

BUILDING FOR SALE

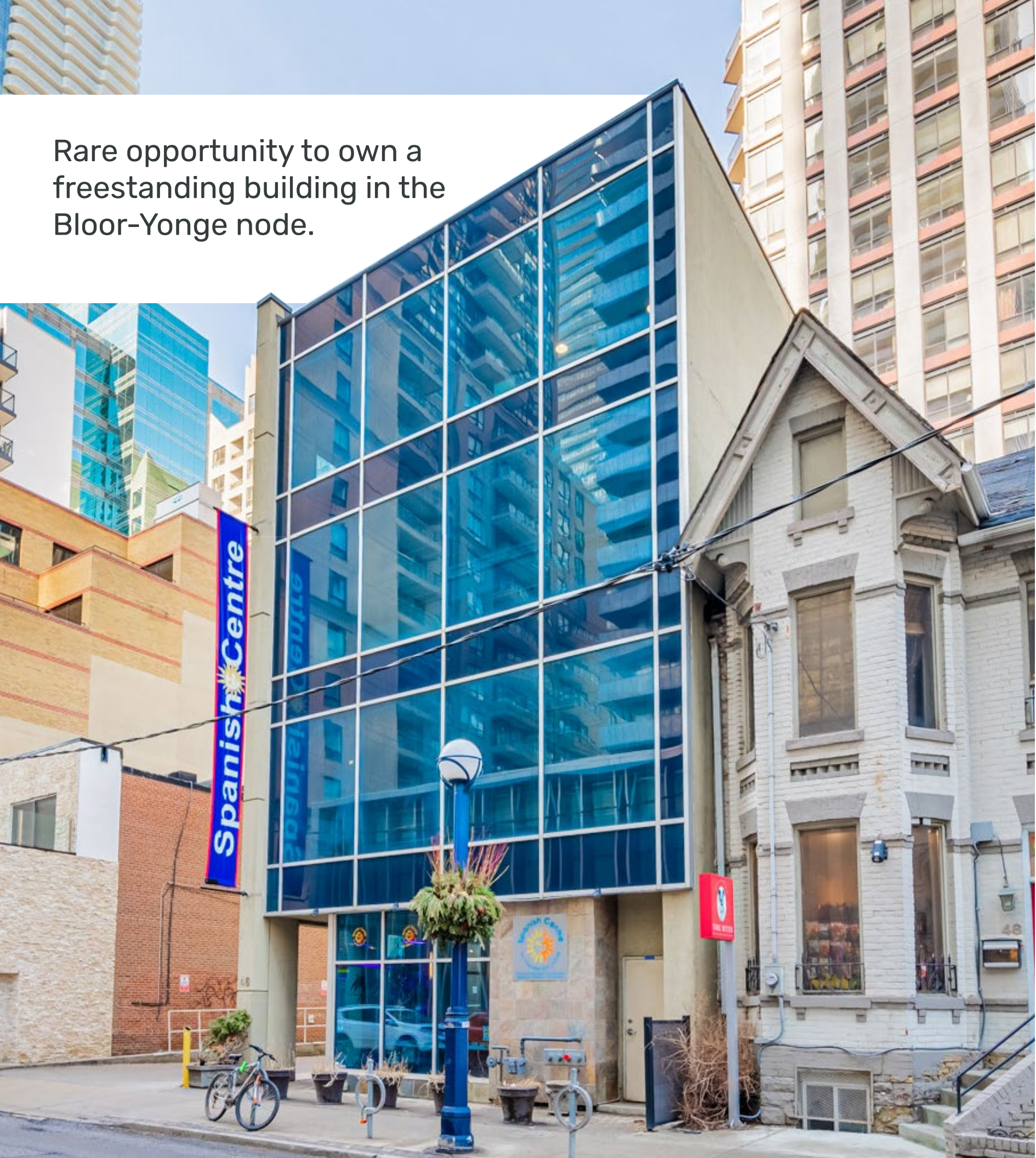


FREESTANDING BUILDING FOR SALE

46 HAYDEN ST

YONGE + BLOOR | TORONTO

CBRE



Rare opportunity to own a freestanding building in the Bloor-Yonge node.

FREESTANDING BUILDING FOR SALE

46 HAYDEN ST

YONGE + BLOOR | TORONTO

Asking Price:	\$8,750,000	
Property Taxes:	\$50,143.27 (2021)	
Frontage:	30 ft. (approx.)	
Depth:	80 ft. (approx.)	
Size:	Ground:	2,036 sq. ft.
	Second:	2,274 sq. ft.
	Third:	2,274 sq. ft.
	Four:	2,274 sq. ft.
	Basement:	224 sq. ft.
	Total:	9,082 sq. ft.

