

108^A CUMBERLAND

BUILDING FOR SALE



**RARE INVESTMENT PROPERTY FOR SALE
IN THE HEART OF BLOOR-YORKVILLE**

CBRE

108^A CUMBERLAND

RARE INVESTMENT PROPERTY FOR SALE

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 108A Cumberland Street, Toronto (the "Property" or the "Site"), an unparalleled real estate opportunity offering multiple value enhancement opportunities in the heart of Yorkville.

The Property comprises 4,833 sq. ft. on a 1,293 sq. ft. site, boasting 16 feet of coveted frontage along the north side of Cumberland Street. The Property is currently occupied by Pure + Simple on the ground, second and third levels and is vacant on the lower level. It is located in one of the city's most iconic neighbourhoods home to luxury brands such as Chanel, Brunello Cucinelli, Balenciaga and Versace, and benefits from its location across from Yorkville Park, a major traffic generator and wonderful neighbourhood feature.

Address: 108A Cumberland Street, Toronto

Price: \$6,000,000

Building Size:

Ground:	1,178 sq. ft.
Second:	1,169 sq. ft.
Third:	1,042 sq. ft.
Lower Level:	1,042 sq. ft.
Basement:	402 sq. ft.
Total:	4,833 sq. ft.

Frontage: 16.17 ft.

Depth: 80 ft.

Lot Size: 1,293.5 sq. ft.

Realty Taxes: \$68,990 (2021)

**Offers will be reviewed on or after
May 26th, 2022**



CBRE

PROPERTY HIGHLIGHTS

1



Exceptionally Rare Offering in the Heart of Bloor-Yorkville

108A Cumberland Street provides a rare investment offering in the heart of the Bloor-Yorkville node, the pinnacle of Canadian high-street and luxury retail. This iconic neighbourhood is home to over 700 world class designer boutiques, restaurants, hotels and galleries all nestled along tree-lined, cobble-stone streets.

2



Flexible Offering

The Property offers an opportunity to create value through lease up of the vacant lower level as well as significant near-term upside on ground and second floor rents. The near-term lease expiry also provides a unique opportunity for an owner-user to secure space in this highly sought after neighbourhood.

3



At the Epicentre of a Transforming Node

The Property is situated among some of Toronto’s most transformative development projects, welcoming a combination of new luxury residential towers and retailers.

The neighbourhood supports a total population of 52,718 people (within a 1km radius), projected to increase by 17% by 2026. Average household income is \$180,369, well above the City of Toronto average of \$128,132.

