

Drone Video



# 12-16 Eastern *Ave*

UNIQUE CHARACTER RETAIL FOR LEASE IN TORONTO'S KING EAST NEIGHBOURHOOD



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CHARACTER RETAIL FOR LEASE IN TORONTO'S KING EAST NEIGHBOURHOOD

**Join Alo Commissary at this unique site in the heart of Toronto's thriving King East neighbourhood.**

The property consists of two beautiful brick-and-beam former industrial buildings with incredible ceiling heights, huge windows and ample natural light throughout.

12-16 Eastern Avenue is directly connected to King East via a pedestrian walkway and courtyard that has incredible patio potential - think Yorkville Lane or Dairy Block in Denver.

The opportunities here are endless.

# Property Details

**12 Eastern Avenue**  
5,891 sq. ft.

**16 Eastern Avenue**  
Ground: 9,819 sq. ft.  
Second: 1,113 sq. ft.  
Basement: 1,142 sq. ft.  
**Total: 12,074 sq. ft.**

**Net Rent:**  
Please contact listing agents

**TMI:**  
\$15.00 per sq. ft.

**Available:**  
Spring 2024

## Property Highlights:

- Unique brick and beam retail space with incredible ceiling heights and ample natural light throughout
- Patio potential
- Surface parking available
- Potential to demise into smaller units
- Connected to King East via pedestrian laneway
- Neighbouring tenants include Gusto 501, Spaccio East, Alo Commissary (coming soon), Roche Bobois and Reyna on King
- Steps to the Distillery District, Canary District and minutes to the heart of the Financial District