- Ground, second and third level will be vacant upon closing, and the fourth level is leased to Winterlight Labs (fully vacant possession possible)
- Steps to the corner of Bloor and Yonge as well as Bloor-Yonge TTC subway station
- Column-free modern building with lots of natural light and elevator access to all floors
- Sits atop strategic lands that may be redeveloped in the future
- Value add repositioning opportunity as well as ideal for owner-user
- Located within a few minutes walk to Canada’s best retail area, Bloor-Yorkville
- Traffic generators include Nordstrom Rack, Aritzia, Holt Renfrew Flagship, Eataly and the new W Hotel



GROUND FLOOR



SECOND FLOOR

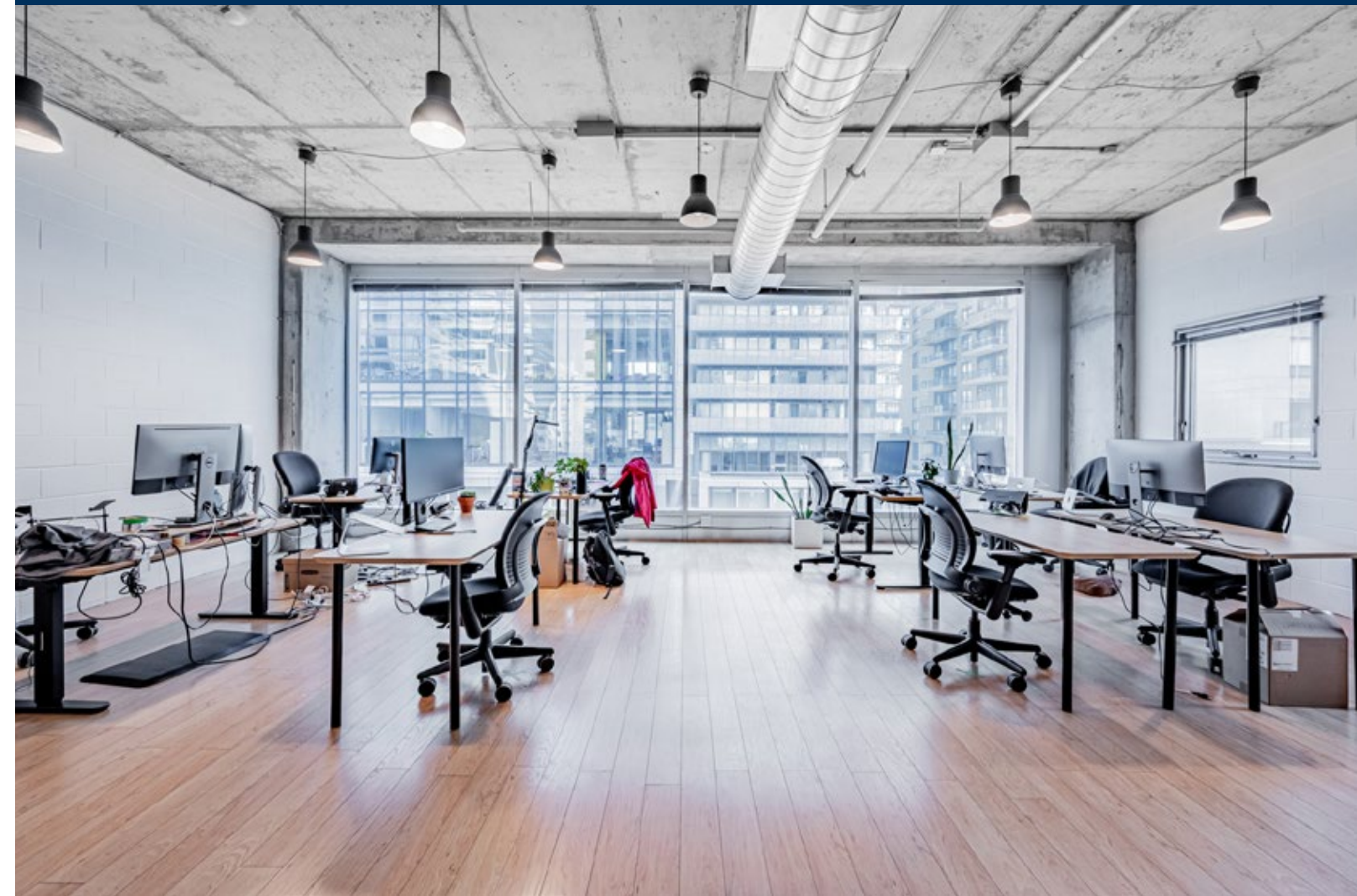




THIRD FLOOR