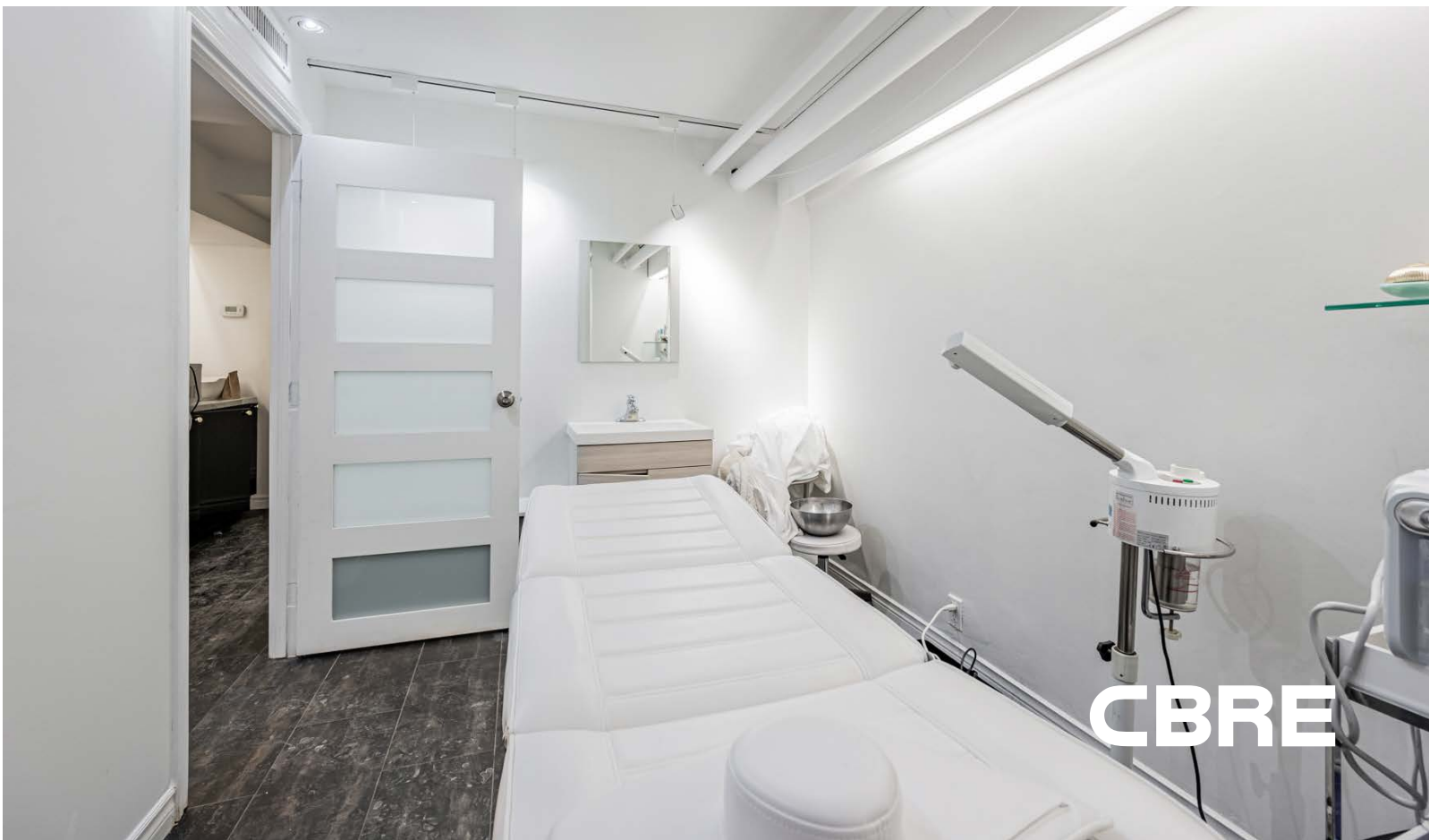
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