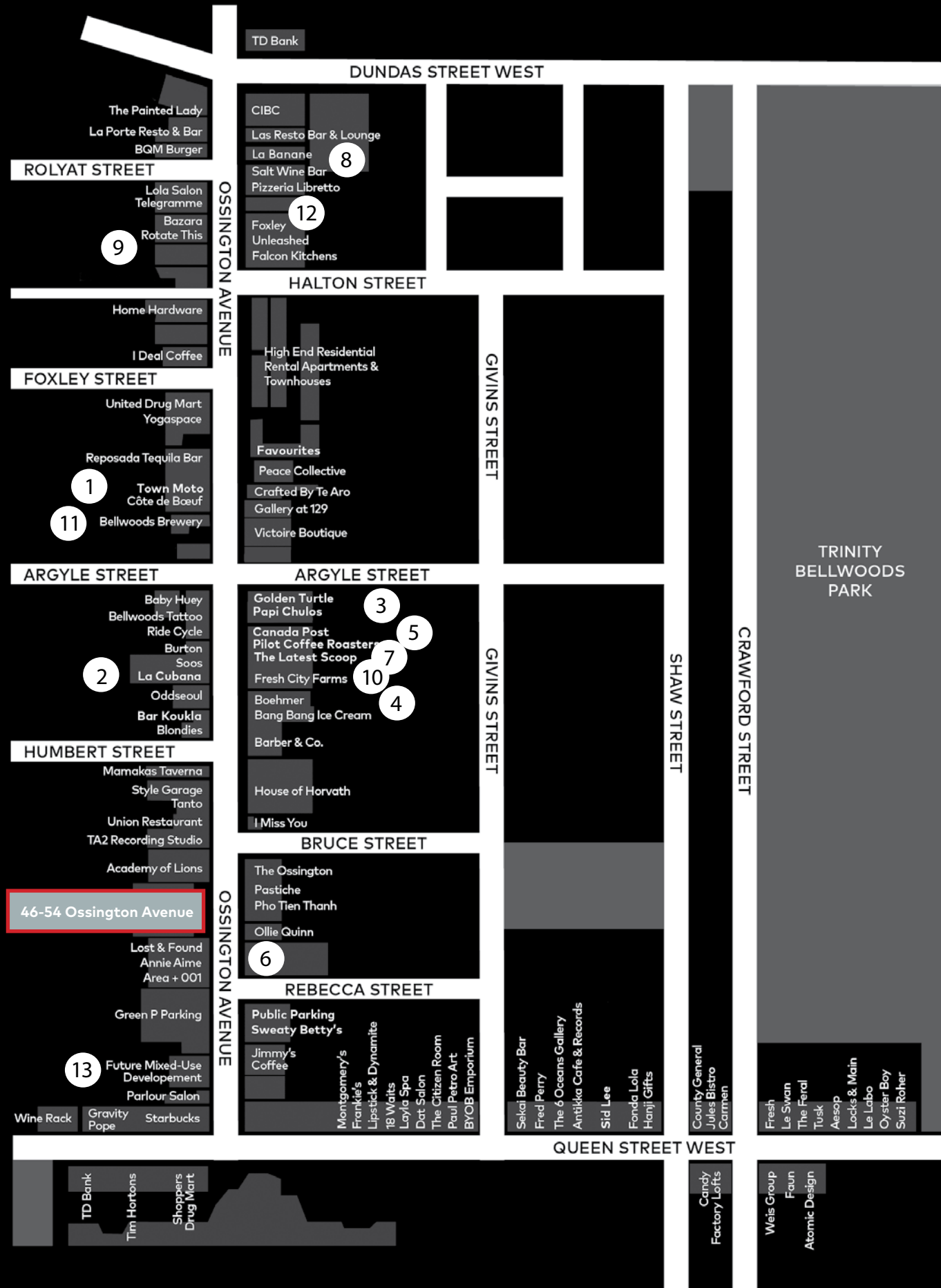
63 Ossington Bus

501 Queen Streetcar

34.3 Median Age

\$113,400 Average Household Income

# Streetscape Map



# Ossington



**Here Here**, a neighbourhood magazine published in 2019 by Hullmark in collaboration with Public Address. They interviewed and documented the people, buildings and businesses that define the Ossington community.