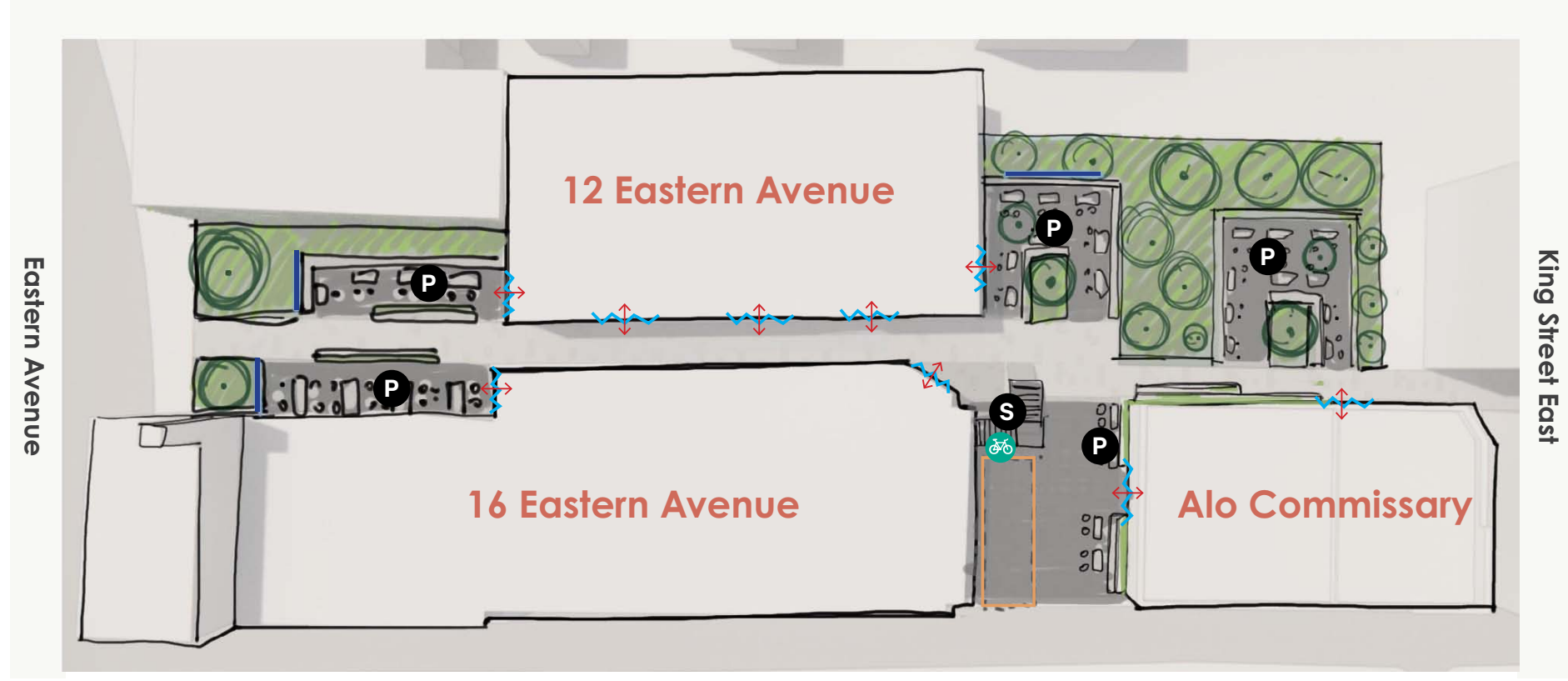


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# 12-16 Eastern Avenue Site Plan