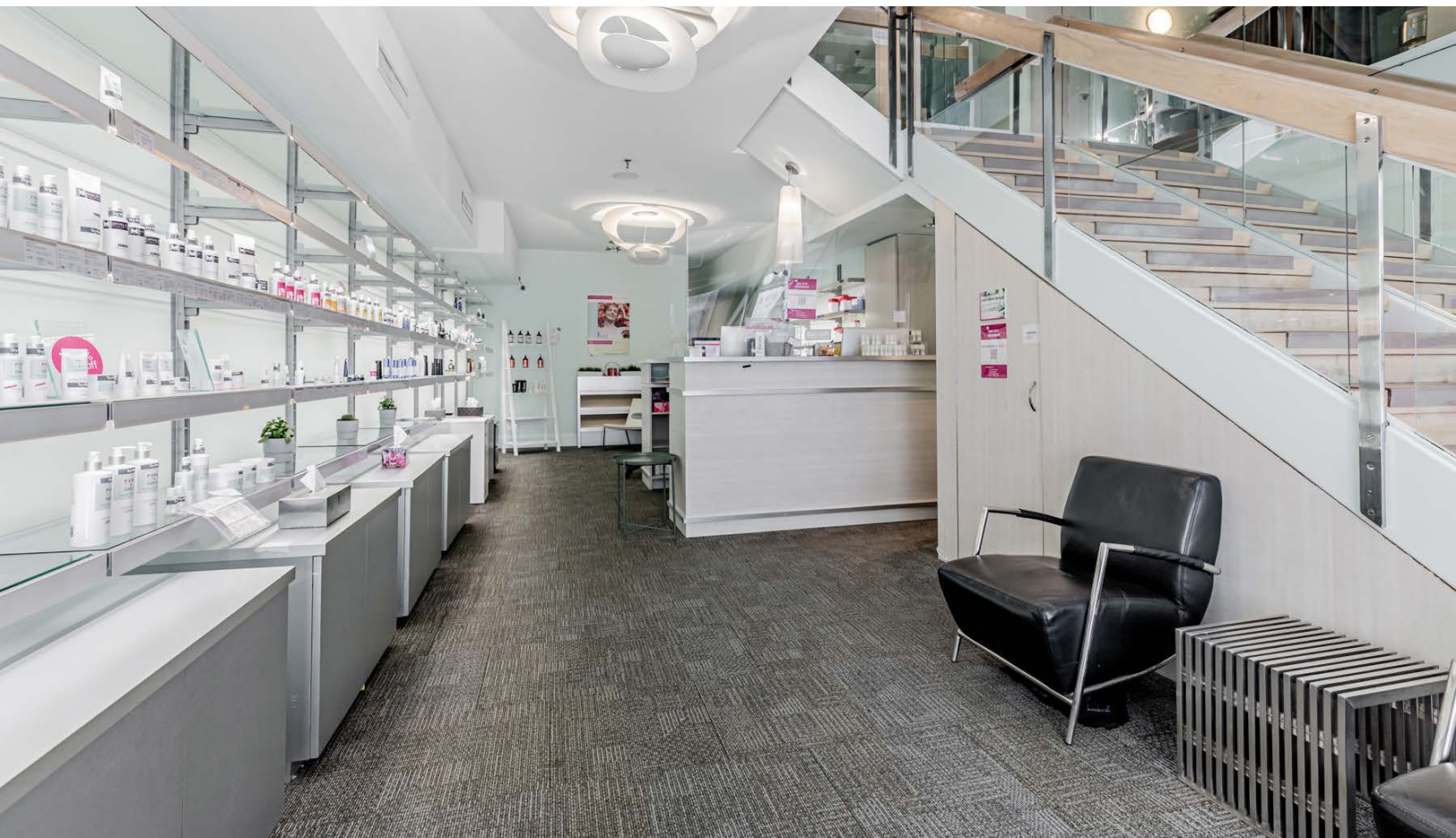
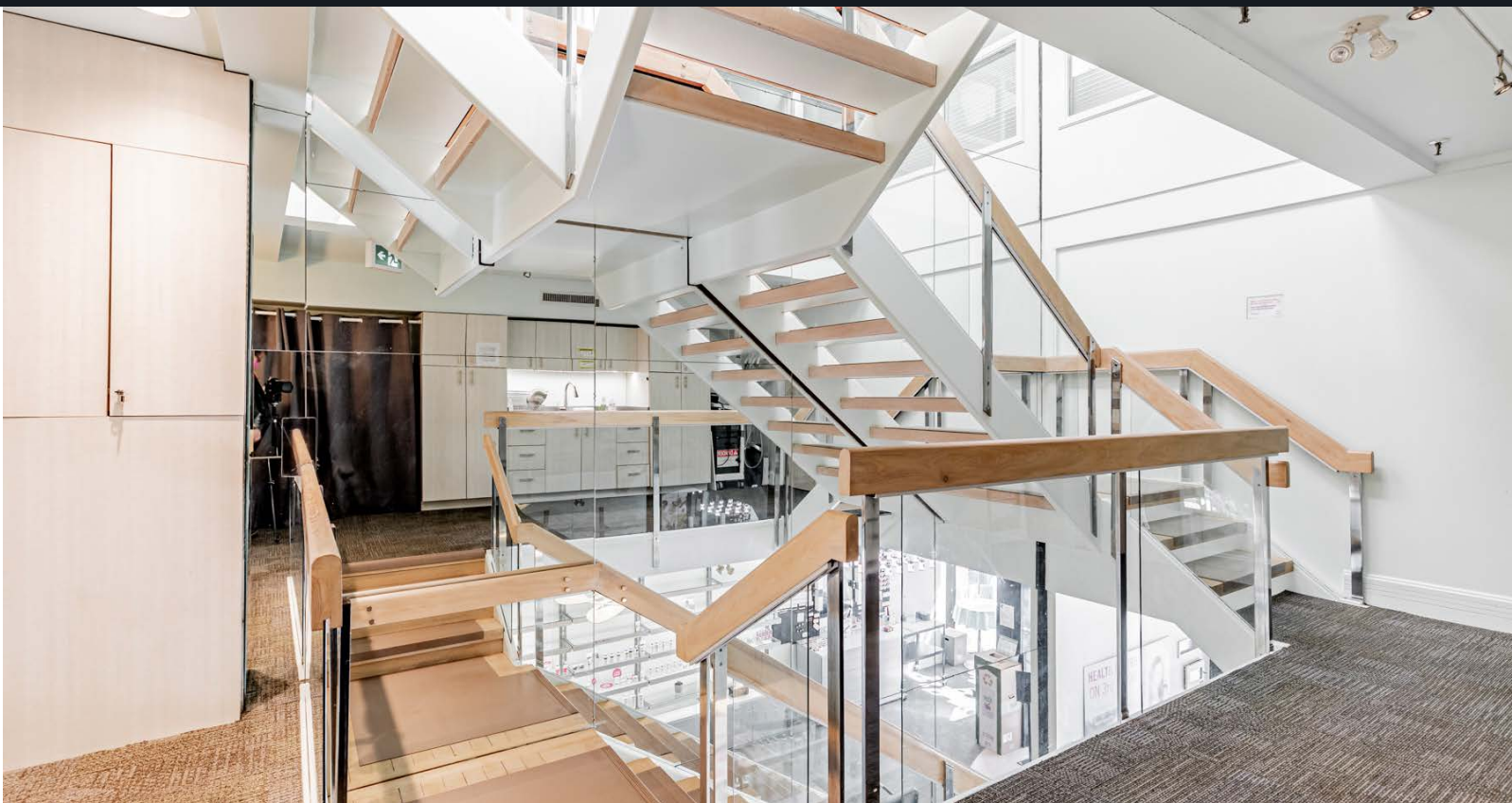
Accessible & Transit Oriented

