

Ossington & Dundas

Toronto Urban Streetfront Properties for Sale

222 OSSINGTON AVE, 224 OSSINGTON AVE & 1153 DUNDAS ST W



RARE & ICONIC CORNER ON THE OSSINGTON STRIP

CBRE

Ossington & Dundas

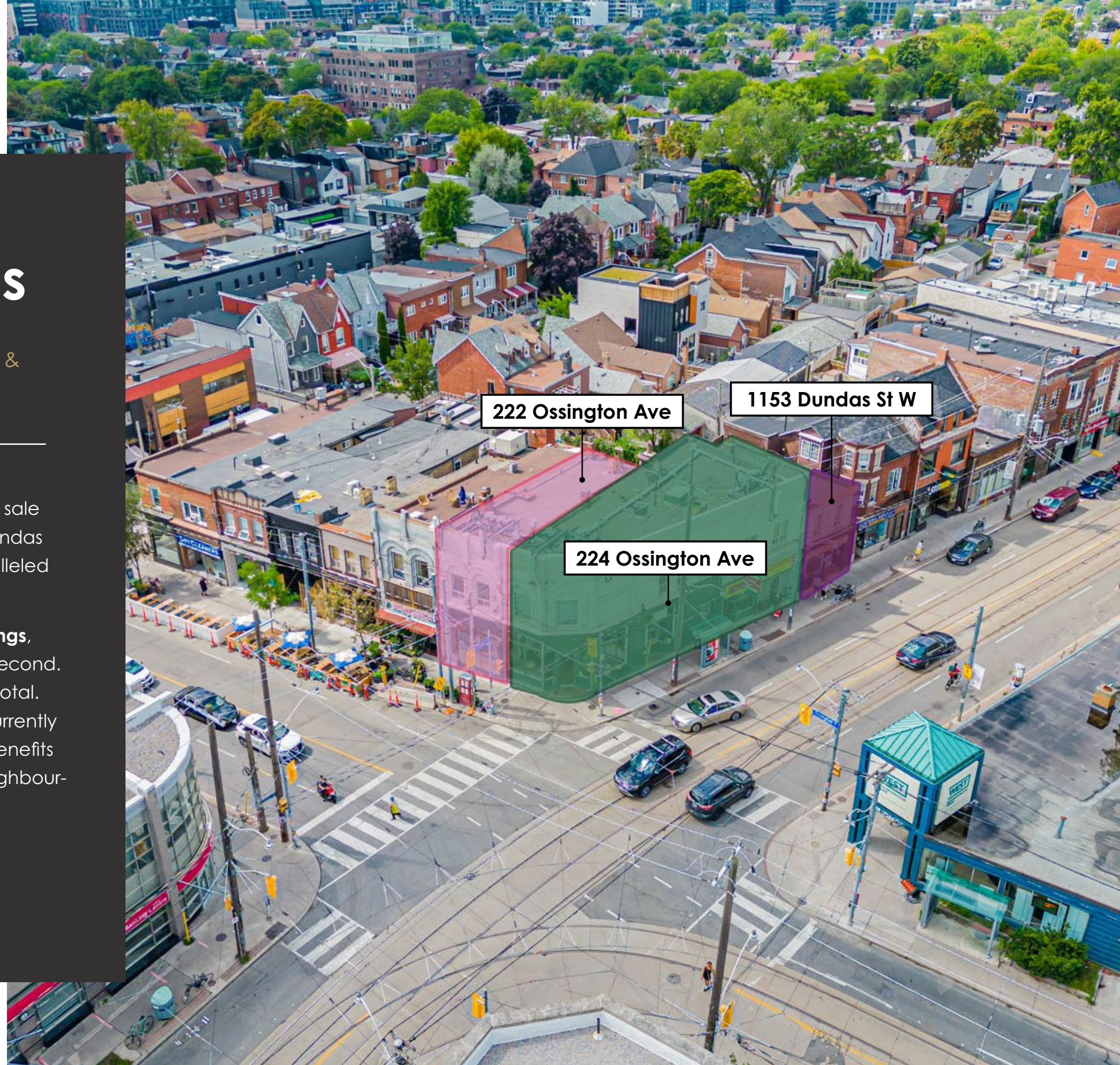
222 OSSINGTON AVE, 224 OSSINGTON AVE &
1153 DUNDAS ST W

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 222 Ossington Avenue, 224 Ossington Avenue and 1153 Dundas Street West, Toronto (the "Property" or the "Site"), an unparalleled corner real estate opportunity in Toronto's downtown west.

