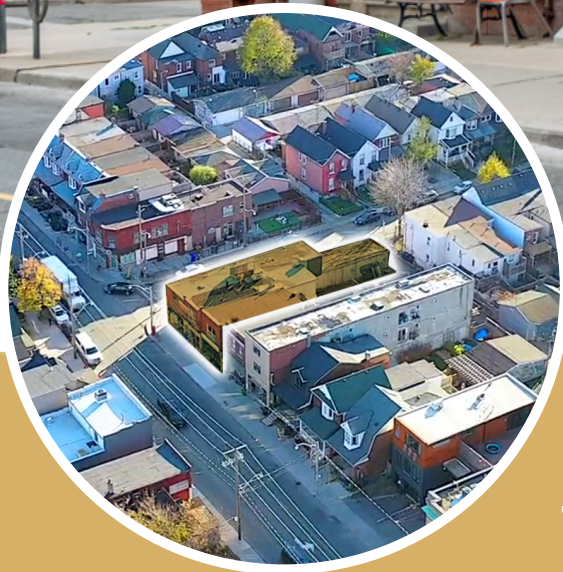
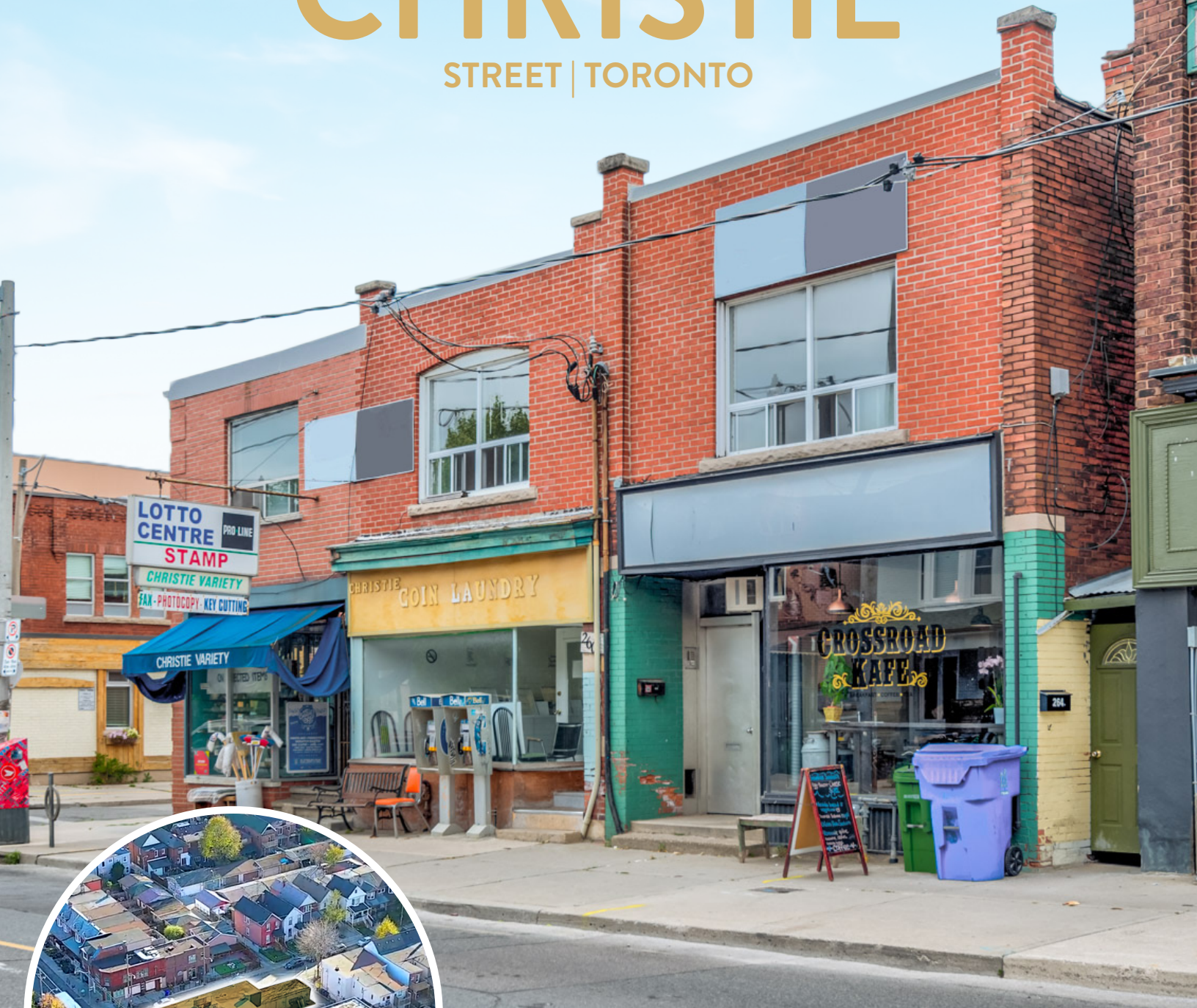


