

55

ONTARIO STREET  
MARQUEE COMMERCIAL ASSET FOR SALE



CBRE





# 55

ONTARIO STREET

## UNIT 1

GROUND: 1,521 sq. ft. + Patio

PRICE: \$1,650,000

## UNIT 2

GROUND: 3,081 sq. ft.

MEZZANINE: 1,350 sq. ft.

TOTAL: 4,431 sq. ft.

PRICE: \$4,000,000

ESTIMATED OCCUPANCY  
SUMMER 2021

*Please contact listing agents  
for leasing inquiries*



# PROPERTY HIGHLIGHTS

## EXCEPTIONAL LOCATION

Opportunities of growth abound within one of Toronto's most vibrant neighbourhoods. The live, work and play experience is embodied here. Ample pedestrian and vehicular traffic support retailers in the area, with the area's expanding retail, office and residential offerings.

## TRANSIT ORIENTED

55 Ontario Street is centrally located within minutes from multiple forms of public transportation including the Queen and King Streetcars which provides access to the downtown core in less than ten minutes.

## BRAND NEW DEVELOPMENT

Currently under construction, East 55 Condos boasts 25 storeys and hosts 276 residential units, developed by Lamb Development Corp. and Hyde Park Homes.

## UNPARALLELED DEMOGRAPHICS

The Downtown East is experiencing a large development boom. With such great proximity to Toronto's financial core, residential and office buildings are being constructed at a rapid rate, creating a popular destination for young professionals and millennials with disposable incomes.







## LOCATION OVERVIEW

55 Ontario Street is located in Downtown East, a neighbourhood characterized by brick-and-beam office space, high-end furniture stores, independent restaurants and trendy coffee shops & bars.

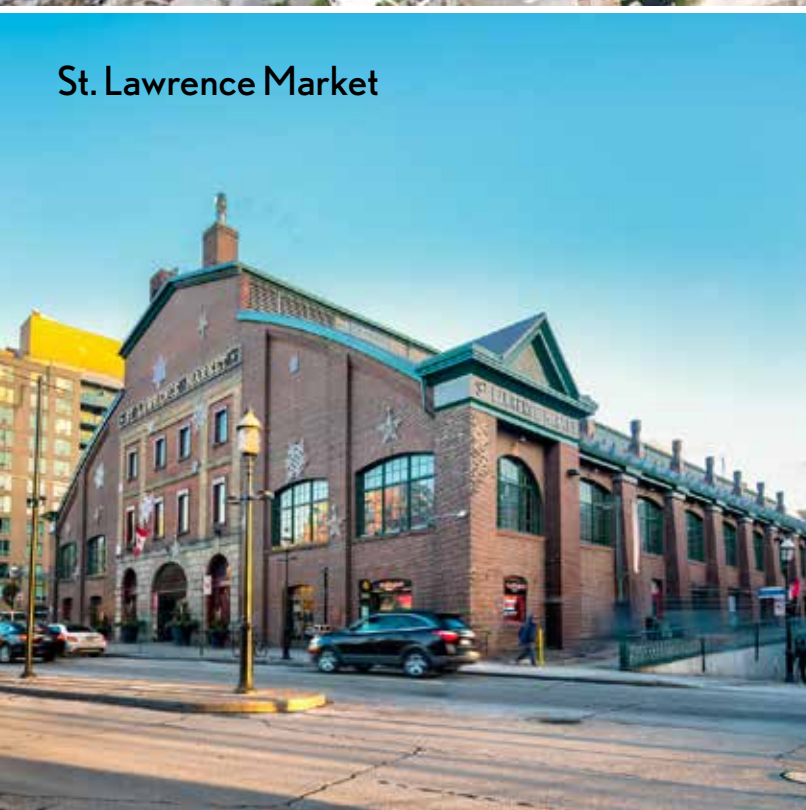
## NEIGHBOURHOOD GROWTH

In 2016, The Globe and Mail Centre (351 King Street East) opened at King and Berkeley, bringing nearly 500,000 sq. ft. of new office space to the neighbourhood. An additional 460,000 sq. ft. of office space is currently under construction at EQ Bank Tower and another 400,000 sq. ft. is under construction at 65 King East, where Google has leased the entirety of the office space. Nearly 600,000 sq. ft. more is proposed at the next phase of the King East Centre.