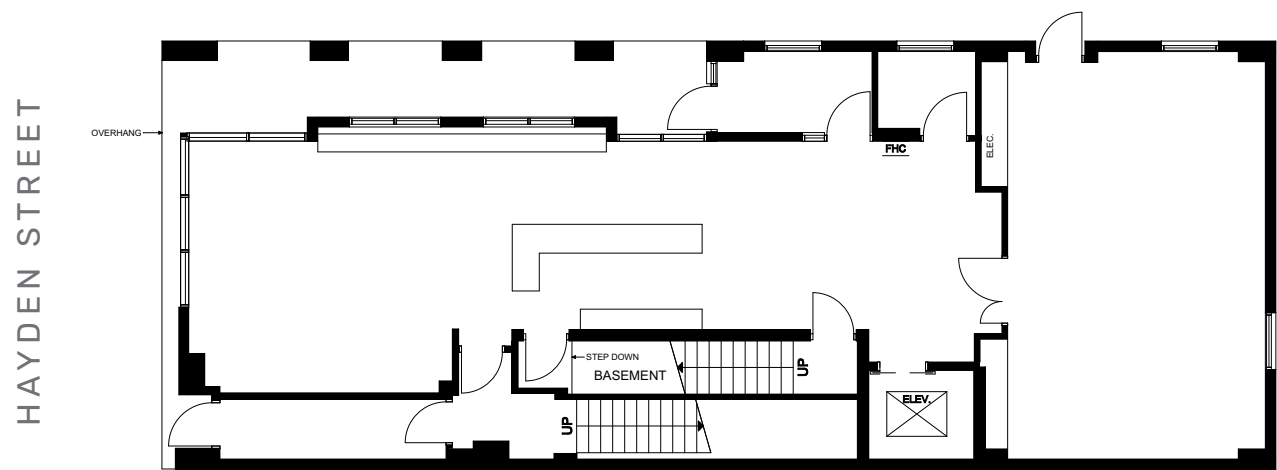


FOURTH FLOOR

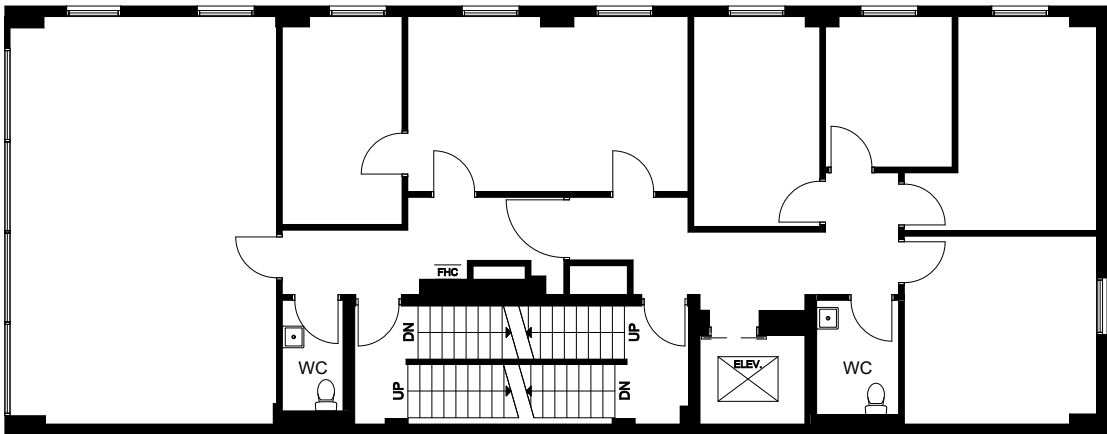


FLOOR PLANS

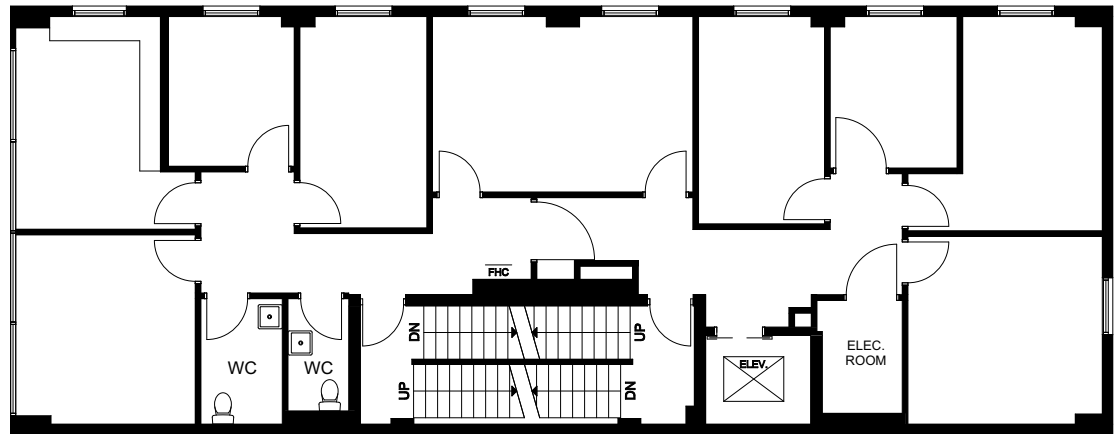
GROUND FLOOR | 2,036 SQ. FT.



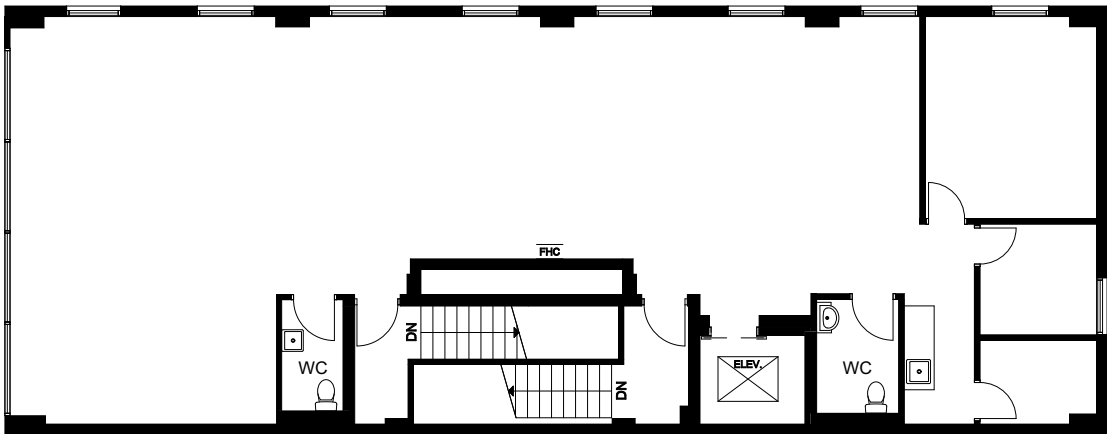
THIRD FLOOR | 2,274 SQ. FT.



SECOND FLOOR | 2,274 SQ. FT.



FOURTH FLOOR | 2,274 SQ. FT.



YONGE & BLOOR

46 Hayden Street is located just steps from the busy intersection of Bloor & Yonge, the unofficial dividing line between downtown and midtown Toronto. It is located adjacent to an entrance to the Bloor-Yonge subway station, Toronto’s busiest subway station which sees over 200,000 people a day.

The site benefits greatly from it’s proximity to Bloor-Yorkville, Toronto’s premier shopping and dinning destinations. It is home to many of the worlds biggest retailers and Toronto’s largest concentration of upscale restaurants and hotels. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

46 Hayden is situation amongst some of Toronto’s most transformative development projects, welcoming a combination of new residential towers and retailers. Notably, The One Condo at 1 Bloor West (currently under construction) and the proposed tower at 1200 Bay Street, which will continue to drastically reshape the skyline at Bloor and Yonge.

ONE BLOOR EAST

Second tallest residential tower in Canada with 76 storeys, featuring Nordstrom Rack, Chick-fil-A, McEwans, Toyko Smoke in the podium levels



EATALY

Canada’s first Eataly opened on Bloor to line ups around the block.