The Property **comprises of three separate two-storey buildings**, with commercial on the ground level and residential on the second. There are **five commercial units** and **six residential units** in total. Each commercial unit features a basement for storage. Currently 100% occupied by a diverse mix of tenants, the Property benefits greatly from its location in the heart of Trinity Bellwoods neighbourhood at the top of the Ossington strip.



[Click here for building video](#)



Asset Overview

<u>222 Ossington Avenue</u>	Lower:	880 sq. ft.
	Ground:	836 sq. ft.
	Second:	<u>874 sq. ft.</u>
	Total:	2,590 sq. ft.
<u>224 Ossington Avenue</u>	Lower:	1,942 sq. ft.
	Ground:	1,936 sq. ft.
	Second:	<u>2,176 sq. ft.</u>
	Total:	6,054 sq. ft.
<u>1153 Dundas Street West</u>	Lower:	673 sq. ft.
	Ground:	648 sq. ft.
	Second:	<u>673 sq. ft.</u>
	Total:	1,994 sq. ft.
<u>Total Size</u>	10,638 sq. ft.	
<hr/>		
Property Taxes:	222 Ossington Avenue:	\$16,513.20 (2022)
	224 Ossington Avenue:	\$28,410.54 (2022)
	1153 Dundas Street West:	\$8,480.67 (2022)
	Total:	\$53,404.41 (2022)
Property Insurance:	\$13,119.84	
Dundas Frontage:	~90 ft.	
Ossington Frontage:	~33 ft.	
Lot Size:	~4,488.55 sq. ft.	

Offers will be reviewed on or after September 29th, 2022 at 5:00 PM

*CBRE does not guarantee the full accuracy of this information, and users are encouraged to undertake their own review



Investment Highlights

1 Major Corner Location on the Ossington Strip

Incredible corner location at Dundas West and Ossington Ave, along the Ossington Strip, recently named one of the coolest streets in the world by TimeOut Magazine ([click for article](#))

2 Iconic, Turn-of-the Century Building

Well-known and iconic "Waltman Drug Store" building, which features vaulted ceilings, exposed brick and cast iron accents