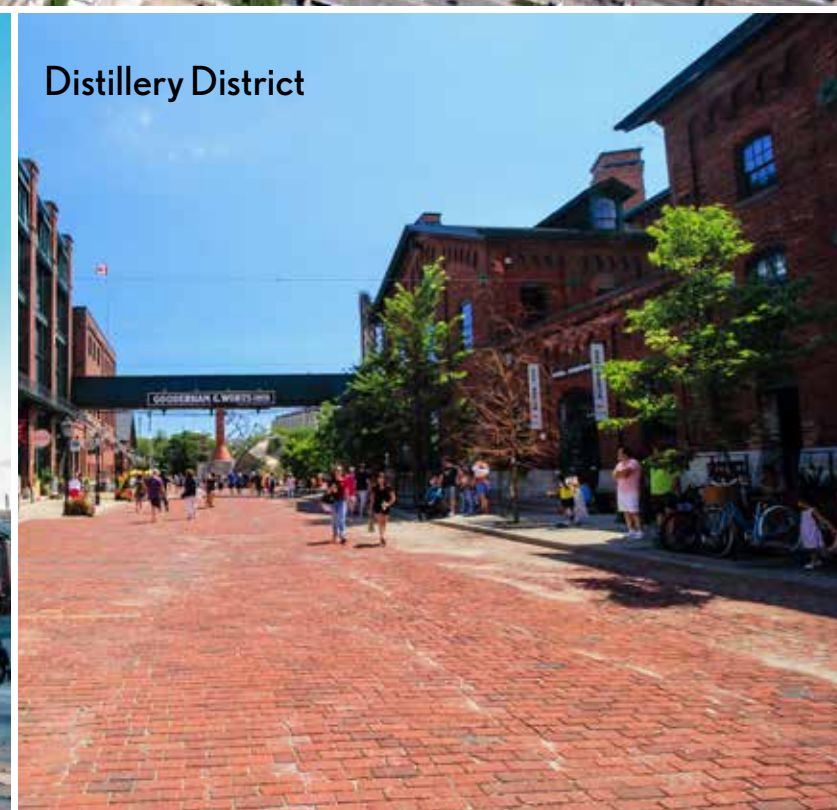
The neighbourhood has also seen an influx of condominiums in recent years. The population within 1 km of the site increased by 22.0% between 2015-2020 and is projected to grow 15.8% between 2020-2025. There are currently 16 proposed/under construction residential/office projects within a 500 metre radius of the site bringing a total of approximately 7,260 new units to the area.

## CONNECTIVITY

The Property has exceptional access to public transit via the 504 King & 501 Queen TTC Streetcar routes. It is in between two arterial roadways, Richmond Street East and Adelaide Street East, both of which have dedicated bike lanes. The Financial Core is less than 10 minutes away via public transit, car and bicycle with access to the Don Valley Parkway nearby.



