

CBRE

Yorkdale Condos

RETAIL/OFFICE FOR SALE

STEPS FROM THE TTC & YORKDALE MALL

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RETAIL/OFFICE FOR SALE

Yorkdale Condos

PROPERTY OVERVIEW

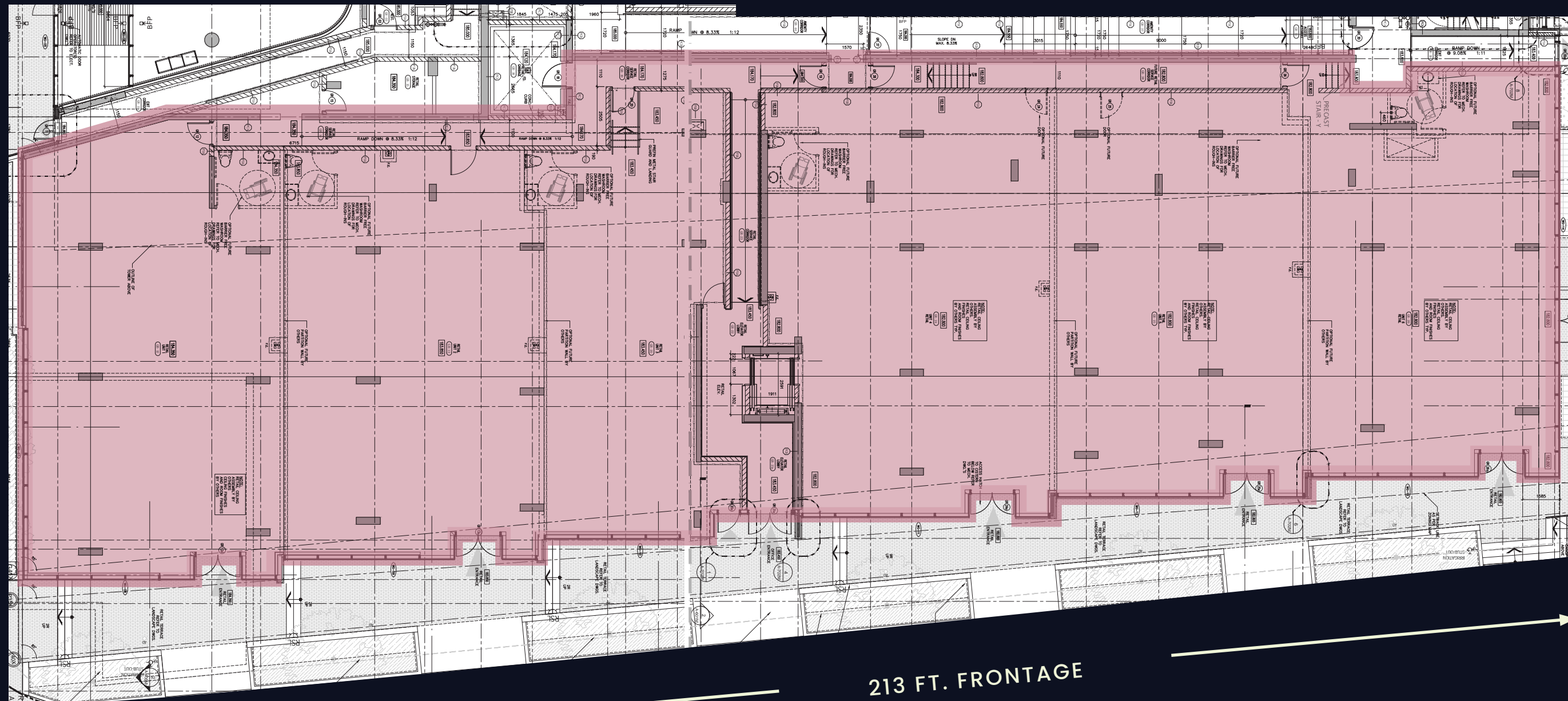
CBRE Limited is pleased to offer for sale on behalf of the Vendor, Yorkdale Residences II Inc., 12,519 sq. ft. of ground floor retail space in the brand new Yorkdale Condominiums Phase 2. The property is ideally situated on Rane Avenue just east of the Allen.

This opportunity includes 37 parking spots, patio potential and provides users and investors the ability to acquire brand new, transit connected, right-sized space in the second phase of a 100 acre master planned redevelopment of the Lawrence Heights Community. The retail component sits below 306 residential units and fronts onto Rane Avenue and has 213 ft. of frontage.