Potential Landscape Design



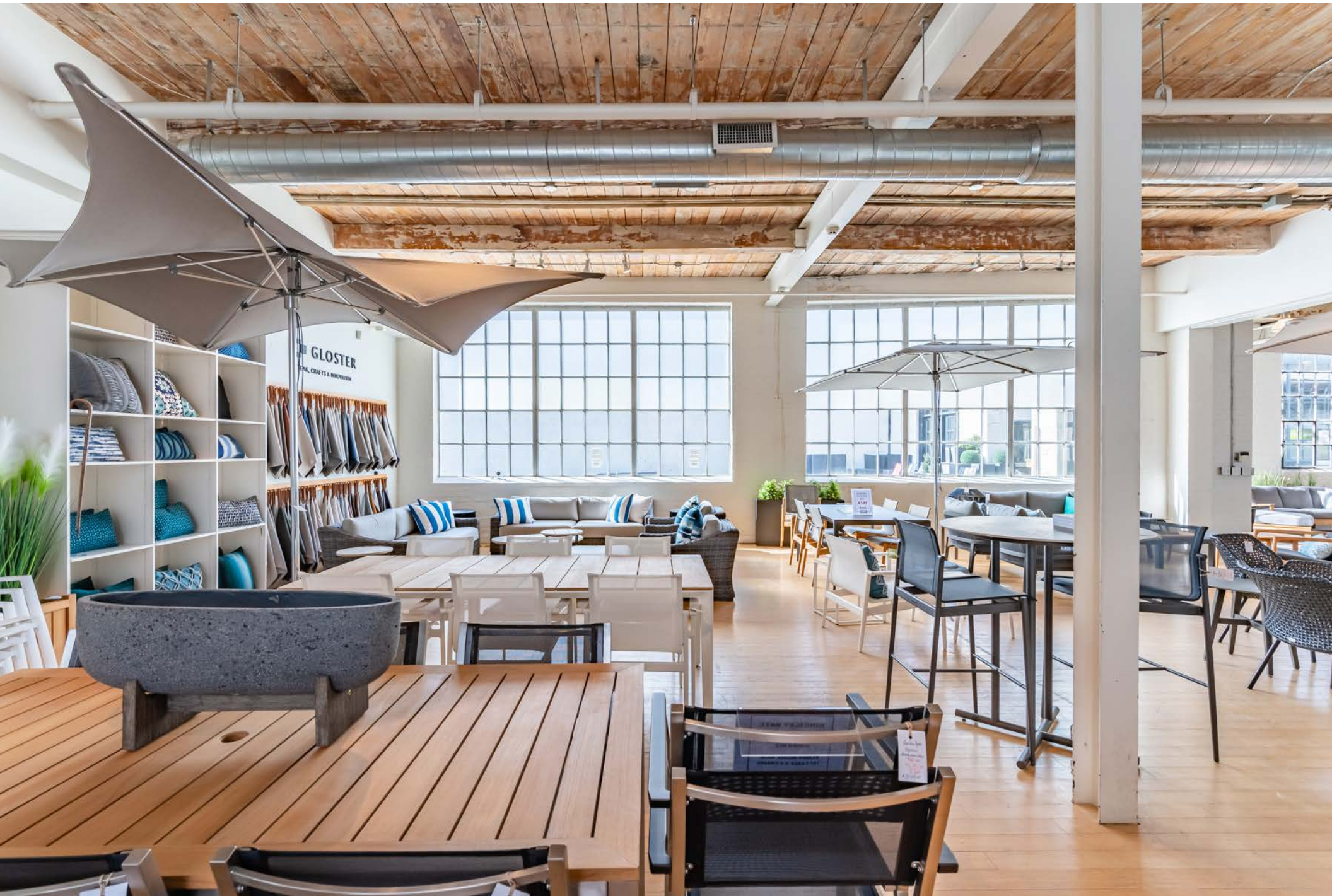
Gilead Place



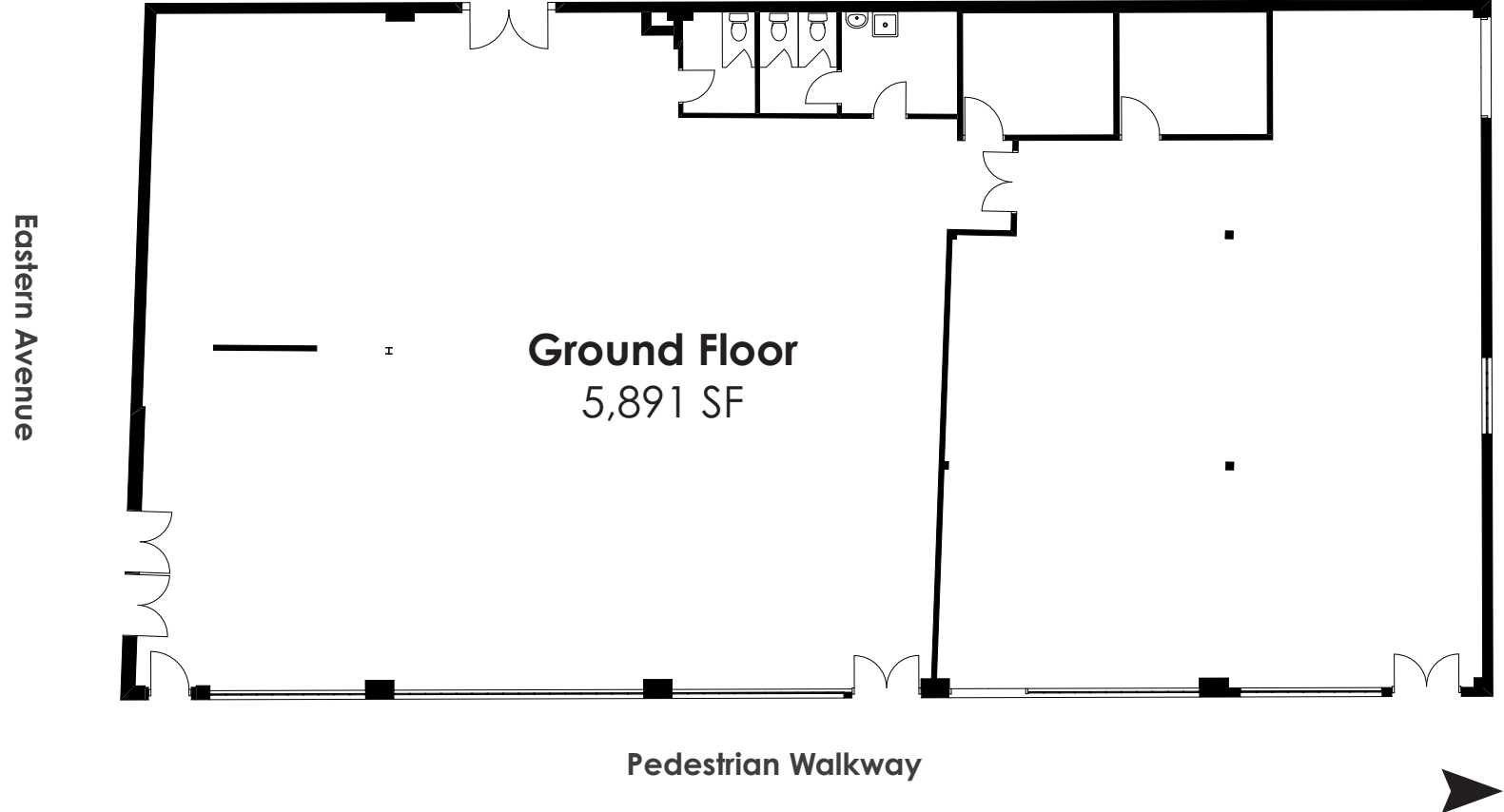
Surface Parking/  
Patio/Courtyard Opportunity