St. Lawrence Market



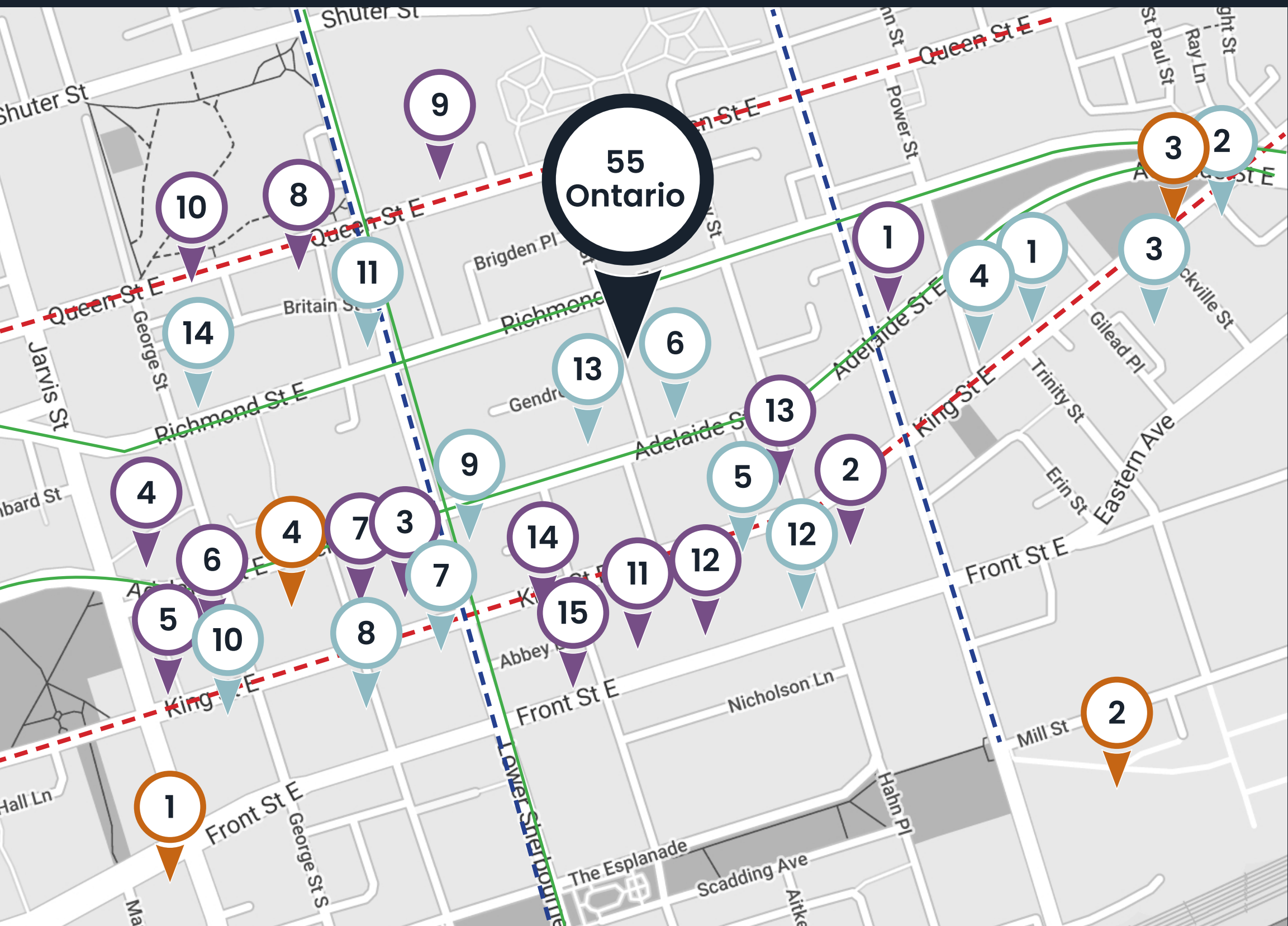
Distillery District



Corktown Commons



# AREA AMENITIES



## FOOD/DRINK

- |                    |                        |
|--------------------|------------------------|
| 1 Roselle Desserts | 8 Neo Coffee Bar       |
| 2 Gusto 501        | 9 The Black Canary     |
| 3 Spaccio          | 10 True True Diner     |
| 4 Reyna on King    | 11 Fusaro's East       |
| 5 Rooster Coffee   | 12 Starbucks           |
| 6 Banknote Bar     | 13 Motorino            |
| 7 Ardo             | 14 Geroge Street Diner |