258-262 CHRISTIE

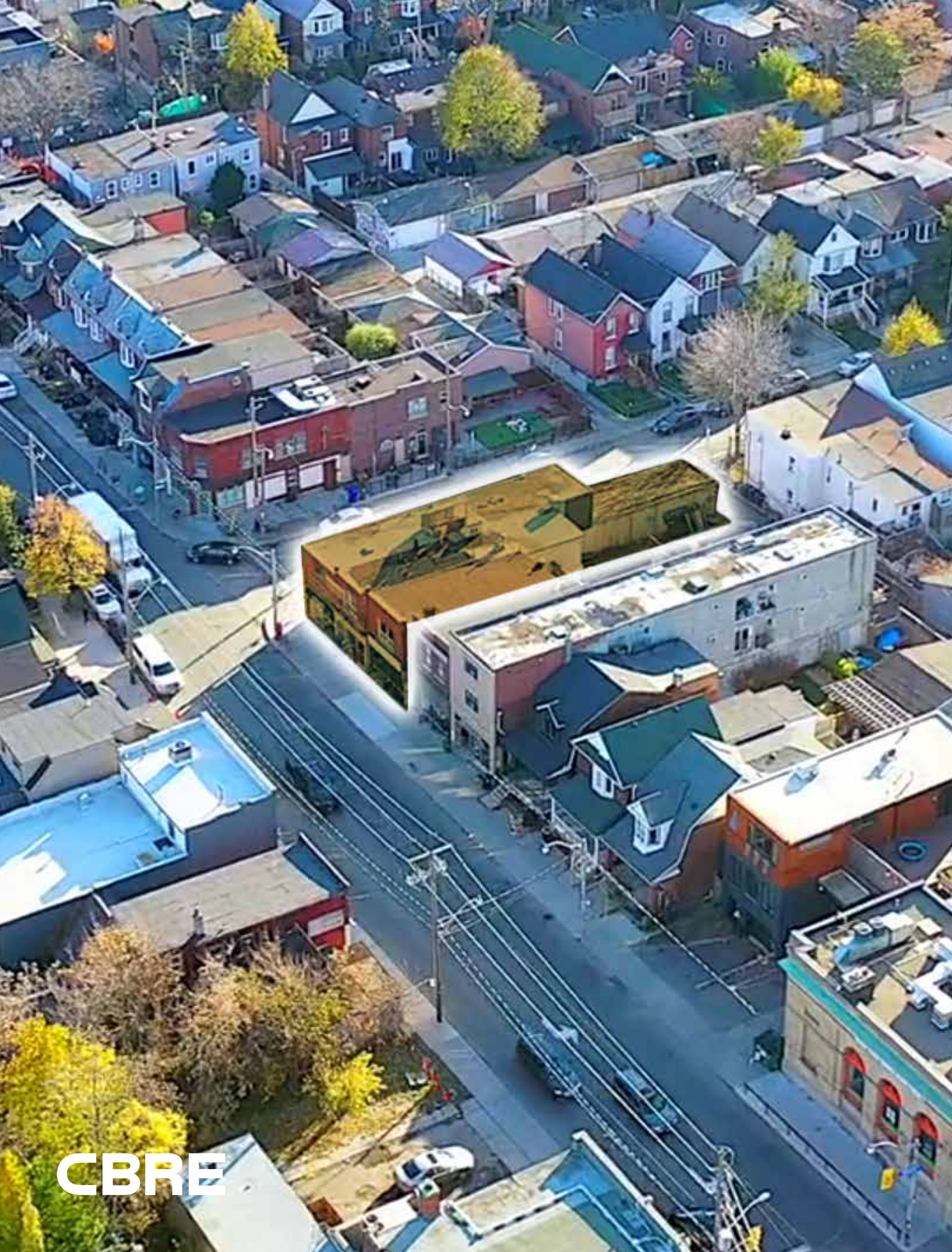
STREET | TORONTO



STEPS FROM THE CORNER OF DUPONT & CHRISTIE

CORNER ASSET FOR SALE

THE ANNEX | TORONTO

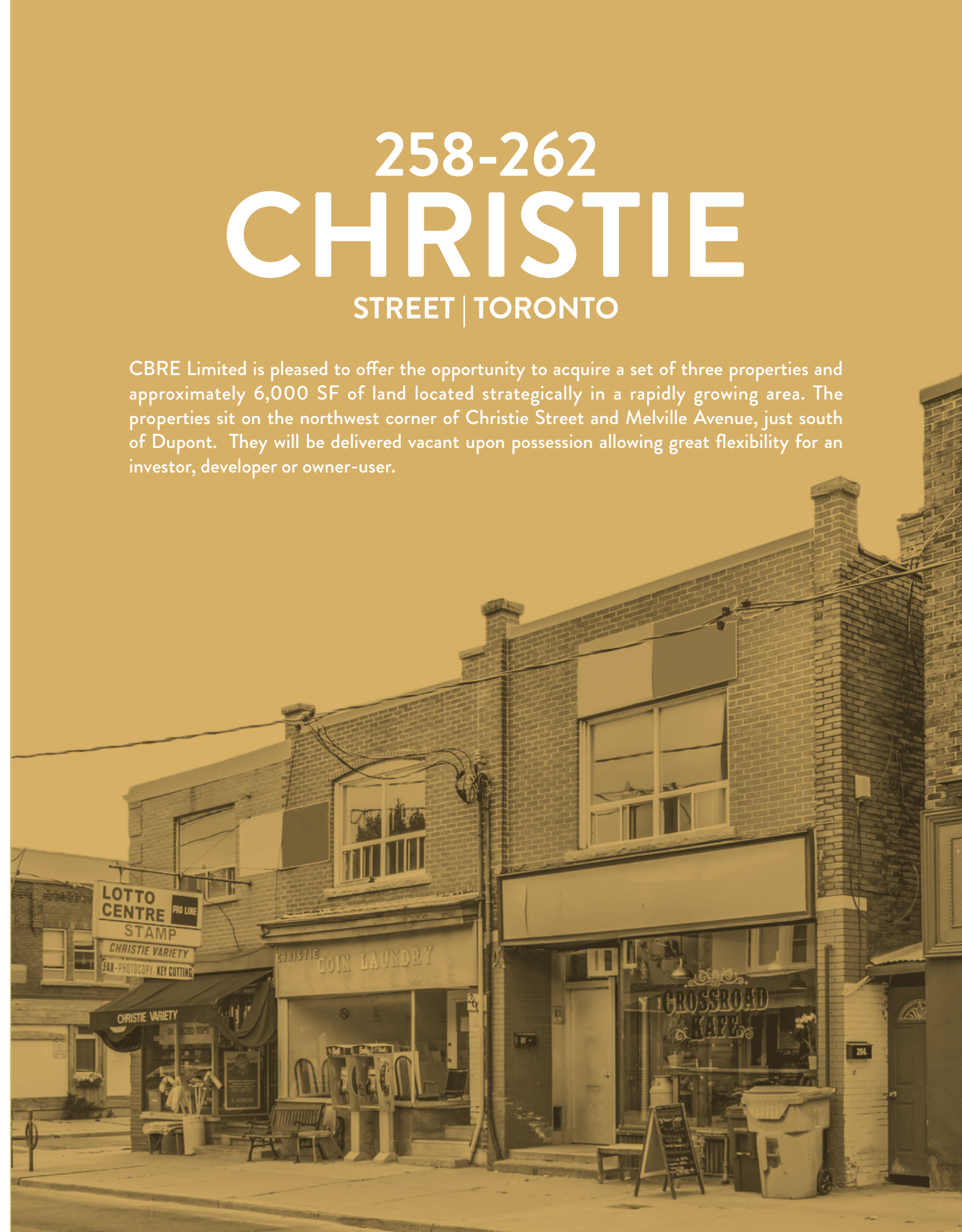


CBRE

258-262 CHRISTIE

STREET | TORONTO

CBRE Limited is pleased to offer the opportunity to acquire a set of three properties and approximately 6,000 SF of land located strategically in a rapidly growing area. The properties sit on the northwest corner of Christie Street and Melville Avenue, just south of Dupont. They will be delivered vacant upon possession allowing great flexibility for an investor, developer or owner-user.