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12,519 SF
At-Grade Space
213 Ft.
Frontage



Property Details & Floor Plan

SIZE 12,519 SF

PRICE \$6,950,000.00



37 PARKING SPOTS
Included



MASSIVE RESIDENTIAL GROWTH
Population* projected to increase by over 30,000 by 2025



TRANSIT & CONNECTIVITY
Steps from the TTC, The Allen, HWY 401 & 404



AMPLE SIGNAGE
Great exposure and signage opportunities

213 FT. FRONTAGE

RANEE AVENUE

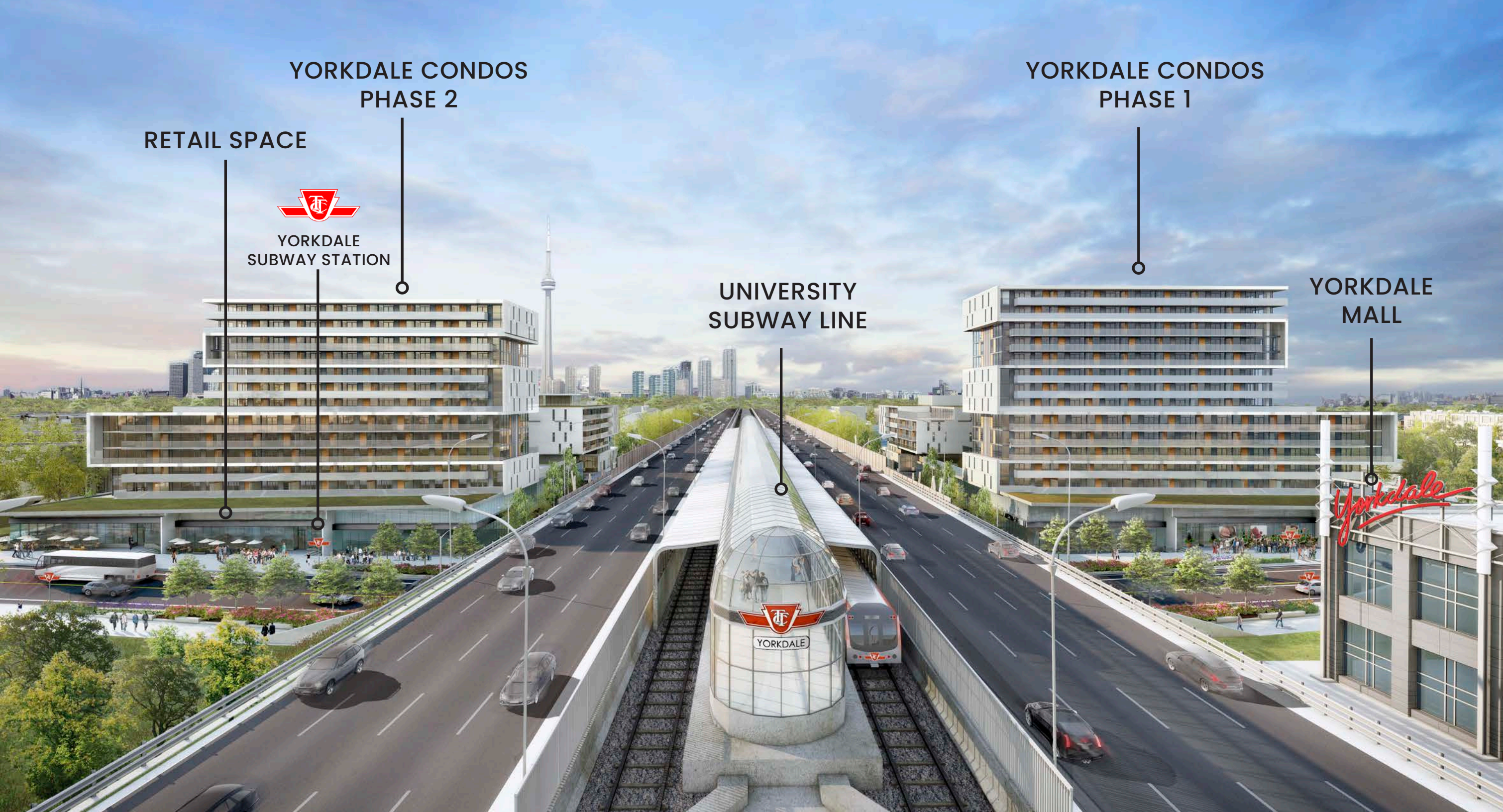


*Population based on 2020 Demographics within a 5km radius of subject property

Current Construction

MARCH 2021





Lawrence North

CURRENT DEMOGRAPHICS



434,975
Population



7.9%
Population change
(2020-2025)



\$158,642
Avg. Household Income

*2020 Demographics 5km radius of subject property

New Lawrence Heights

100-ACRE MASTER PLANNED COMMUNITY

As the new community vision takes shape, the New Lawrence Heights is undergoing a major transformation. This incredible 100-acre community vision in the heart of Toronto is situated around a **new 12-acre community park**, with an all new linear park along Allen Road under development as well. It will feature playgrounds, cycling and walking paths, and reclaimed trees. Even more community features proposed include a new community centre, school renovations and new child care facilities.

