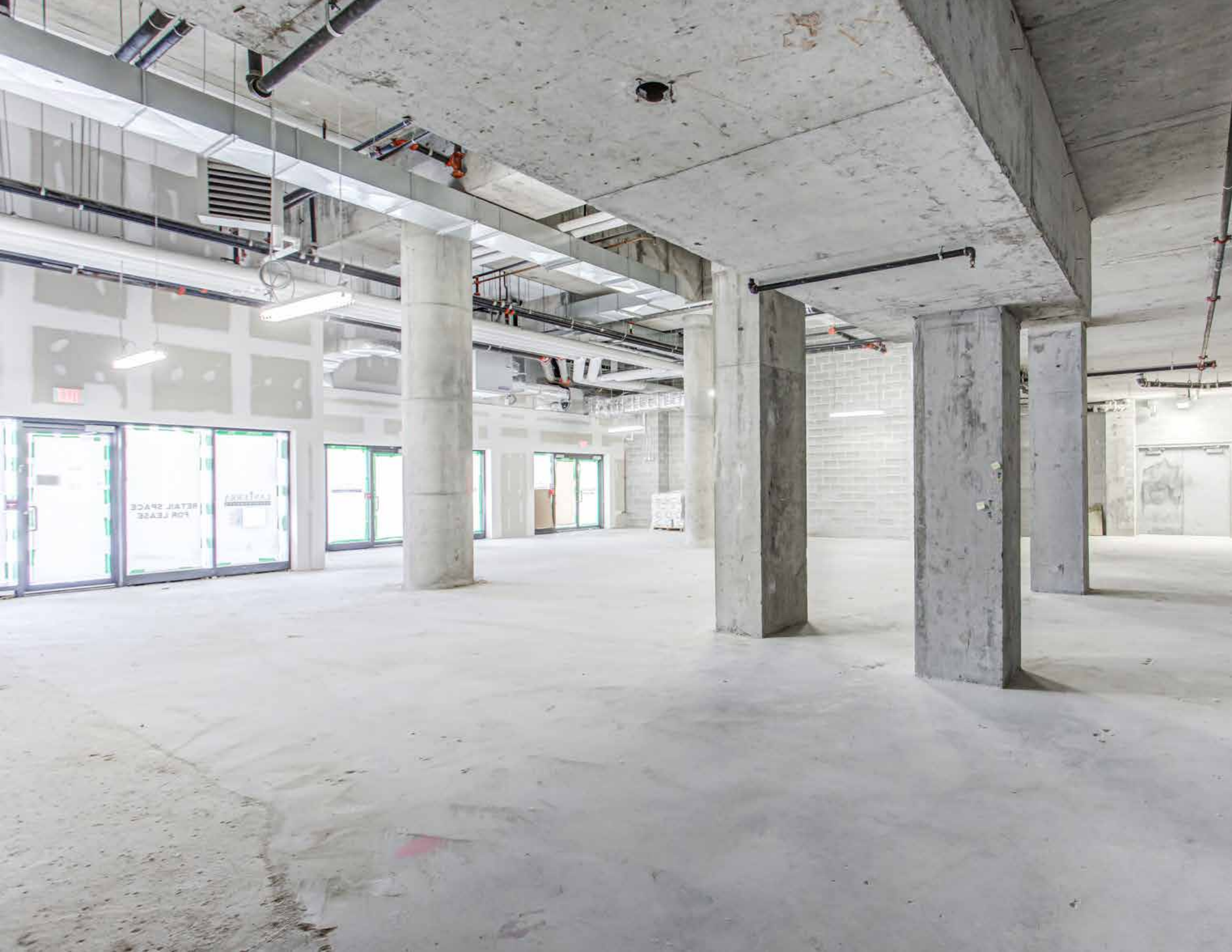


# TORONTO OWNER USER INVESTMENT OPPORTUNITY

PREMIUM COMMERCIAL SPACE FOR SALE AT THE CORNER OF DUFFERIN & LAWRENCE





## THE OFFERING

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CBRE Limited is pleased to offer for sale 2,271 sq. ft. of retail at 50 Via Bagnato situated on the ground floor of Treviso Condominiums at the busy intersection of Dufferin and Lawrence.