258-262 CHRISTIE

STREET | TORONTO

Address:	258,260 & 262 Christie Street, Toronto
Site Area:	6,000 sq. ft.
Lot Size:	50 ft. x 120 ft.
Total Area of Buildings:	8,507 sq. ft.
Number of Buildings:	3
Number of Retail Units:	3
Number of Apartment Units:	7
Number of Parking Spots:	6

PRICE: \$5,450,000

INVESTMENT HIGHLIGHTS

- 6,000 sq. ft. of land in an up and coming residential neighbourhood with upside in future rents
- Three two-storey buildings with 3 retail units and 7 apartment units and basements
- Vacant possession
- Located in a desirable neighbourhood with easy access to schools, parks and public transportation
- Many new developments in the area including Bianca by Tridel, Lithos by RioCan & ANX by Freed
- Application submitted for a 14 unit apartment and 3 commercial unit reconfiguration
- Potential to purchase 262 Christie on its own or acquire 258 and 260 Christie as a package separate from 262 Christie

PROPERTY OVERVIEW

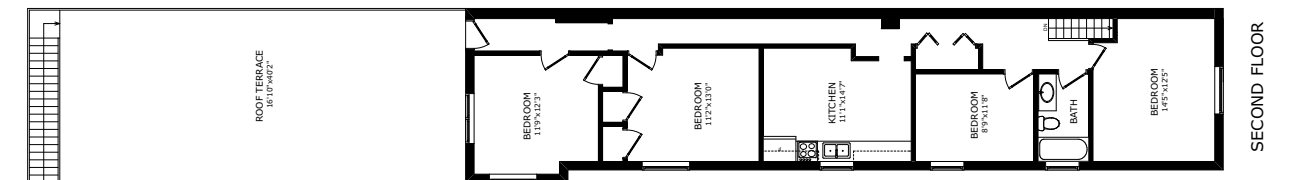
258 CHRISTIE STREET



258 CHRISTIE STREET PROPERTY DETAILS

Lot Size:	1,959 sq. ft.	Total Building Size:	4,276 sq. ft.
Frontage:	16.83 ft.	Basement:	1,635 sq. ft.
Depth:	120 ft.	Ground Floor:	Retail: 839 sq. ft. Residential: 736 sq. ft. (1-bedroom unit)
		Third Floor:	Residential: 1,057 sq. ft. (4-bedroom unit) + terrace