At the **epicentre** of Toronto's next great neighbourhood, this opportunity is **steps to Yorkdale and Lawrence West subway stations**, with convenient access to the world-renowned Yorkdale Shopping Centre featuring over 240 retailers and restaurants. In addition, Yorkdale Condominiums Phase 2 is in close proximity to the future LRT, GO Transit, Yorkdale and Lawrence West subway stations, the Allen Expressway and Hwy 400, Hwy 401 & 407.



Excellent Connectivity

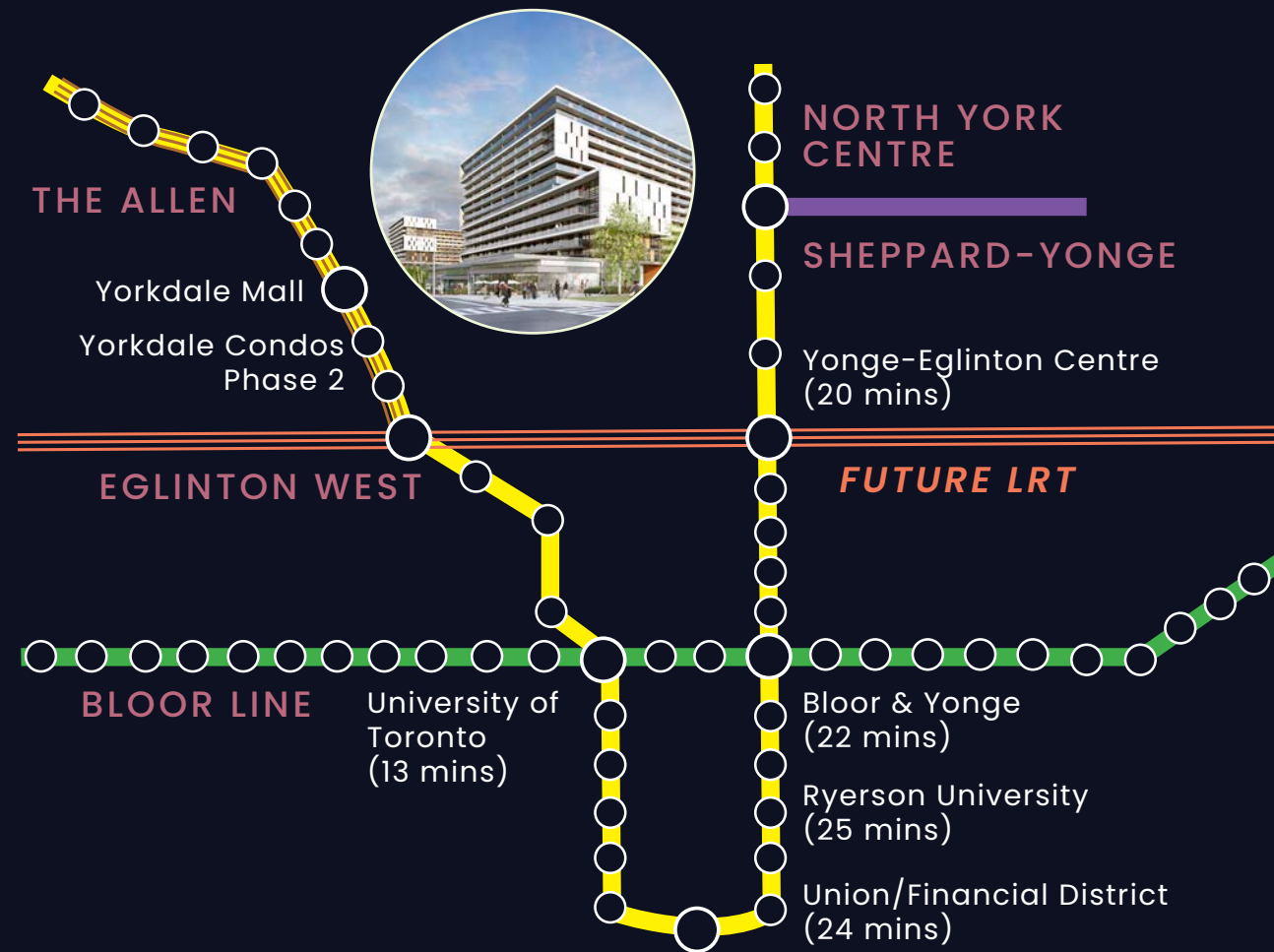
The property is steps to the subway and is located just a **two minute walk** to Yorkdale Mall, **10 minutes** from York University and **5 minutes** south of the future Eglinton crosstown LRT, making it accessible from anywhere in the city. It is also right **beside The Allen Road**, close to Highway 401 & Highway 404.

90

TRANSIT SCORE
"World Class Public Transportation"*



5 MINUTES to HWY 401
8 MINUTES to HWY 400



*Based on walkscore.com

Toronto's Next Great Neighbourhood

SHOPS & SUBWAY RIGHT AT YOUR DOOR



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