## INVESTMENT HIGHLIGHTS

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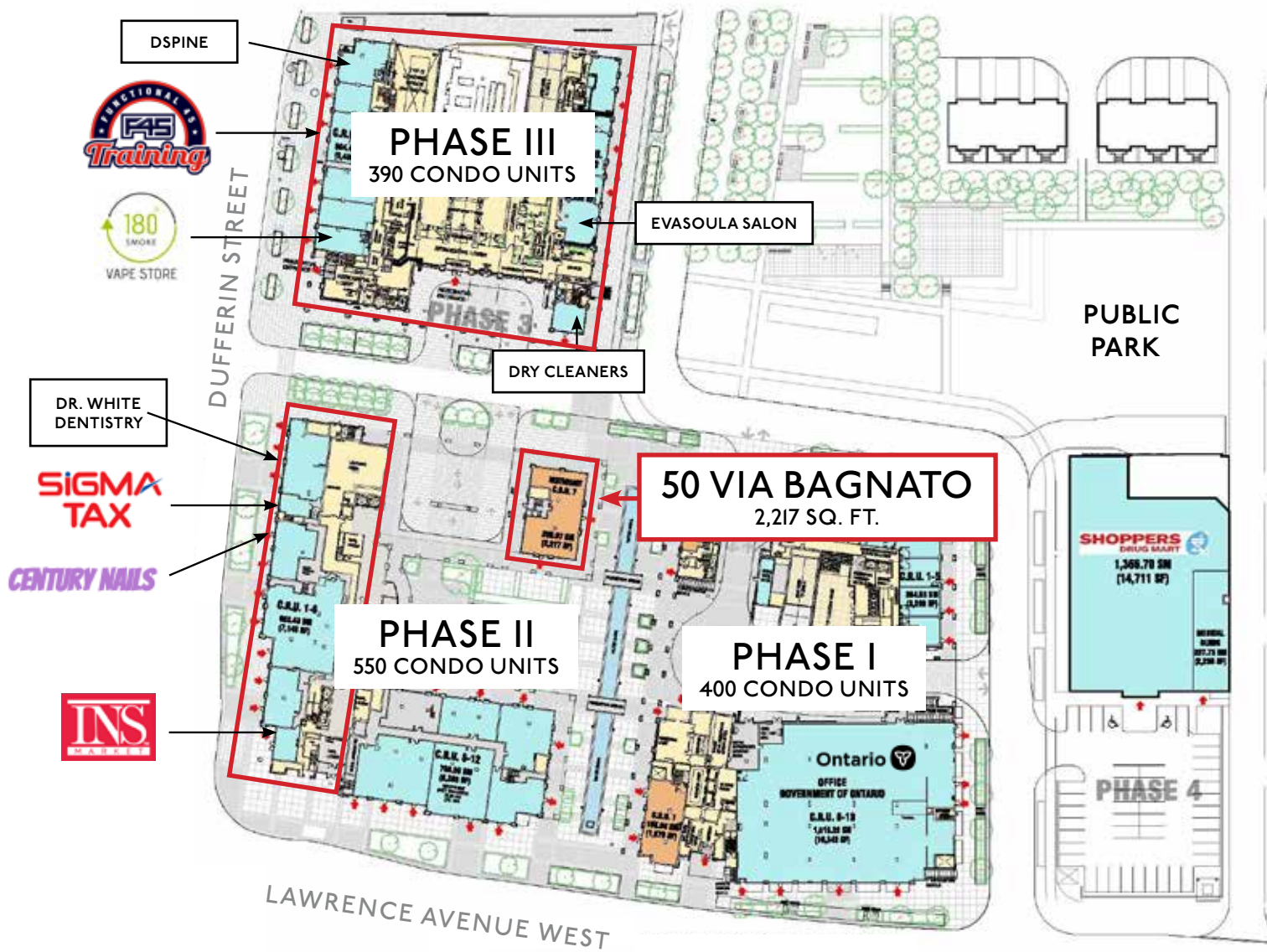
- Located in an area that is rapidly growing and gentrified
- Vacant unit provides owner/users an opportunity to own their space and acquire an income producing asset