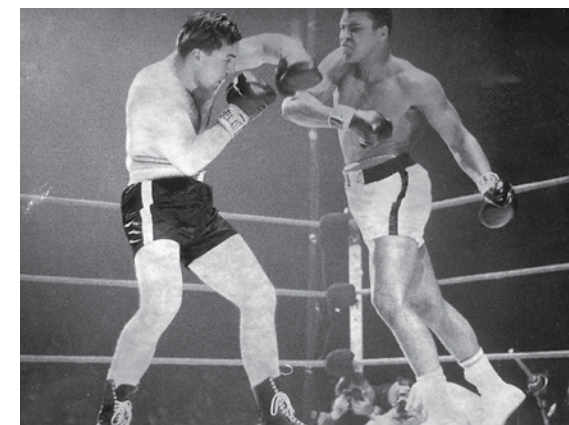
1  
**Doublenaut Design**  
134 Ossington



2  
**La Cubana**  
92 Ossington



3  
**Golden Turtle Restaurant**  
125 Ossington



4  
**Muhammad Ali vs George Chuvalo**  
109 Ossington

In March 1966, Muhammad Ali trained at 109 Ossington to fight Toronto-born George Chuvalo for the World Boxing Council heavyweight championship at Maple Leaf Gardens.



5  
**Pilot Coffee Roasters**  
117 Ossington



6  
**Reigning Champ**  
41 Ossington

**"Here we're made up of so many different cultures and I think that contributes to our openness to try new things."**

**Brandon Olsen**  
**La Banane**  
92 Ossington

8



7

**The Latest Scoop**  
113 Ossington

9

**Favorites / Superpoint**  
141 & 184 Ossington



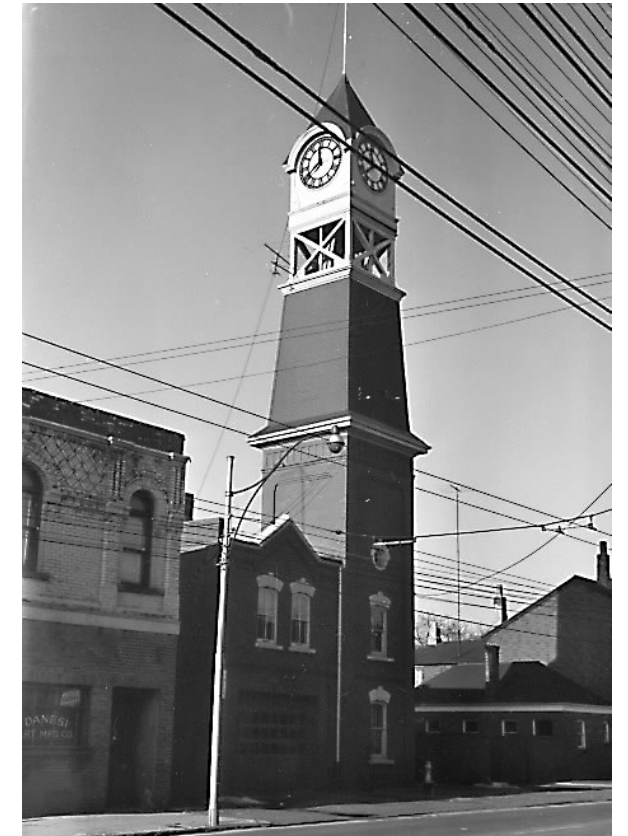
10

**Fresh City Farms**  
111 Ossington



11

**Bellwoods Brewery**  
124 Ossington



13

**Fire Hall No.9, 1955**  
(Courtesy of Toronto Public Library)



13

**12 Ossington**  
Designed by Hariri Pontarini Architects

**"Ossington is an old street that carries a lot of history. History can be seen in its old brick buildings and industrial charm."**

**Gianpiero Pugliese**  
**Audax Architecture**

12





## Retail Advisory Team

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