The Property is situated across the street from Bay subway station, which sees over 35,000 riders a day. It is ideally positioned close to multiple large public parking lots, providing nearly 500 parking spots within a minutes walk of the Property.

*LOWER LEVEL
(VACANT)*

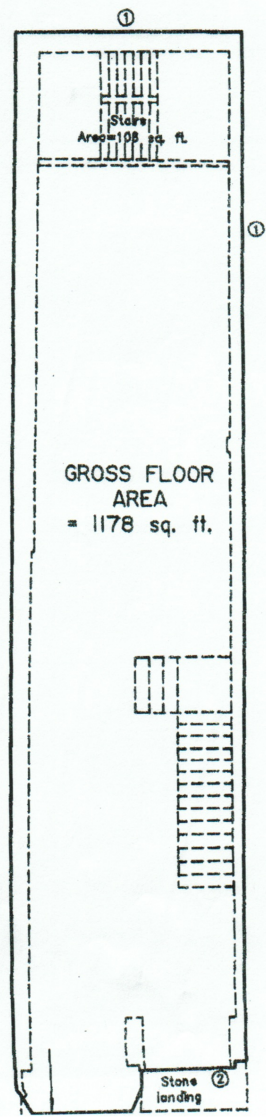


*GROUND, SECOND + THIRD LEVELS
(PURE + SIMPLE)*



FLOOR PLANS

GROUND LEVEL
1,178 SF



SECOND LEVEL
1,169 SF



THIRD LEVEL
1,042 SF



LOWER LEVEL
1,042 SF



CUMBERLAND STREET



BLOOR *yorkville* R

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers and holds the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance in this area often exceeds \$2,500 per sq. ft.



NEIGHBOURHOOD STREETSCAPE

AVENUE ROAD

157 BLOOR ST WEST	PELOTON	MONT BLANC	STUART WEITZMAN	MAX MARA	MONCLER	ESCADA	WILLIAM ASHLEY	BLACK GOAT	CARTIER	PRADA	MULBERRY	COACH	DIOR	DOLCE & GABBANA	ROYAL DEVERSAILES	ROLEX
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ST. THOMAS STREET

VICTORINOX	MCM	MAC	APM MONAGO	COS	HUGO BOSS	SEPHORA	TD BANK
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BAY STREET