## SHOPPING

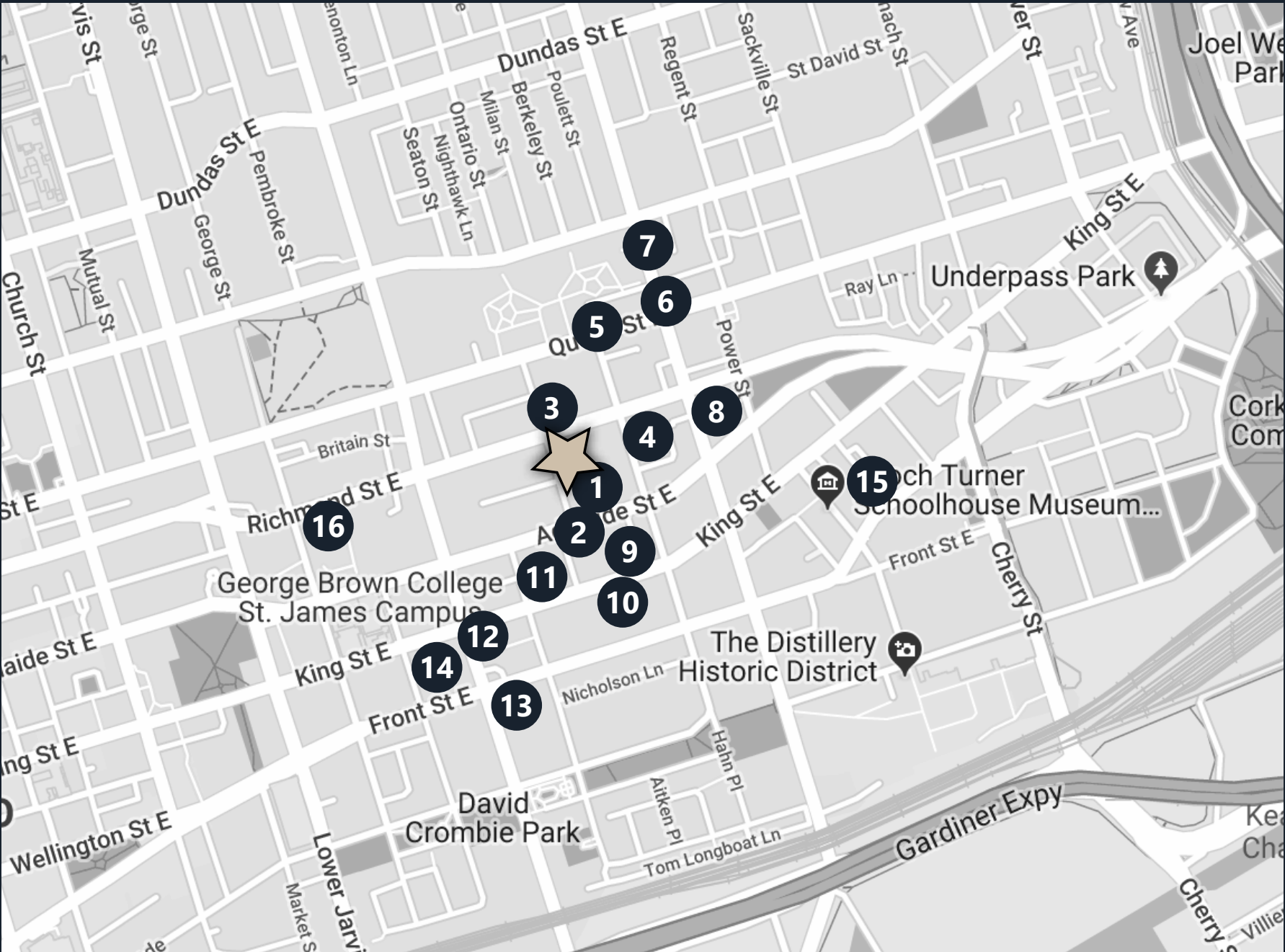
- |                          |                        |
|--------------------------|------------------------|
| 1 Roche Bobois Furniture | 9 Ya Bikes!            |
| 2 Staples                | 10 Merchant of York    |
| 3 EQ3                    | 11 No Frills           |
| 4 BoConcept              | 12 LCBO                |
| 5 Dreschel Studio        | 13 Klaus by Nienkamper |
| 6 Calligaris             | 14 Urban Barn          |
| 7 Design Within Reach    | 15 Pet Valu            |
| 8 Studio Pazo            |                        |