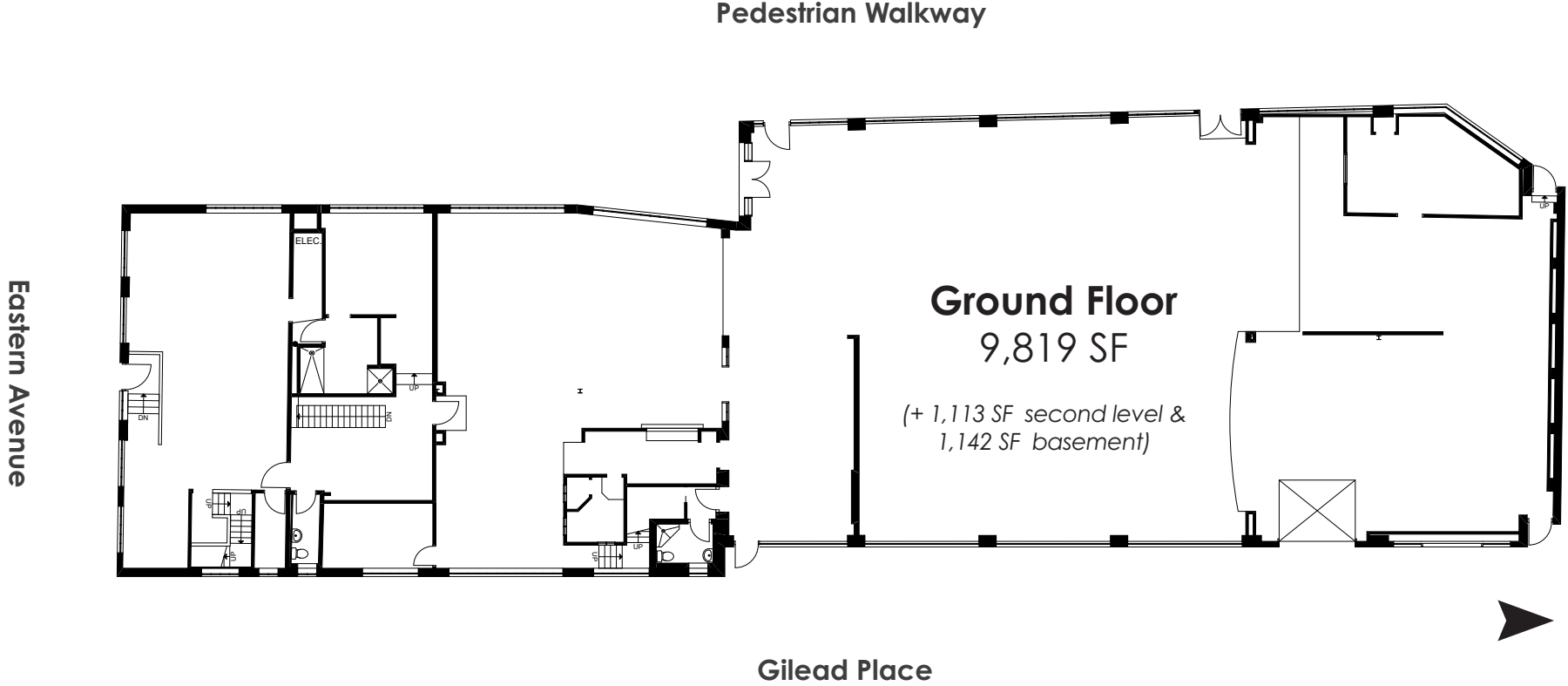
# Interior Images



# 12 Eastern Avenue Floor Plan



# 16 Eastern Avenue Floor Plan



# Downtown East

**13.7%**  
Population Change  
(2022-2027)

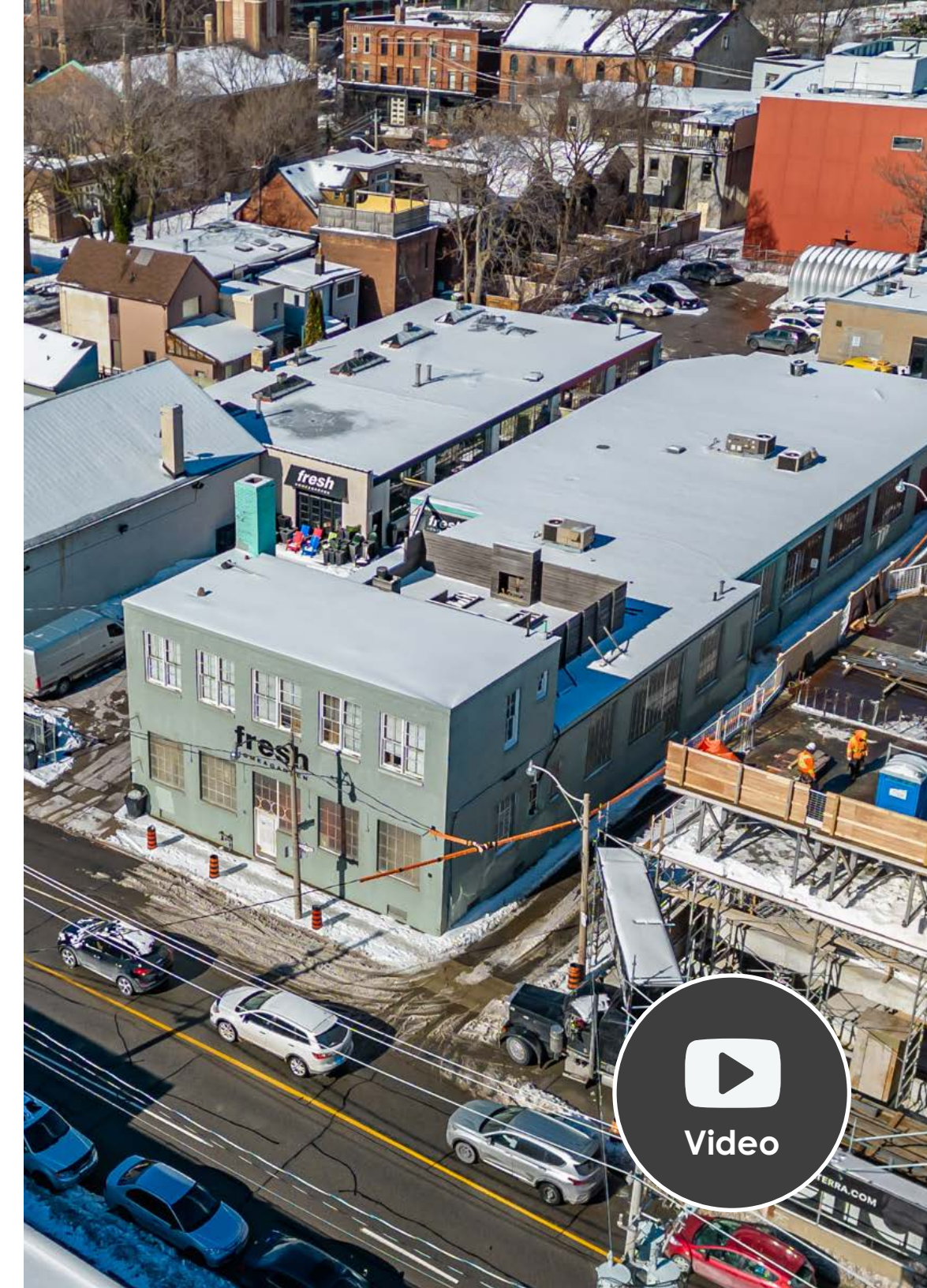


## Corktown A Neighbourhood on the Rise

12-16 Eastern Avenue is located in Downtown East in the heart of Corktown, one of Toronto's oldest neighbourhoods. It has become a popular neighbourhood for young professionals due to its central location and easy access to Toronto's business and entertainment districts as well as its proximity to the Distillery District, St. Lawrence Market and Leslieville.