BIRKS	EATALY MANULIFE CENTRE	LCBO
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BALMUTO STREET

SCOTIABANK	H&M	FUTURE APPLE STORE
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YONGE STREET

NORDSTROM RACK	MCEWAN'S CHICK'FIL'A	33 BLOOR
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YORKVILLE VILLAGE SOUL CYCLE EQUINOX WHOLE FOODS	HAZELTON HOTEL	ONE RESTAURANT
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KITON	ABURI		STONE ISLAND
	BRUNELLO CUCINELLI	VERSACE	

CHANEL	BALENCIAGA	SUNGLASS HUT	PUBLIC PARKING	FLO'S DINER	REVITALIZE JUICE	GOGO TRANING	REGENCY YORKVILLE
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BUCA	ARCHIVES	FOUR SEASONS HOTEL
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YORKVILLE AVENUE

STK	LUMAS	CNTBND		
YORKVILLE PLAZA	ALOBAR			
	SENSITIVA	LEONE	DICE	

YORKVILLE LANE

ZAZA	BAY REYNA	PARKING	HEMINGWAYS	CIBO	BANDIERA JEWELLERS	OXLEY
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OLD YORK LANE

LA CANADIENNE	FIORIO	GOLDSTRUCK COFFEE	CORBO STUDIO	108A CUMBERLAND STREET	SASSAFRAZ	KASA MOTO	101 YORKVILLE	CHRISTIAN LOUBOUTIN	OFF WHITE	FREE PEOPLE	ISAIA
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TRATTORIA NERVSOA	LAYWINES	EUROLINE	AESOP	TOKYO SMOKE	PUSATERI'S	STARBUCKS
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BAY STREET

PARKING LOT 1036 SPACES	WINE RACK	CALI LOVE
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CUMBERLAND STREET

PRAIRIE GIRL BAKERY	OPTIONS FOR HER	NESPRESSO	LULULEMON	AVEDA	NICOLAS	MOSCOT	YORKVILLE PARK									
LOUIS VUITTON	TIFFANY & CO.	BURBERRY	LAFAYETTE 148	ST. JOHN	GUCCI	ALEXANDER WANG	ANNE FONTAINE	PARIS BAGUETTE	110 BLOOR ST W	L'OCCITANE	102 BLOOR ST W	BARRY'S BOOTCAMP	KUPERT & KIM	ZEGNA	HERMÈS	HOLT RENFREW MENS

BLOOR STREET WEST

DECIUM	HARRY ROSEN	BANANA REPUBLIC	ROOTS	HAKIM OPTICAL
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CUMBERLAND STREET

PLANTA	ALO YOGA	HOLT RENFREW	SAINT LAUAR- ENT	ZARA	ARITZIA	SWAROVSKI	CIBC
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BLOOR STREET WEST



WELCOME TO
BLOOR-YORKVILLE
TORONTO, CANADA



[Click Here](#)
to Play Yorkville
Neighbourhood Video

HUDSON'S BAY

NORDSTROM RACK	MCEWAN'S CHICK'FIL'A	33 BLOOR
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YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