3 Right-Sized Efficient Units

Perfectly sized units with basement space for storage

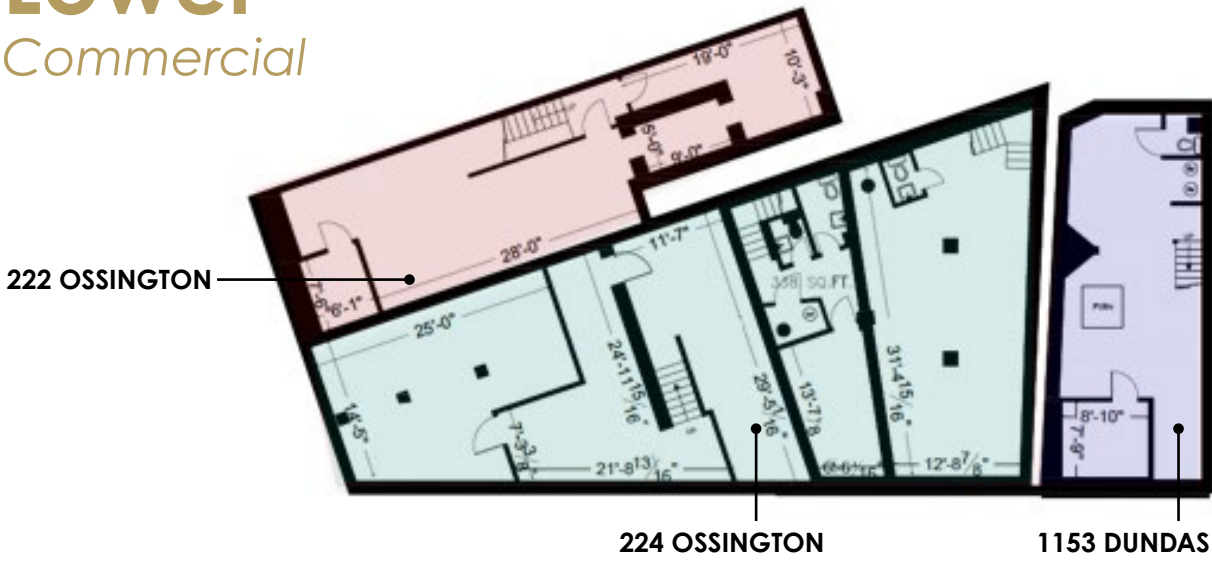
4 Potential Development Opportunity

5 Below Market Rents

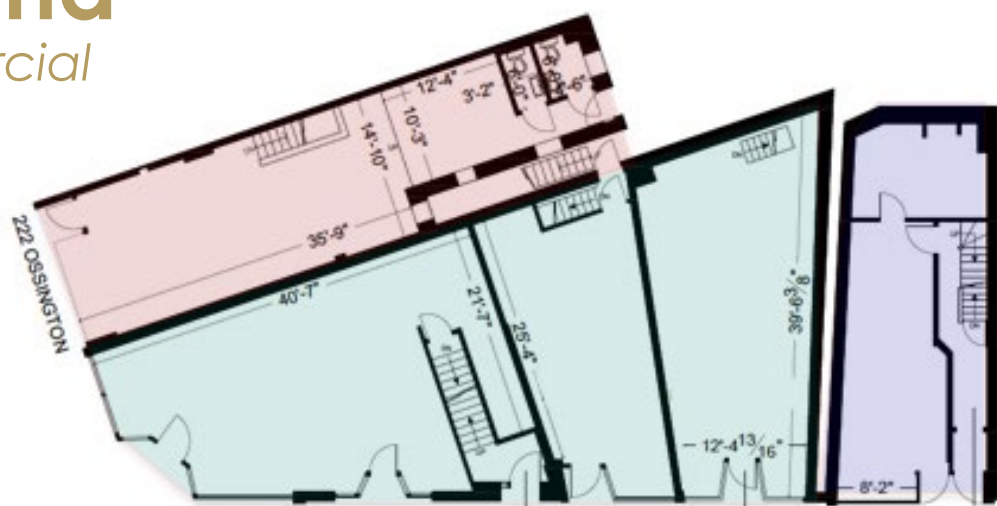
6 Opportunity to Increase Cash Flow Through Landlord Termination Rights



Lower
Commercial



Ground
Commercial



Second
Residential



222 Ossington Avenue Overview

Total Size: 2,590 sq. ft.
Residential: 1 unit
Retail: 1 unit (The 222 Bar)



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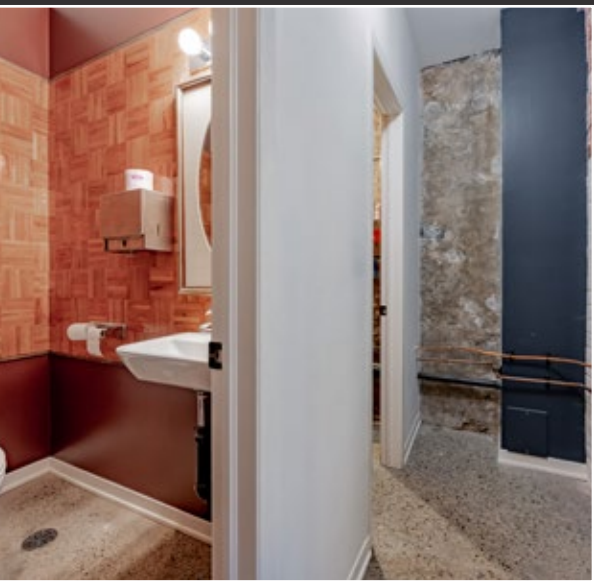
Ground Level



