

for sale
**THIRTY NINE
PRINCE ARTHUR**



Fully Leased Investment Property for Sale
Where the Annex Meets Yorkville | Toronto



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Area Video



The Best of Both Worlds

Located where the tree-lined streets of the Annex meets Yorkville

Address:	39 Prince Arthur Avenue
Total Size:	+/- 8,611 sq. ft.
Lot Size:	54 ft. x 90 ft.
Zoning:	CR 2.0 (c2.0; r 1.0) SS2 (x2483)
Tenant	Duke of York Pub Inc.
Taxes (2020):	\$78,469.89
Price:	\$6,275,000

- Fully leased investment opportunity
- Approved three storey rear addition
- Excellent central location, in close proximity to the TTC
- Large outdoor patio space

Bids shall be reviewed on an as-received basis.

Contact Arin Markowitz for access to the Data Room and further salient details.





100% Leased to Duke of York Pub

The Duke of York Pub is a Toronto landmark restaurant with a long history. It opened in 1976 and has been in successful operation since. The pub is steps from the Royal Ontario Museum, the Royal Conservatory of Music, Varsity Stadium, Yorkville, and the bustle of Bloor Street. The establishment is a second home to numerous students, especially those in University of Toronto's music and drama programs, and professionals and Annex residents.

While The Duke of York was the first, Imago Restaurants now operates a total of 5 "Duke" pubs across the city. The Duke of York is a blue chip business with an experienced and solid operator. They are well established and able to weather the current storm.

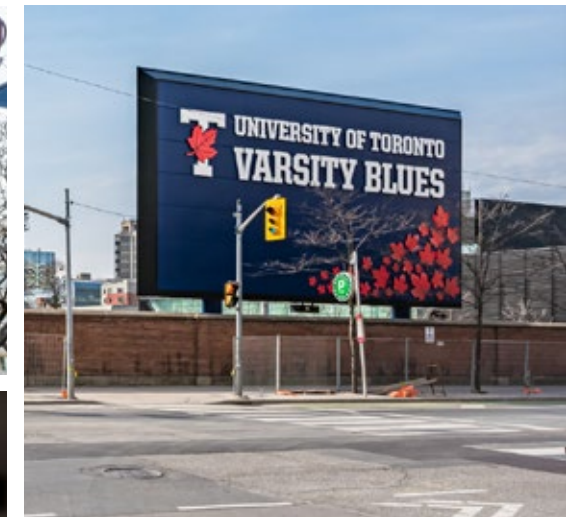
39 Prince Arthur is also the head office location for Imago Restaurants.



The Location

39 Prince Arthur sits just east from the corner of Prince Arthur and Bedford and benefits greatly from its proximity to both Bloor-Yorkville and the tree lined streets of Toronto's Annex neighborhood. Seconds from everything yet secluded at the same time. It is a few minutes walk to Chanel, Louis Vuitton and Prada and is close to the city's best hotels such as the newly renovated Park Hyatt, Four Seasons and Hazelton Hotel. Other neighbouring traffic generators include the Royal Ontario Museum (1.44 visitors a year) and the University of Toronto St. George Campus (62,864 enrolled students).

It is seconds from an entrance to St. George subway station making it accessible from anywhere in the city.