## ATTRACTIONS

- |                        |
|------------------------|
| 1 St. Lawrence Market  |
| 2 Distillery District  |
| 3 Body Blitz           |
| 4 Geroge Brown College |

- |     |                             |
|-----|-----------------------------|
| --- | <b>BUS ROUTE</b>            |
| --- | <b>STREETCAR ROUTE</b>      |
| --- | <b>DEDICATED BIKE LANES</b> |

# NEIGHBOURING DEVELOPMENTS



**7,260 INCOMING UNITS**  
**2,877 NOW UNDER CONSTRUCTION**

- |   |   |
|---|---|
| <b>1. 49 ONTARIO STREET</b><br>Pre-Construction<br>Office, Residential, Retail<br>881 Units   6 metres away | <b>9. BAUHAUS CONDO</b><br>Pre-Construction<br>Condo, Retail<br>218 Units   260 metres away                 |
| <b>2. EQ BANK TOWER</b><br>Construction<br>Office<br>23 Storeys   66 metres away                            | <b>10. KING EAST CENTRE</b><br>Pre-Construction<br>Office, Retail<br>37,25,7 Storeys   200 metres away      |
| <b>3. 75 ONTARIO STREET</b><br>Pre-Construction<br>Condo, Retail<br>251 Units   69 metres away              | <b>11. 254 KING STREET EAST</b><br>Pre-Construction<br>Condo, Office, Retail<br>938 Units   250 metres away |
| <b>4. EAST UNITED CONDOS</b><br>Construction<br>Condo, Office, Retail<br>279 Units   290 metres away        | <b>12. 33 SHERBOURNE</b><br>Pre-Construction<br>Condo, Retail<br>439 Units   400 metres away                |
| <b>5. 301-317 QUEEN</b><br>Pre-Construction<br>Condo, Retail<br>206 Units   260 metres away                 | <b>13. TIME &amp; SPACE CONDOS</b><br>Construction<br>Condo, Retail<br>1,586 Units   450 metres away        |
| <b>6. 351 QUEEN STREET EAST</b><br>Pre-Construction<br>Condo, Retail<br>584 Units   450 metres away         | <b>14. THE ST. LAWRENCE CONDOS</b><br>Construction<br>Condo, Retail<br>490 Units   450 metres away          |
| <b>7. PARLIAMENT &amp; CO.</b><br>Pre-Construction<br>Condo, Office, Retail<br>15 Units   500 metres away   | <b>15. 28 EASTERN</b><br>Pre-Construction<br>Condo, Retail<br>331 Units   800 metres away                   |
| <b>8. HOME: POWER &amp; ADELAIDE</b><br>Construction<br>Condo, Retail<br>522 Units   450 metres away        | <b>16. 125 GEORGE</b><br>Pre-Construction<br>Condo, Retail, Office<br>520 Units   600 metres                |