258 CHRISTIE STREET FLOOR PLANS



PROPERTY OVERVIEW

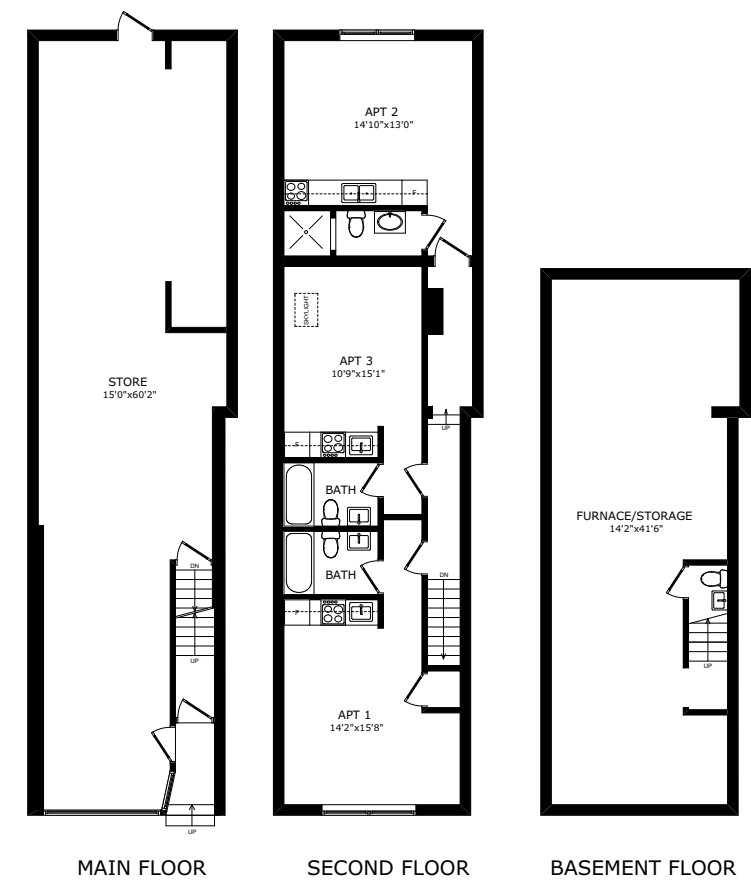
260 CHRISTIE STREET



260 Christie Street Floor Plans

260 CHRISTIE STREET PROPERTY DETAILS

Lot Size:	1,980 sq. ft.	Total Building Size:	2,059 sq. ft.
Frontage:	13.5 ft.	Basement:	536 sq. ft.
Depth:	120 ft.	Ground Floor:	Retail: 787 sq. ft.
		Second Floor:	Residential: 736 sq. ft. (Three bachelor units)



PROPERTY OVERVIEW

262 CHRISTIE STREET



262 Christie Street Floor Plans

262 CHRISTIE STREET PROPERTY DETAILS

Lot Size:	1,980 sq. ft.	Total Building Size:	2,172 sq. ft.
Frontage:	17.2 ft.	Basement:	779 sq. ft.
Depth:	120 ft.	Ground Floor:	Retail: 404 sq. ft. Residential: 316 sq. ft. (Bachelor unit)
		Second Floor:	Residential: 673 sq. ft. (1-bedroom unit) + terrace

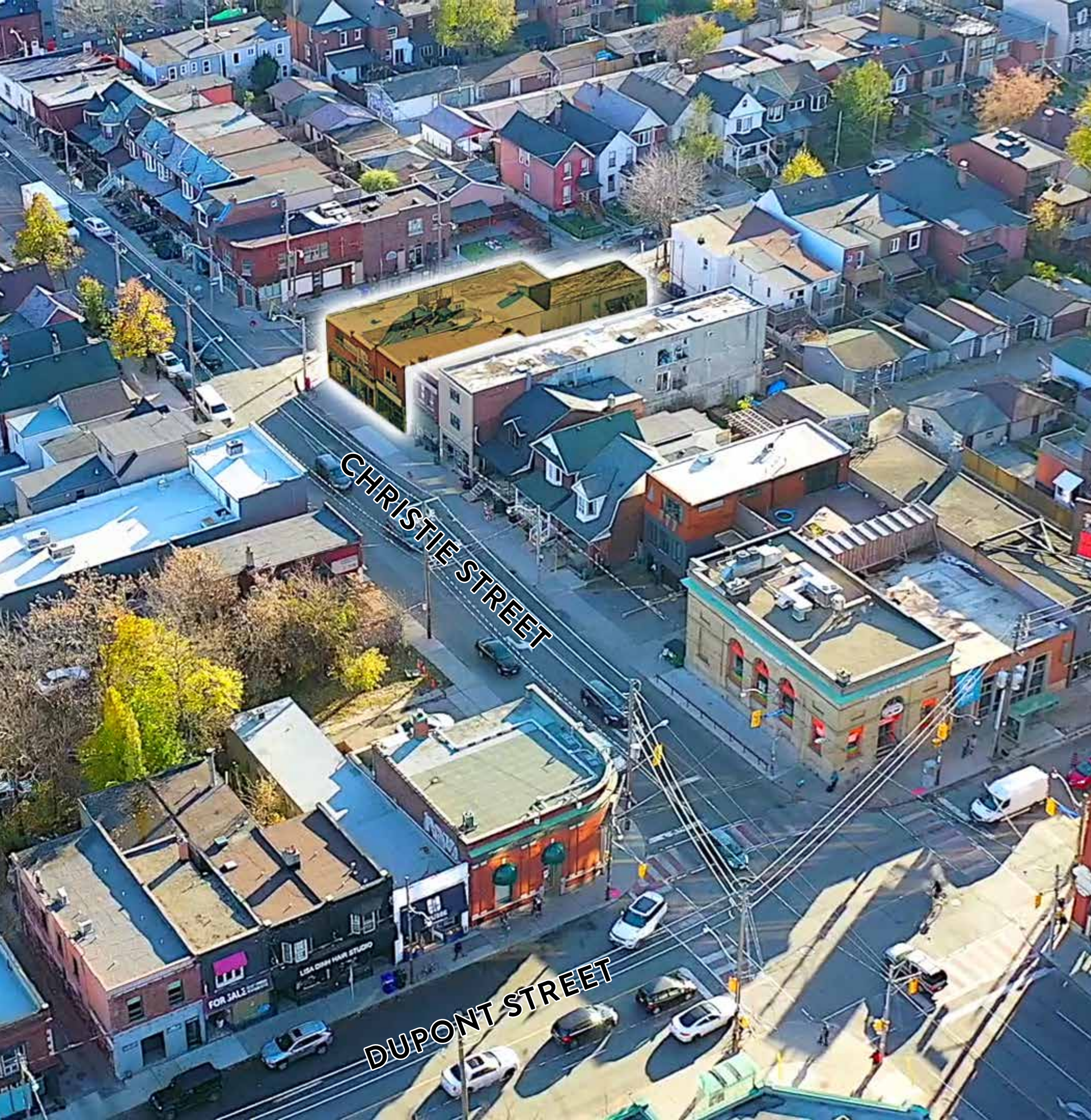
- Crossroads Kafe occupies the retail unit on a month-to-month basis