Corktown is home to many beautiful Victorian homes as well as vacated industrial buildings that have been converted into shops, lofts and studio space that give the neighbourhood added charm. In recent years the area has become a new hot-spot to grab a drink or a bite to eat thanks to Gusto 501, Spaccio (Terroni), Alo, Reyna and other popular local spots making Corktown home.

Downtown East has seen remarkable growth and significant change in the past ten years. There are currently several large scale office developments and residential condominiums in various stages of development in the neighbourhood. Future growth will only be further fueled by the addition of a subway stop in the neighbourhood. Corktown subway station, part of the new 15.6 km Ontario Line, will be built only steps from 12-16 Eastern Avenue at the corner of King and Berkeley. This station will be part of the new 15.6 km Ontario Line, which will run between Exhibition Place, through downtown and all the way north to the Ontario Science Centre.



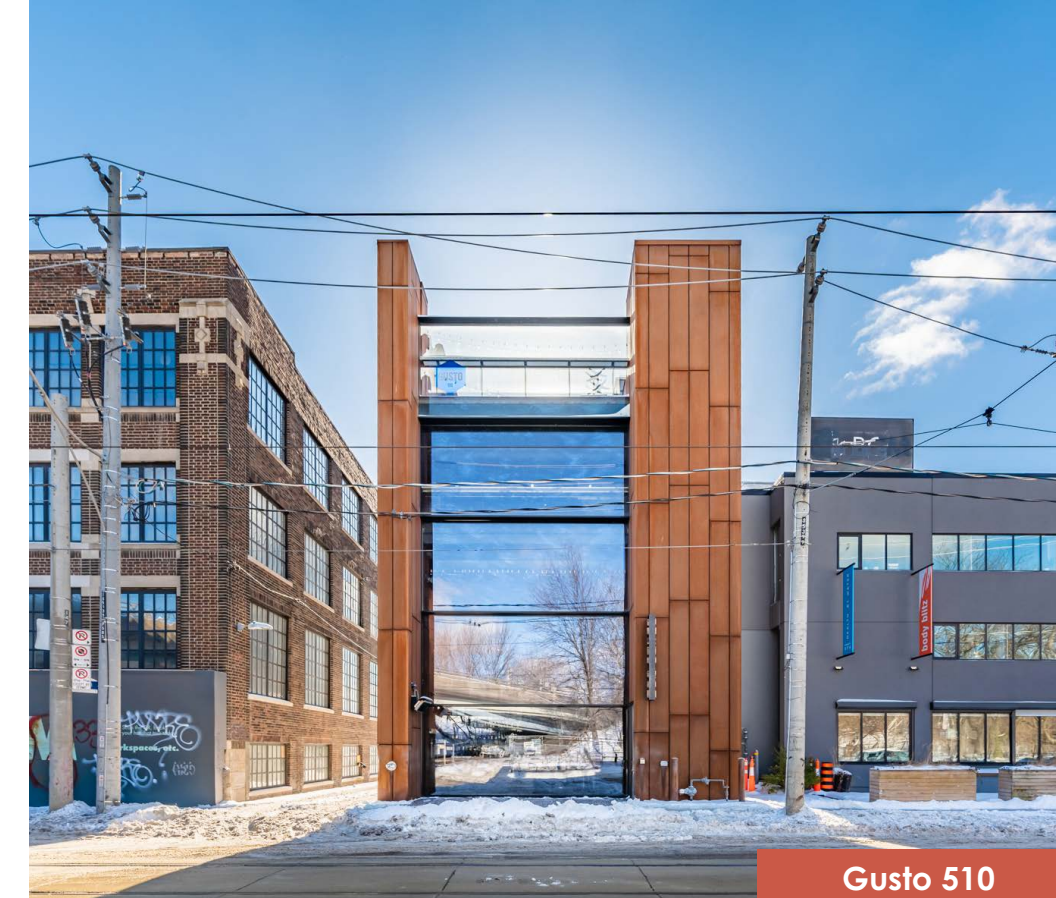
**39,001**  
Population



**\$116,962**  
Average Household Income

*(Demos: within 1km of the site)*







# 12-16 Eastern Ave

## Contact

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