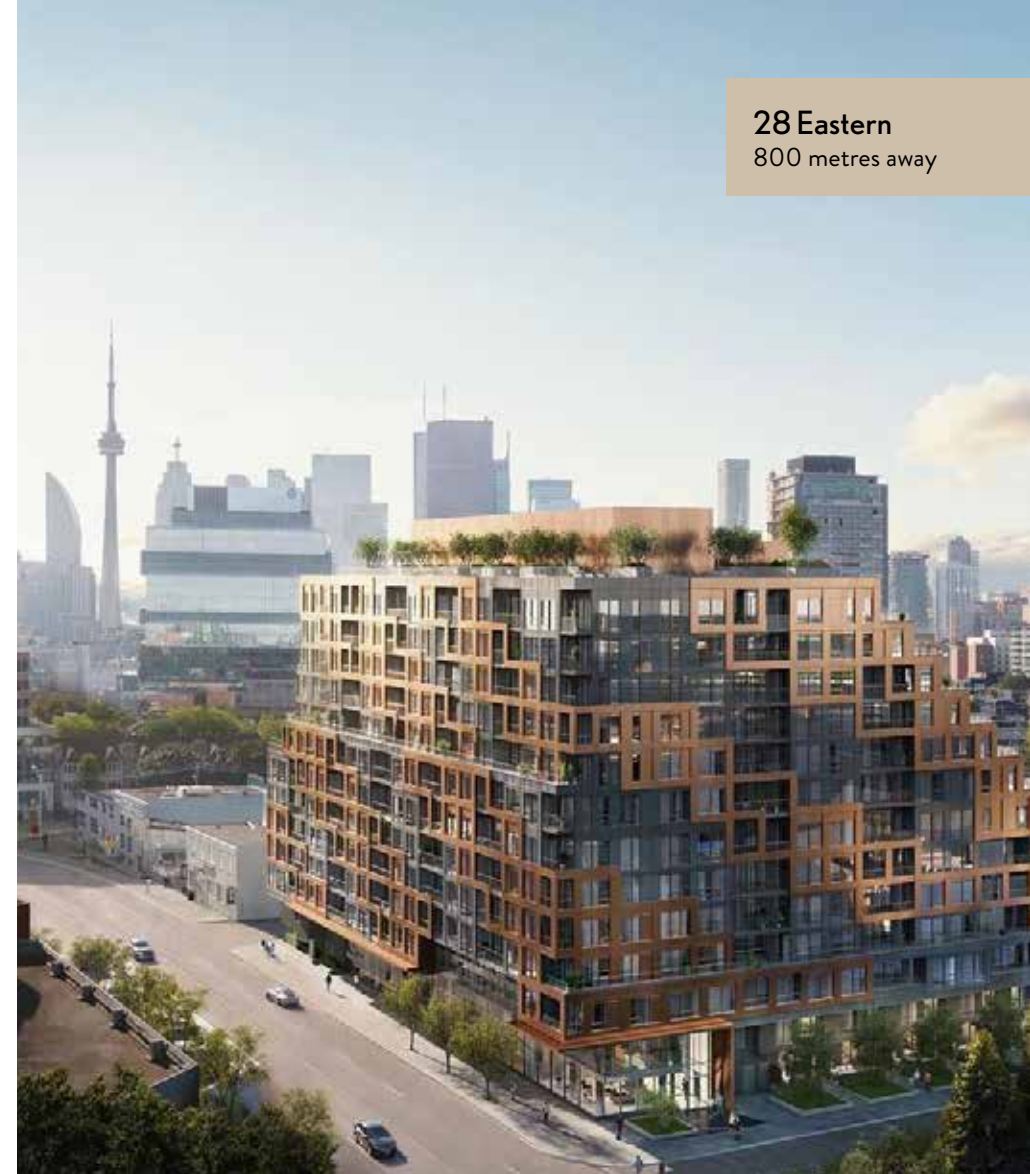
EQ Bank Tower  
66 metres away



The St. Lawrence Condos  
450 metres away



28 Eastern  
800 metres away