MAIN FLOOR

SECOND FLOOR

BASEMENT FLOOR



THE LOCATION

258-262 Christie Street is conveniently located just west of the Annex in Seaton Village, seconds from Christie Pits. Christie and Dupont in particular is home to many bistros, cafes and local businesses. The area offers a mix of homegrown businesses such as Stubbe Chocolates, Dave Fix My Bike and Fat Pasha. National tenants in the area include Starbucks, Loblaws, Farm Boy (coming soon) & A&W.

The area still retains its charming neighbourhood feel even though it is undergoing rapid growth with many new condos being constructed along Dupont to the north. Over 1000 condo units will be coming soon to the node.

The property is in close proximity to great schools, parks and access to multiple transit lines:

- Less than 10 minutes walk to Christie station
- Nearby bus routes include 126 Christie Bus, 7 Bathurst Bus and 26 Dupont bus



[CLICK HERE FOR DRONE VIDEO](#)

AREA DEVELOPMENTS



Litho

Type: Mixed-Use
 # of Units: 210
 Retail Sq. Ft.: 35,000
 Status: Under Construction



1109 Bathurst

Type: Mixed-Use
 Office Sq. Ft.: 858
 Retail Sq. Ft.: n/a
 Status: Proposed



888 DUPONT

Type: Mixed-Use
 # of Units: 112
 Office Sq. Ft.: 17,209
 Retail Sq. Ft.: 24,834
 Status: Proposed



ANX

Type: Mixed-Use
 # of Units: 105
 Office Sq. Ft.: 22,765
 Retail Sq. Ft.: 8,848
 Status: Proposed



840 DUPONT

Type: Mixed-Use
 # of Units: 304
 Retail + Office sq. ft.: 76,178
 Status: Proposed



500 Dupont

Type: Mixed-Use
 # of Units: 145
 Retail Sq. Ft.: 13,965
 Status: Proposed



Bianca Condos

Type: Mixed-Use
 # of Units: 216
 Retail Sq. Ft.: 22,194
 Status: Under Construction