**Price: \$1,100,000**

**Offers Reviewed on an As-Received Basis**

# SITE PLAN | TREVISIO COMMUNITY

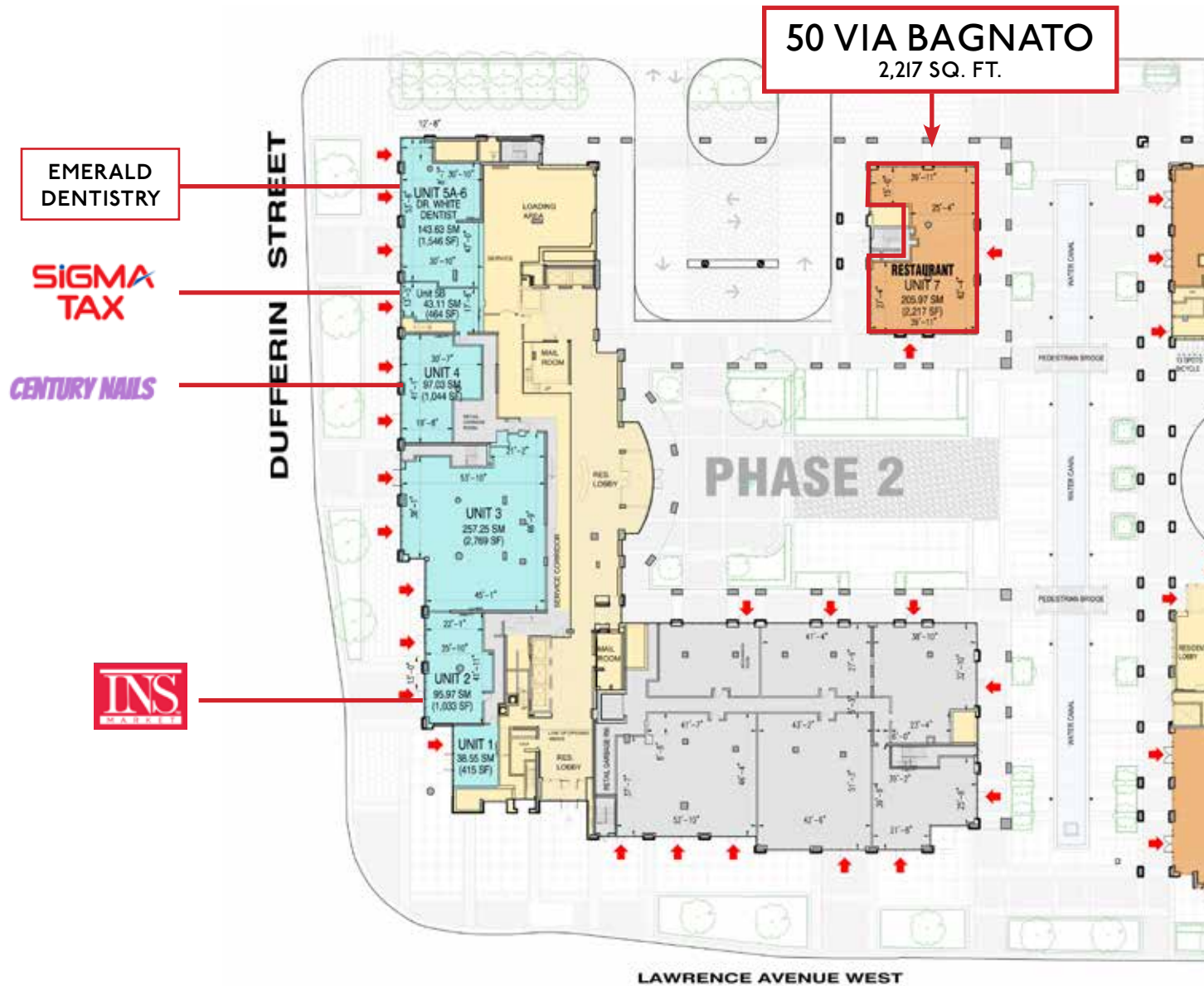
GROUND FLOOR



60 Via Bagnato For Sale



# FLOOR PLAN



# LOWER LEVEL PUBLIC PARKING