HOME: Power & Adelaide  
450 metres away



Time & Space Condos  
450 metres away



King East Centre  
200 metres away

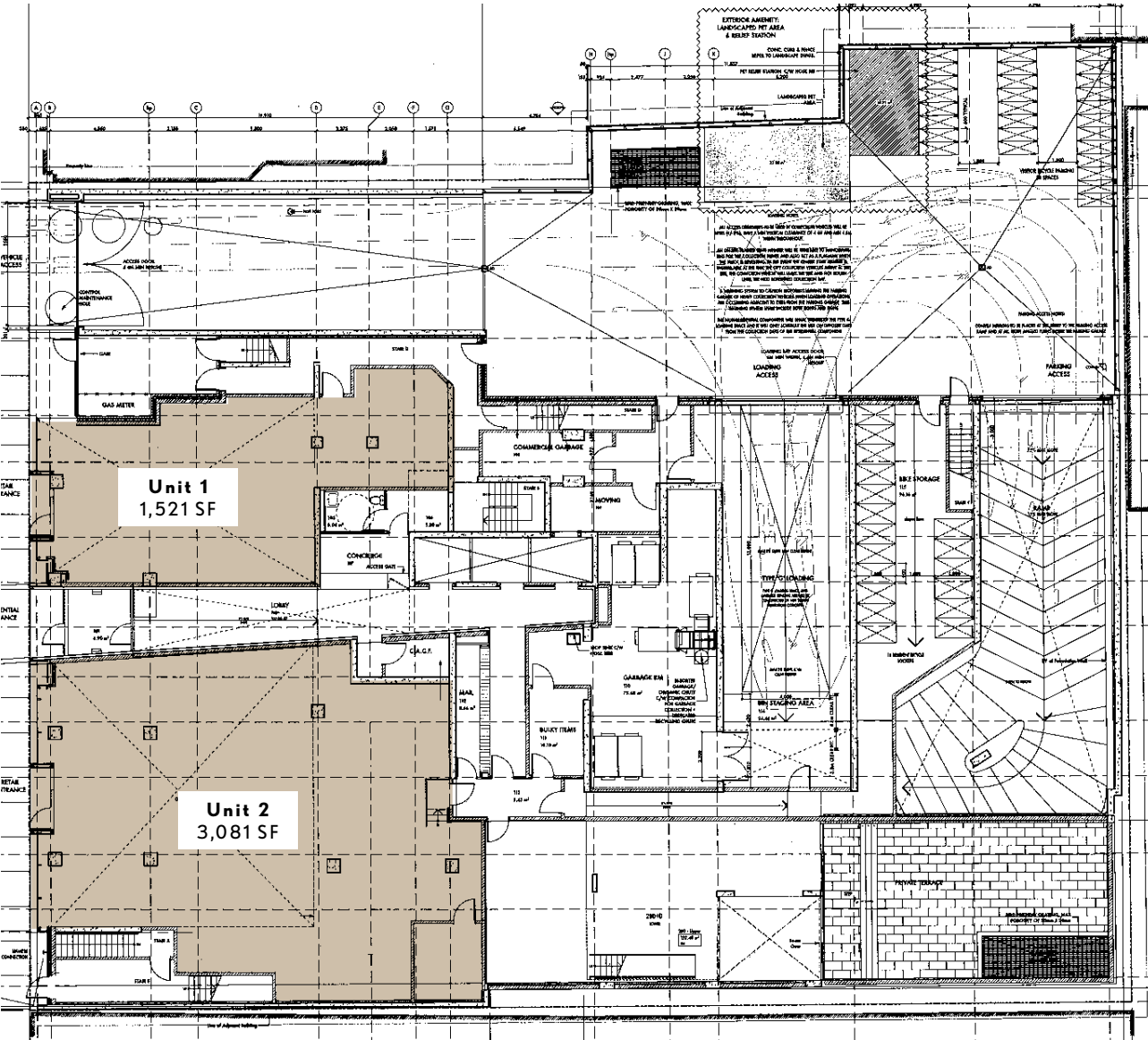