BLOOR-YONGE

MUSEUM

ST. GEORGE

HUDSON'S BAY

EATALY

HOLT RENFREW

FOUR SEASONS HOTEL

PARK HYATT

UNIVERSITY OF TORONTO

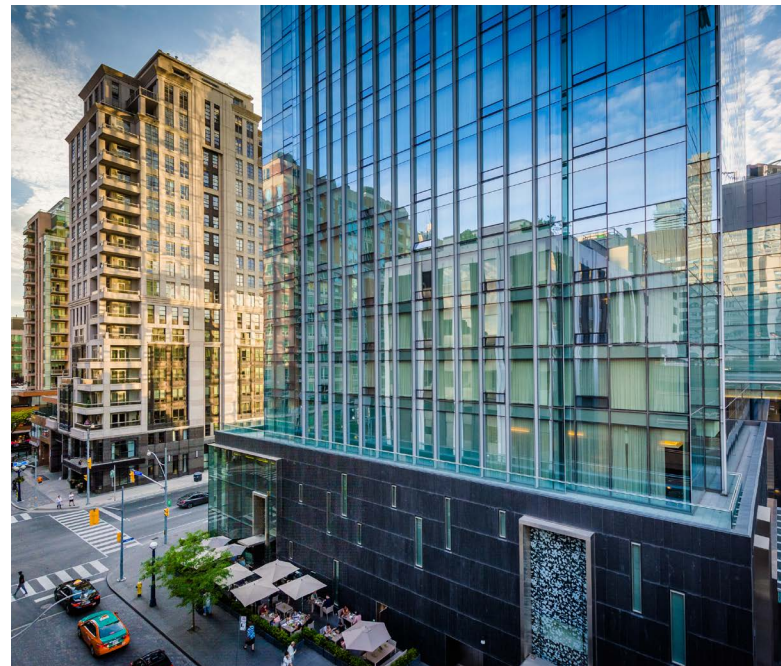
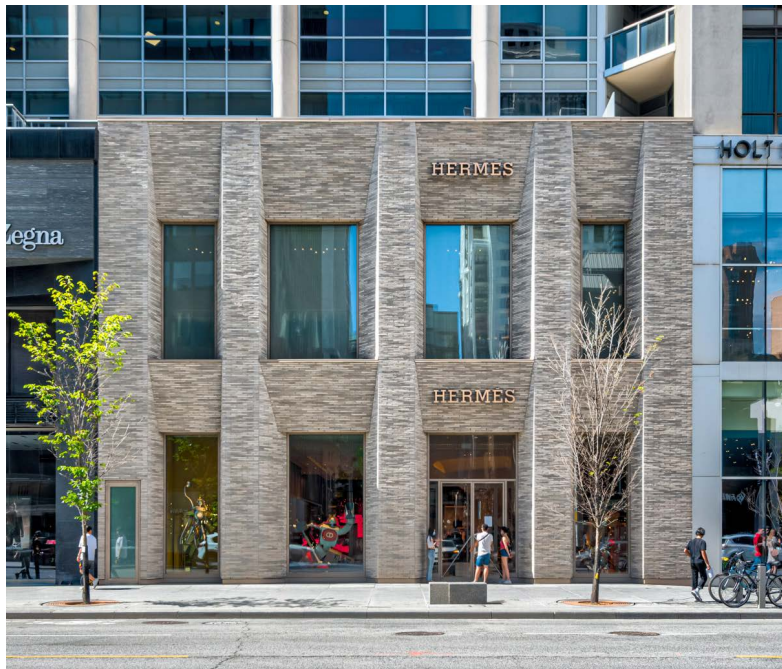
ROYAL ONTARIO MUSEUM