## LEGEND

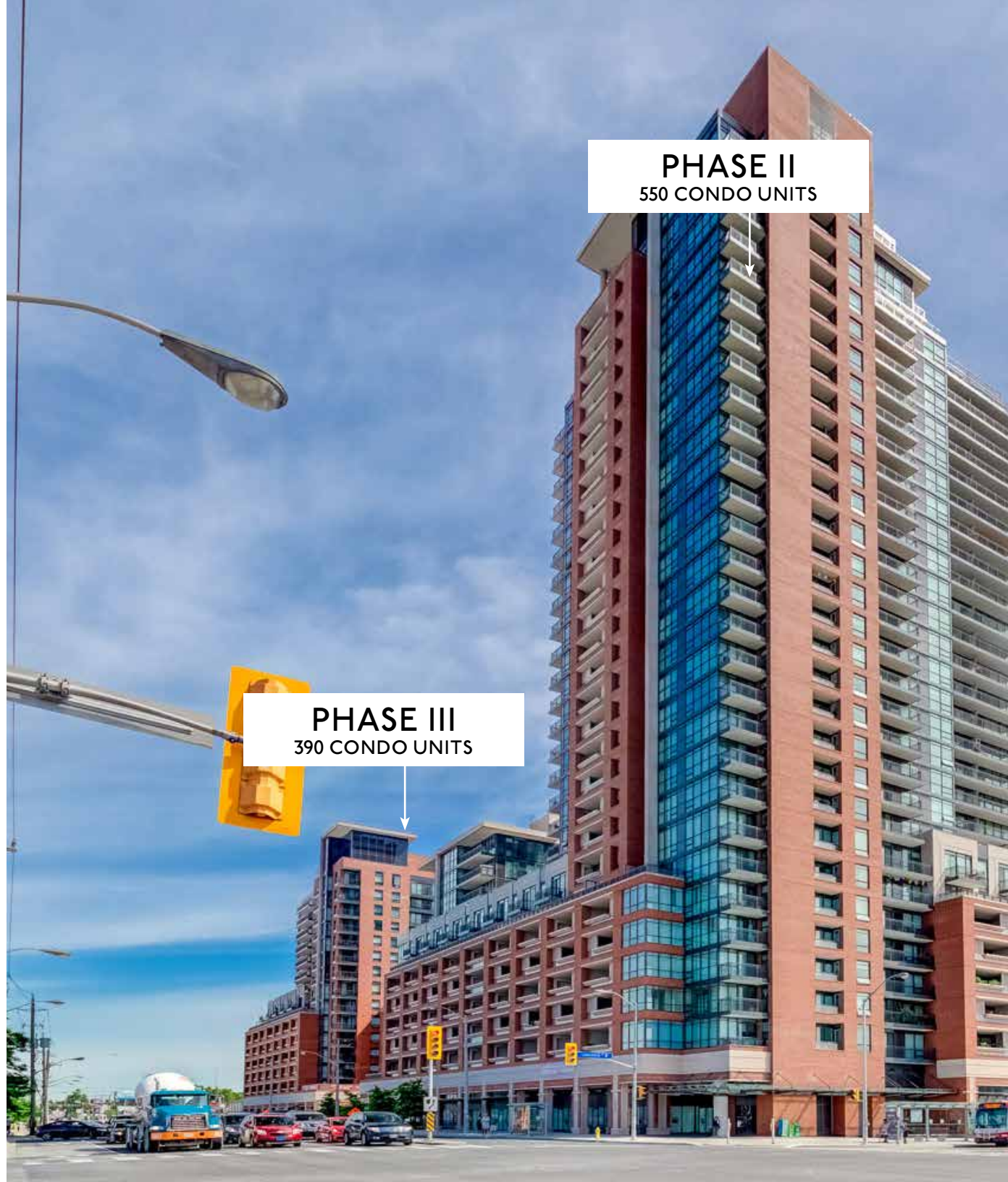
- COMMERCIAL PARKING SPACE
- VISITOR'S PARKING SPACE
- COMMERCIAL FUNCTION DESIGNATED AREAS
- HP HANDICAP PARKING SPACE
- S SMALL PARKING SPACE
- LINE OF GROUND FLOOR RETAIL ABOVE