1,092 INCOMING CONDO UNITS

NEIGHBOURING TENANTS

SHOPPING

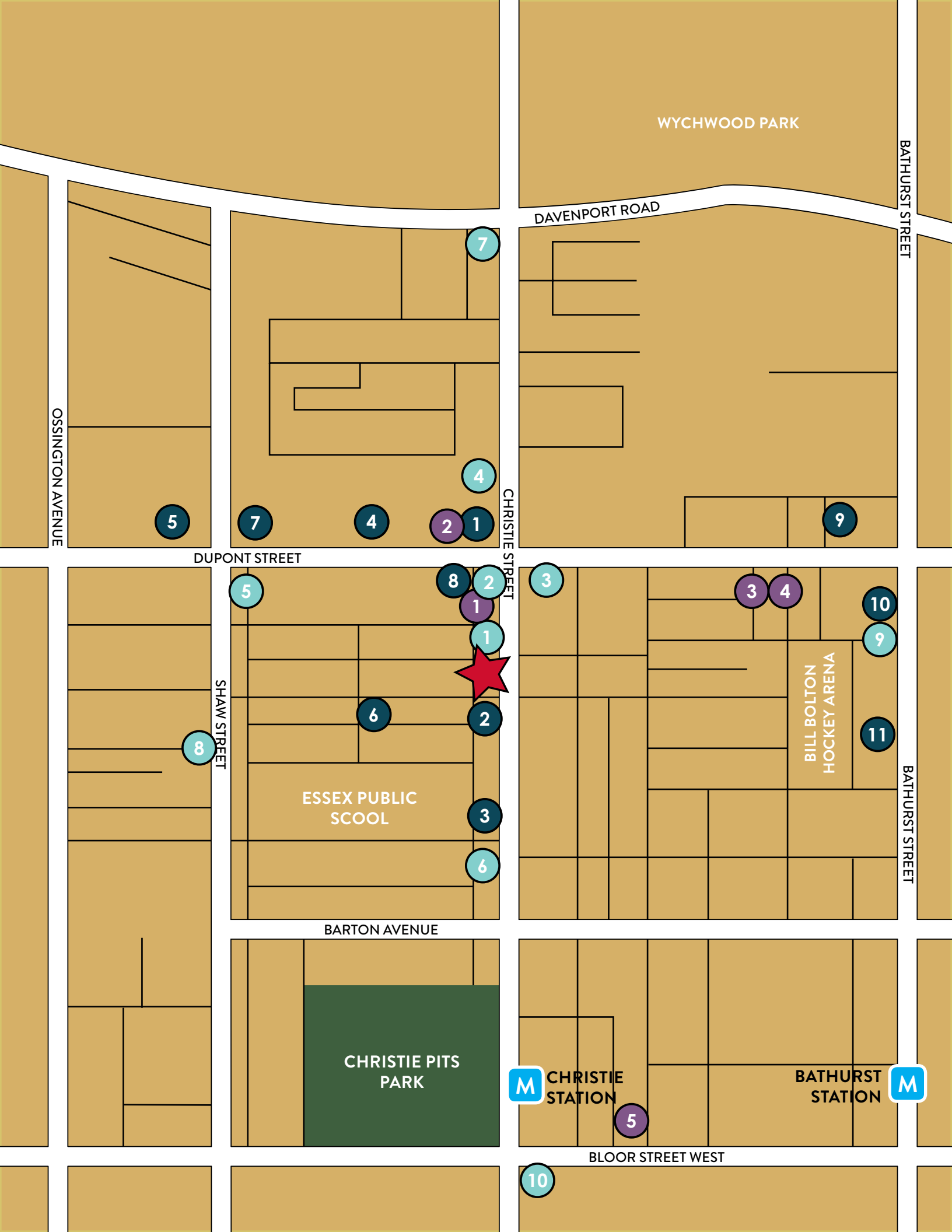
- 1 Loblaws
- 2 Dave Fix My Bike
- 3 Fiesta Farms
- 4 Farm Boy (Coming Soon)
- 5 Sobey's
- 6 Ebb & Flow Home Goods
- 7 Home Hardware
- 8 Titus & Louis Design
- 9 Beer Store
- 10 Gussied Up
- 11 Summerhill Market

FOOD/DRINK

- 1 Crossroad Kafe
- 2 A&W
- 3 Stubbe Chocolates & Pastry
- 4 Faema Cafe
- 5 Maison T
- 6 Morellina's Cafe
- 7 Annabelle Pasta Bar
- 8 Contra Cafe
- 9 Annex Social
- 10 Apiecalypse Now!

FITNESS

- 1 Inhabit Pilates
- 2 Sean Orr Works
- 3 Vive Fitness
- 4 Oliphants Academy
- 5 Hone Fitness



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CBRE

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