HAZELTON HOTEL

YORKVILLE VILLAGE

TORONTO PUBLIC LIBRARY





NOTABLE NEIGHBOURS

BRUNELLO CUCINELLI

EQUINOX

LULULEMON

PARK HYATT HOTEL

CHANEL

HAZELTON HOTEL

ALO BAR

VERSACE

STONE ISLAND

STK

LOUIS VUITTON

NESPRESSO

CHRISTIAN LOUBOUTIN

FOUR SEASONS HOTEL

BALENCIAGA

LE CANADIENNE

AESOP

WHOLE FOODS

ISAIA

COMING SOON

LAFAYETTE 148

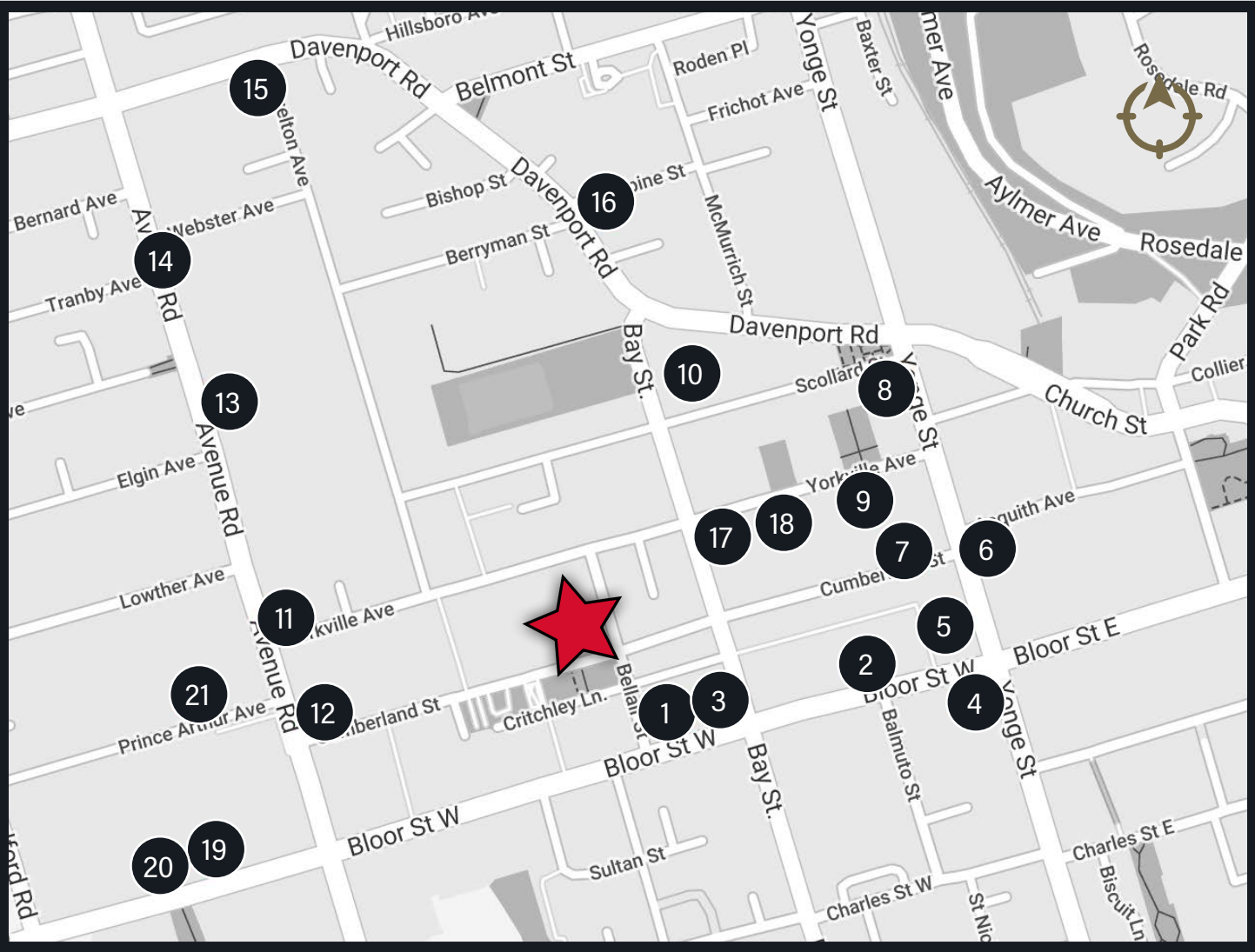
APPLE

ALO YOGA

AREA DEVELOPMENTS

Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of 108A Cumberland Street. There are 21 condominium projects in various stages of development totaling more than 7,697 units in this node. The One, an 85 storey condominium currently under construction on the south west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 505 suites. 108A Cumberland stands to benefit from this strong population growth through additional foot traffic from affluent individuals along with additional retailers looking to secure a presence in the highly sought after neighbourhood.



#	CONDO/ADDRESS	UNITS	STATUS
1	80 Bloor Street West	1,356	Pre-Construction
2	50 Bloor Street West	600	Pre-Construction
3	1200 Bay Street	332	Pre-Construction
4	The One	505	Under Construction
5	Cumberland Square	1,595	Pre-Construction
6	Adagio Condos	202	Pre-Construction
7	Eight Cumberland	399	Under Construction
8	1 Scollard	152	Pre-Construction
9	11 YV	719	Under Construction
10	50 Scollard	148	Under Construction
11	33 Avenue Road	78	Pre-Construction
12	Yorkville Plaza II	n/a	Under Construction
13	89 Avenue	28	Pre-Construction
14	121 Avenue Road	11	Pre-Construction
15	128 Hazelton Avenue	18	Under Construction
16	100 Davenport Rd	53	Pre-Construction
17	1255 Bay Street	357	Pre-Construction
18	The Pemberton	1,029	Under Construction
19	208 Bloor Street West	46	Pre-Construction
20	210 Bloor Street West	42	Pre-Construction
21	10 Prince Arthur	27	Pre-Construction

INCOMING CONDO UNITS: 7,697



1 YORKVILLE



THE PEMBERTON



ADAGIO CONDOS



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CBRE

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