Second Level



Lower Level

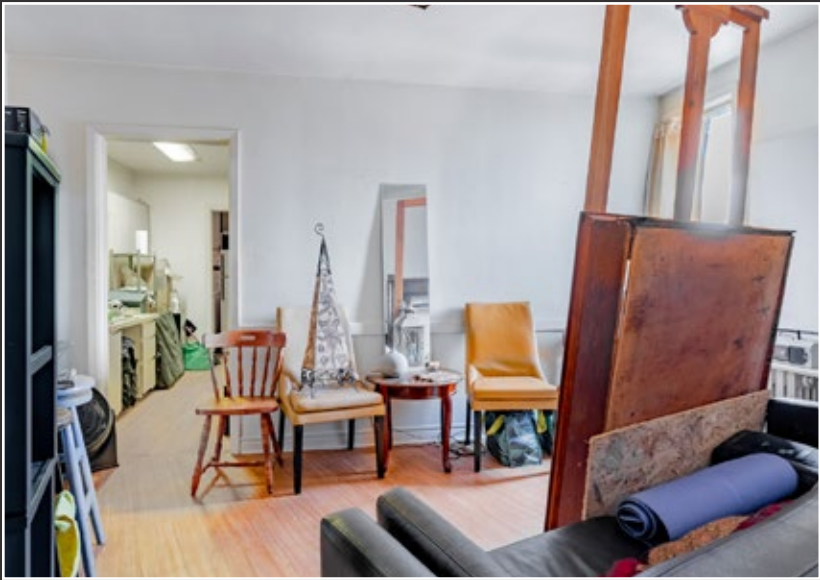


224 Ossington Avenue Overview

Total Size: 6,054 sq. ft.
Residential: 4 units
Retail: 3 units (The Haifa Room, The Communist's Daughter, Amigo Variety)



Ground Level



Second Level



Lower Level



1153 Dundas Street West Overview

Total Size: 1,994 sq. ft.

Residential: 1 unit

Retail: 1 unit (La Barberia)



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Ground Level



Lower Level

Location Overview

The Property is ideally located on the southwest corner of Ossington Avenue and Dundas Street West, on the widely popular Ossington strip, recently named one of the coolest streets in the world by TimeOut Magazine ([click for article](#)). It is located in the highly desirable Trinity Bellwoods neighbourhood in Toronto's west end.

Ossington Avenue

This stretch of Ossington, between Dundas and Queen, is arguably Toronto's greatest and trendiest destinations for drinking, dining and shopping. After years of gentrification, this area is now a top Toronto destination to visit thanks to the influx of popular bars and restaurants including Mamaka's, Odd Seoul, La Cubana, Bellwoods Brewery, Boehmer, Pizzeria Libretto, Superpoint and many more. The success of the strip is also attributed to a variety of independent and national boutiques and shops that call this area home. Prominent area retailers include Reigning Champ, gravitypope, Area +001, Loversland, Melanie Auld, size?, The Latest Scoop and Tiger of Sweden.

Dundas West

The Property is also located at the cusp of the prime stretch of Dundas West, another popular Toronto strip for nightlife, restaurants and shopping. Popular shops and restaurants along Dundas West include Communist's Daughter, The Lakeview Restaurant, Get Well, North of Brooklyn Pizzeria, The Garrison, Churchill, VSP Consignment, Maguire Shoes and more.

Accessibility

The Property is very accessible and is directly serviced by the 63 Ossington bus and the 505 Dundas streetcar. The 501 Queen streetcar is only an 8-minute walk south, and access to the Gardiner Expressway and The Queensway are minutes away.



[Click here for Neighbourhood Video](#)





Rolyat Street

Grape Crush

Grasshopper Records

West Neighbourhood House




MANITA

Papelaria Portugal

The Painted Lady

La Porte

Manita



Burger's N'Fries Forever

Lola Salon

Telegramme Bazara

Superpoint

Home Hardware

I deal Coffee

Foxley Street



YOGASPACE



Bellwoods Brewery

Reposado Bar

Town Moto

Cote de Boeuf



La Cubana

Baby Huey

Ride Cycle Club

Soos

La Cubana

Oddseoul



Mamak's Taverna

Humbert St



Mandy's

Mamak's Taverna

Style Garage

Union Restaurant

Academy of Lions

Tiger of Sweden

Melanie Auld

Mandy's Salads

Formula Fig

Dear Grain



AREA+001

Area + 001

Parlour Salon



Queen Street West

TD Bank

La Boulangerie

The Lakeview

Dumpling Dumpling

Opera Bobs Public House

BMO

Dundas Street West

CIBC

La Banane

Salt Wine Bar


Pizzeria Libretto

LoversLand


Foxley

Unleashed

Falcon Kitchens




PIZZERIA LIBRETTO



UNLEASHED IN THE CITY

High-End Residential Townhomes

Favourites Thai



Trinity Bellwoods Park

Crafted by Te Aro

Peace Collective

Victoire Boutique



P/C

Argyle Street



pilot COFFEE ROASTERS



FRESH CITY FARMS

The Ossington

Pho Tien Thanh

Ollie Quinn

Reigning Champ



REIGNING CHAMP

Public Parking

Sweaty Betty's Bar

Jimmy's Coffee

Size?



JIMMY'S COFFEE



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