BLOOR-YONGE STATION

A bustling commuter hub- where the subway line 1 meets line 2



THE ONE CONDO

Currently under construction on the south-west corner of Yonge & Bloor, once complete in 2023 will be Canada’s largest residential tower



AREA STATISTICS

\$144,376
Average Household Income*

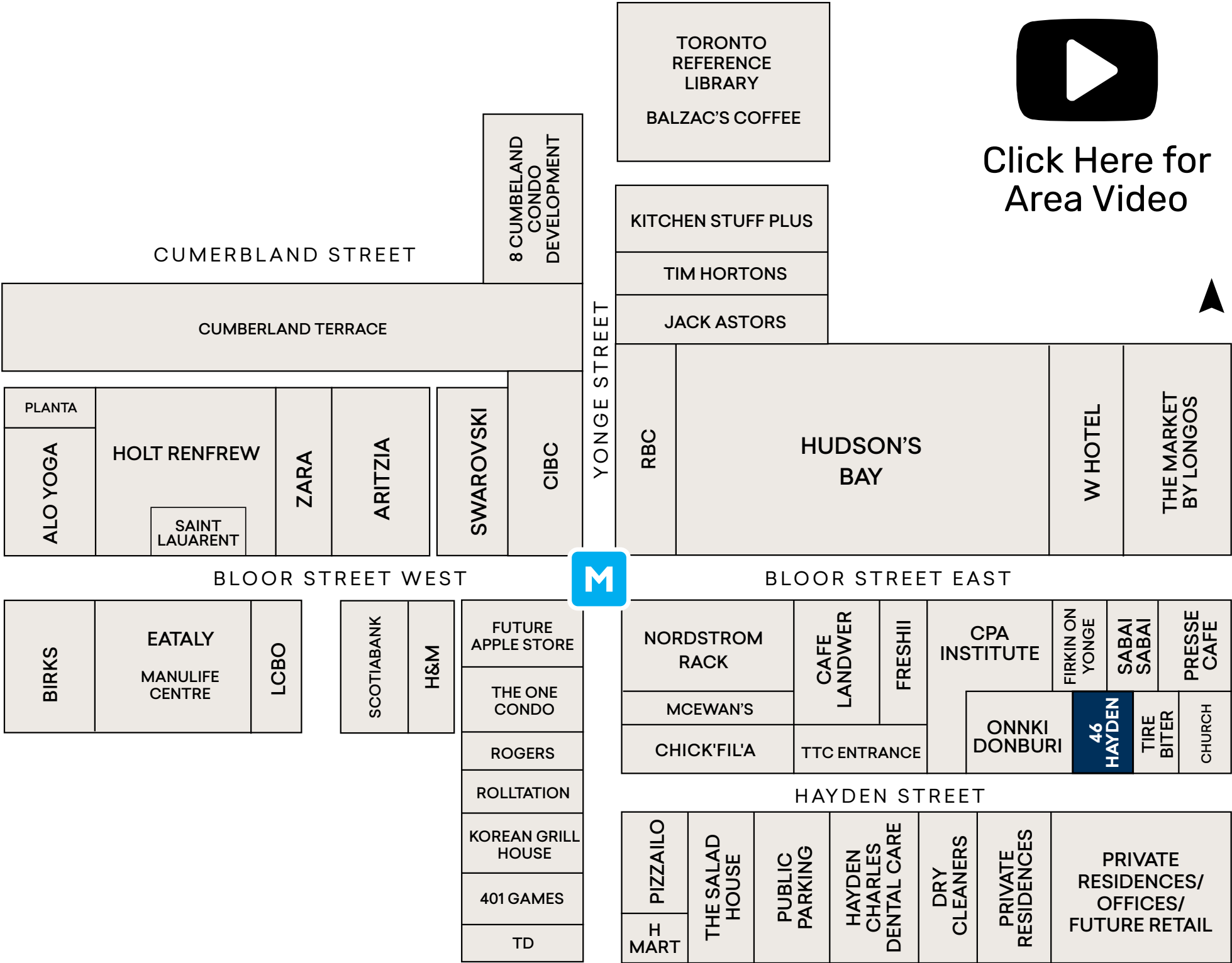
14.5
Population Change (2020-2025)

126,116
Daytime Population*

35.8
Median Age*

*Within 1km of 46 Hayden Street

BLOOR-YONGE



ACCESSIBILITY



#	Number of Parking Spaces
1	414
2	52
3	636
4	50
5	52
6	306
1,510 total parking spaces	

- 46 Hayden Street
- Public Parking Lot
- Subway Station

46 Hayden Street has unrivaled access to transit and excellent access to various public parking lots. There are 6 public lots within a three minute walk from 46 Hayden Street totaling 1,510 parking spots. Down the street is an entrance to Bloor-Yonge subway station, conveniently providing access to both the Yonge University Line and Bloor-Danforth Line.



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