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The Treviso Development comprises over 1,300 residential condominium units and approximately 70,000 sq. ft. of commercial/retail space.

The complex has over 200 surface and underground commercial parking spaces available for retail customer parking and visitors.

Other area amenities include a public park, daycare and a 16,000 sq. ft. Shoppers Drug Mart.



**PHASE II**  
550 CONDO UNITS

**PHASE III**  
390 CONDO UNITS



**PHASE I**  
400 CONDO UNITS



View looking South from The Property

50 VIA BAGNATO

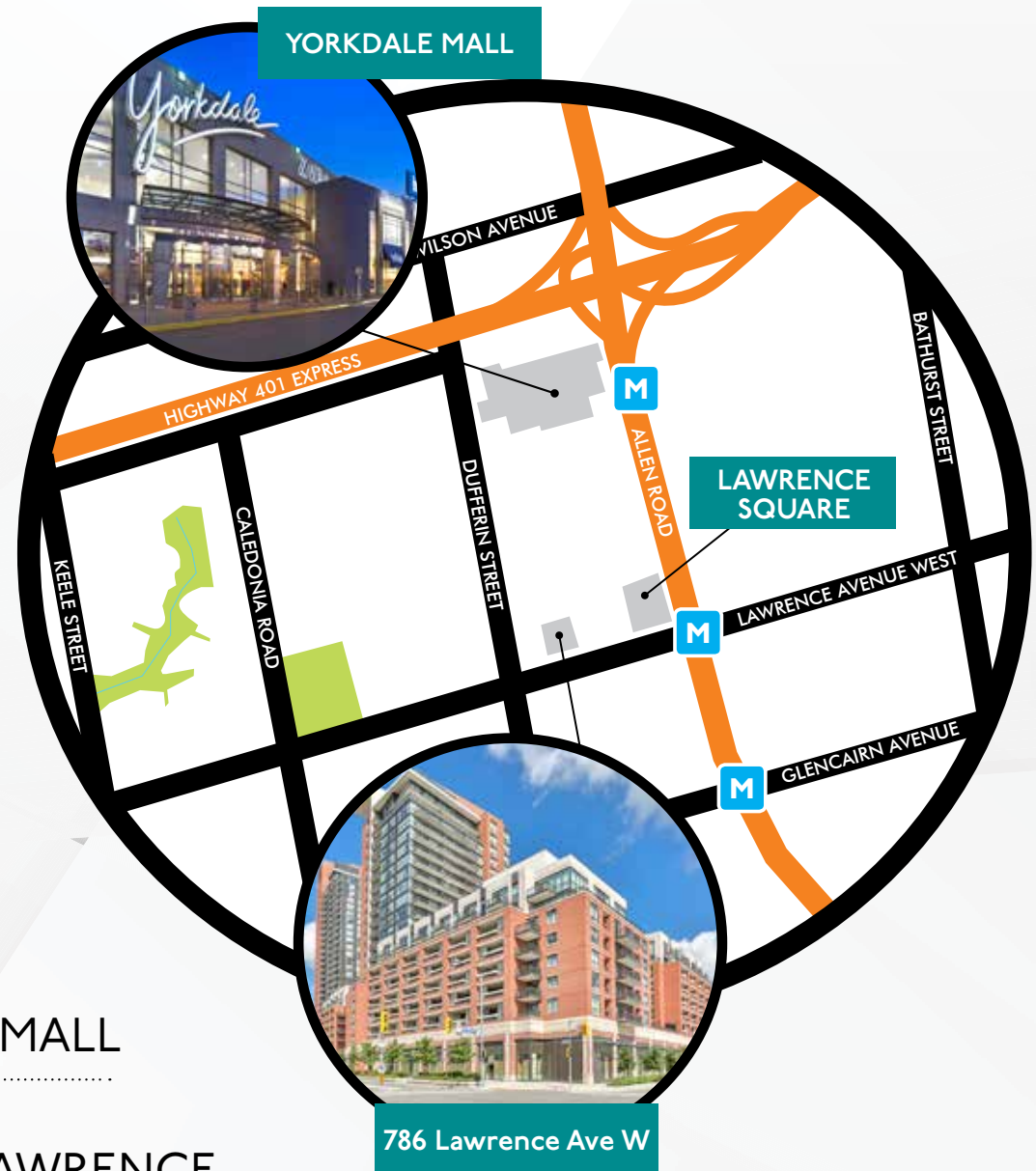
# LOCATION OVERVIEW

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# LOCATION

The Property is located on the busy intersection of Dufferin and Lawrence. Conveniently located five minutes drive from Allen Road, and less than ten minutes drive from Highway 401, It is highly accessible from anywhere in the city. Those who use public transit will find The Property exceptionally accessible as well; it is less than a ten minute walk to Lawrence West Subway Station, and is serviced by the 52 Lawrence West bus, which also serves Toronto Pearson Airport.



**5** MINUTE DRIVE TO ALLEN ROAD

**5** MINUTE DRIVE TO YORKDALE MALL

**7** MINUTE DRIVE TO HWY 401

**3** MINUTE DRIVE TO LAWRENCE W. SUBWAY STATION

786 Lawrence Ave W

View looking North from The Property



70,890 VEHICLES