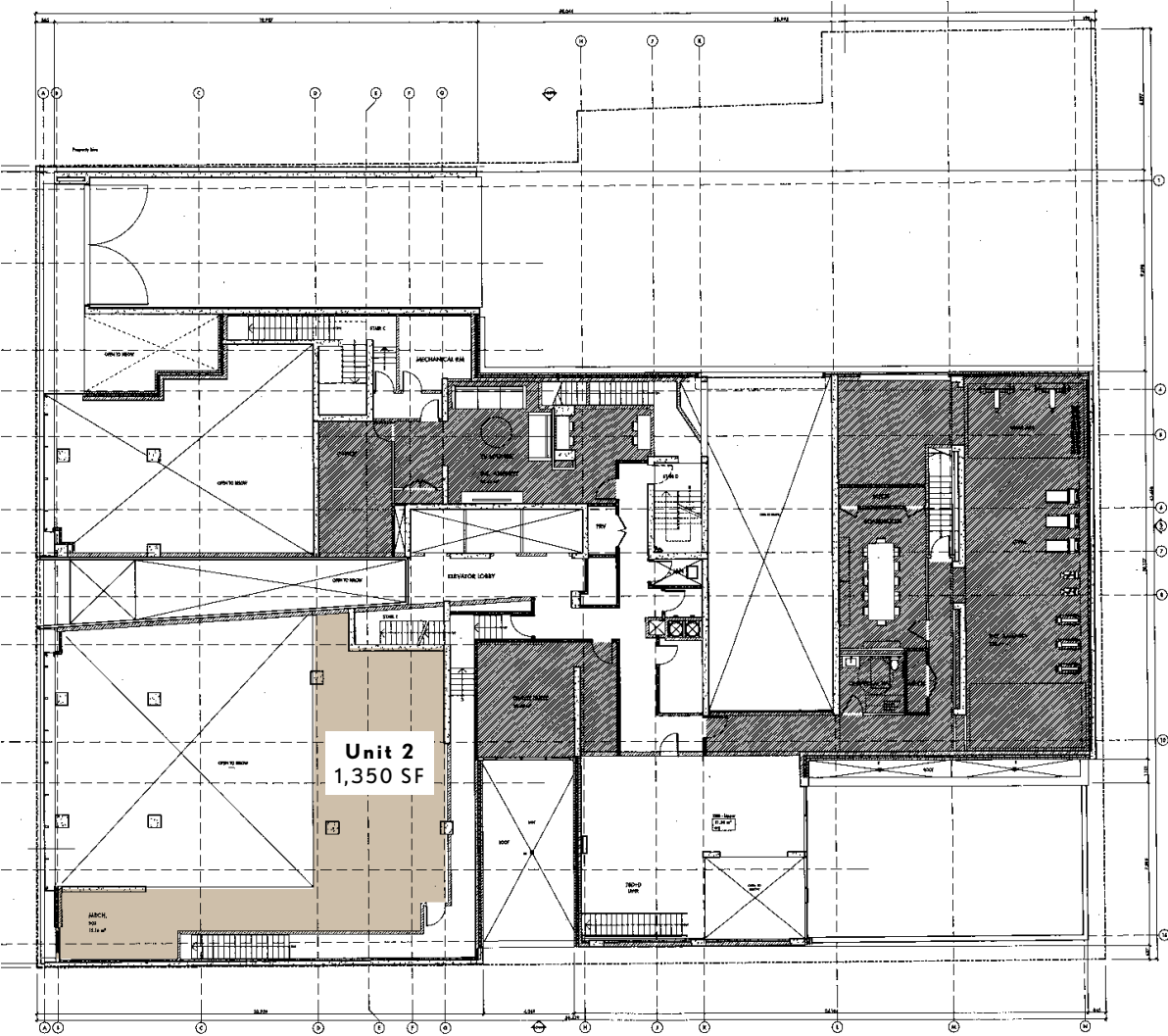
# GROUND FLOOR

# MEZZANINE

ONTARIO STREET



ONTARIO STREET







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