Traffic Generators



World-Class Hotels



The Location



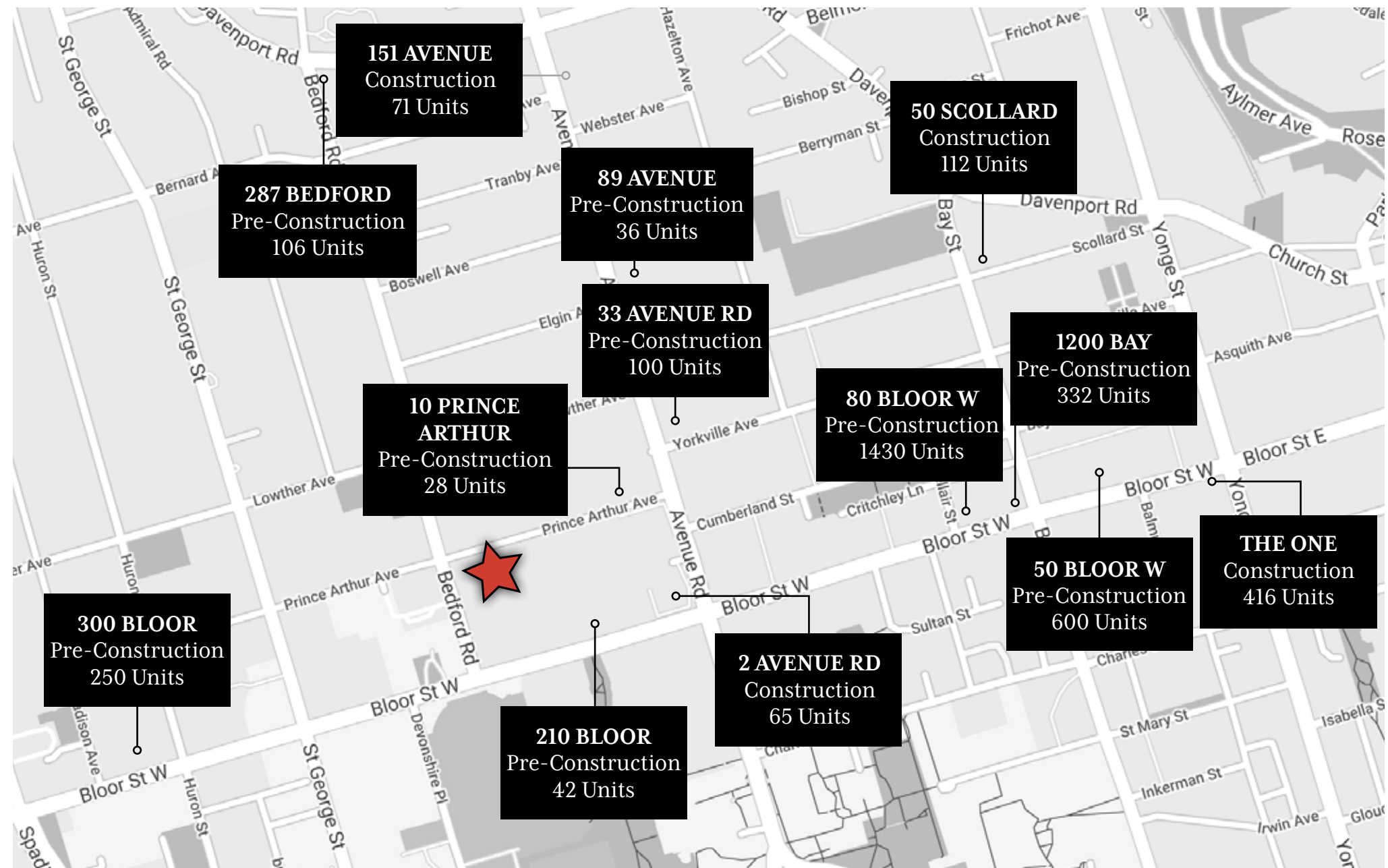
Click Here for Area Video



At the **Epicentre** of a Transforming Node

39 Prince Street is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. Most notably is the Park Hyatt redevelopment at 2 Avenue Road, which features sixty five brand new luxury residential units, an expanded event space in the podium and updated hotel rooms. Other noteworthy developments include the newly proposed tower at 1200 Bay Street (Canada's second tallest tower proposal- 87 storeys) and The One at 1 Bloor Street West (currently under construction), will continue to dramatically reshape the immediate skyline in Bloor-Yorkville.

Retail development projects in the area include the Manulife Centre redevelopment, the Holt Renfrew Flagship at 50 Bloor Street West and the retail podium at The One Condominium. The recently renovated Manulife Centre features Canada's first Eataly, drawing significant foot traffic to the area. The Holt Renfrew Flagship is currently undergoing a major transformation that will include a new modern facade, updated interior and a restaurant space. Lastly, a new Apple Flagship has been confirmed for the corner of Yonge & Bloor in the podium of The One, drawing even more traffic into the area.





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