INTERSECTION OF  
DUFFERIN & LAWRENCE  
24 HOUR TRAFFIC COUNT

DUFFERIN ROAD



YORKDALE MALL



YORKDALE STATION

# DEMOGRAPHIC SNAPSHOT



## 4.7%

POPULATION GROWTH (2018-2023)



## \$122,063

AVG HOUSEHOLD  
INCOME\*



## 40.1

MEDIAN AGE\*

\*Within 3km of The Property

	3km radius
<b>Population Trends</b>	
Population 2018	139,629
Population 2023 Projected	145,774
Population Growth (2013-2018)	4.7%
Population Growth (2018-2023)	4.4%
<b>Income</b>	
Household Income 2018	\$122,063
Household Income 2021 Projected	\$132,393
Projected Growth 2021-2023	\$7,583
Average Annual Household Expenditure	\$137,006
<b>Educational Attainment (15+ years)</b>	
Less than a bachelor degree	68.1%
Bachelor degree & higher	31.9%
<b>Age Distribution</b>	
Median Age	40.1
0 to 4 years	5.8%
5 to 19 years	16.0%
20 to 24 years	6.7%
25 to 34 years	13.2%
35 to 44 years	15.4%
45 to 54 years	13.7%
55 to 64 years	12.6%
65 to 74 years	8.2%
75 years & over	8.4%

# CONTACT

**Arlin Markowitz\***

Senior Vice President

416 815 2374

[arlin.markowitz@cbre.com](mailto:arlin.markowitz@cbre.com)

**Alex Edmison\***

Senior Vice President

416 874 7266

[alex.edmison@cbre.com](mailto:alex.edmison@cbre.com)

**Casey Gallagher\***

Executive Vice President

416 815 2398

[casey.gallagher@cbre.com](mailto:casey.gallagher@cbre.com)

\*Sales Representative

# CBRE

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