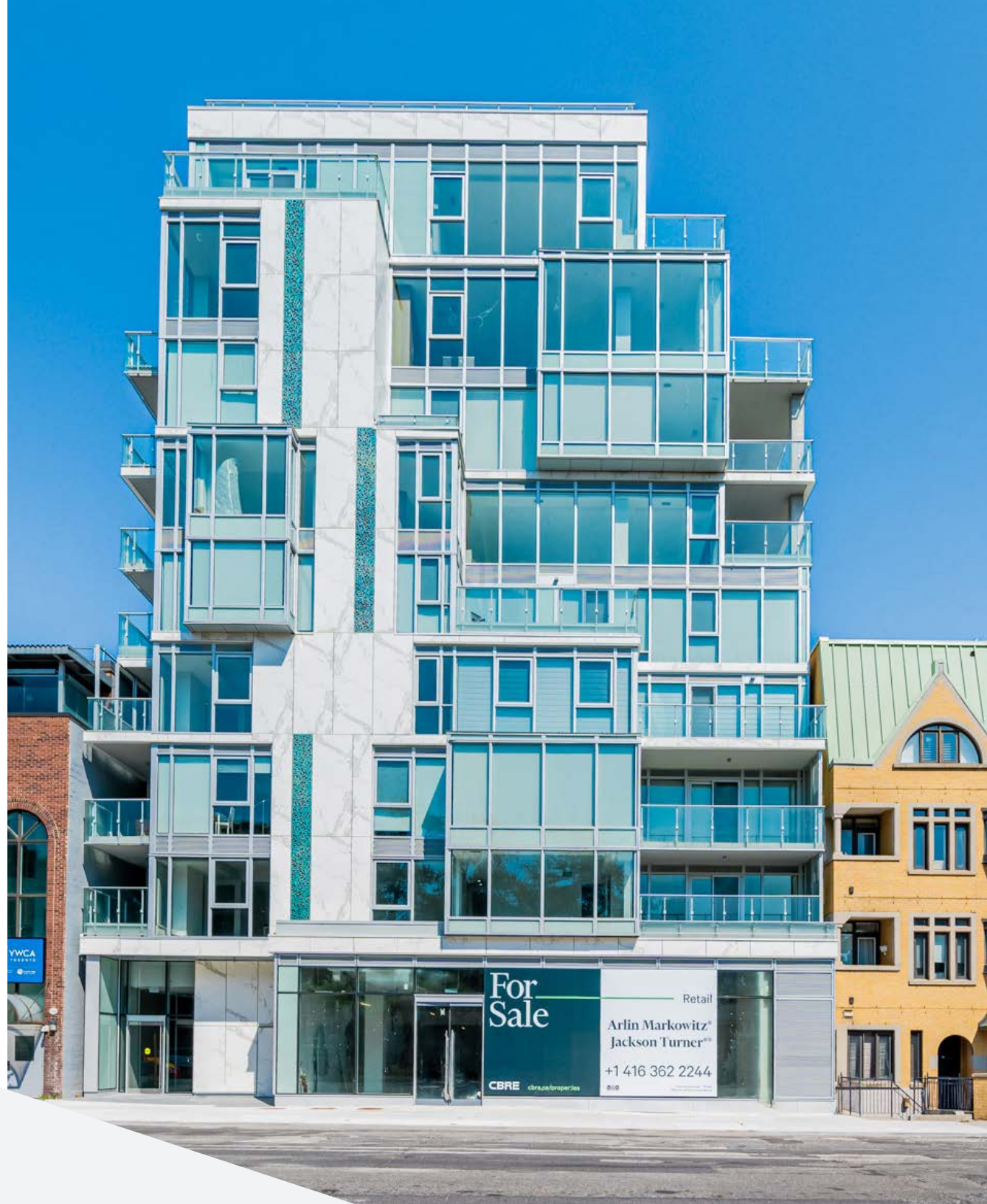


216

DAVENPORT

Retail/Office for Sale
In the Heart of the Annex



CBRE



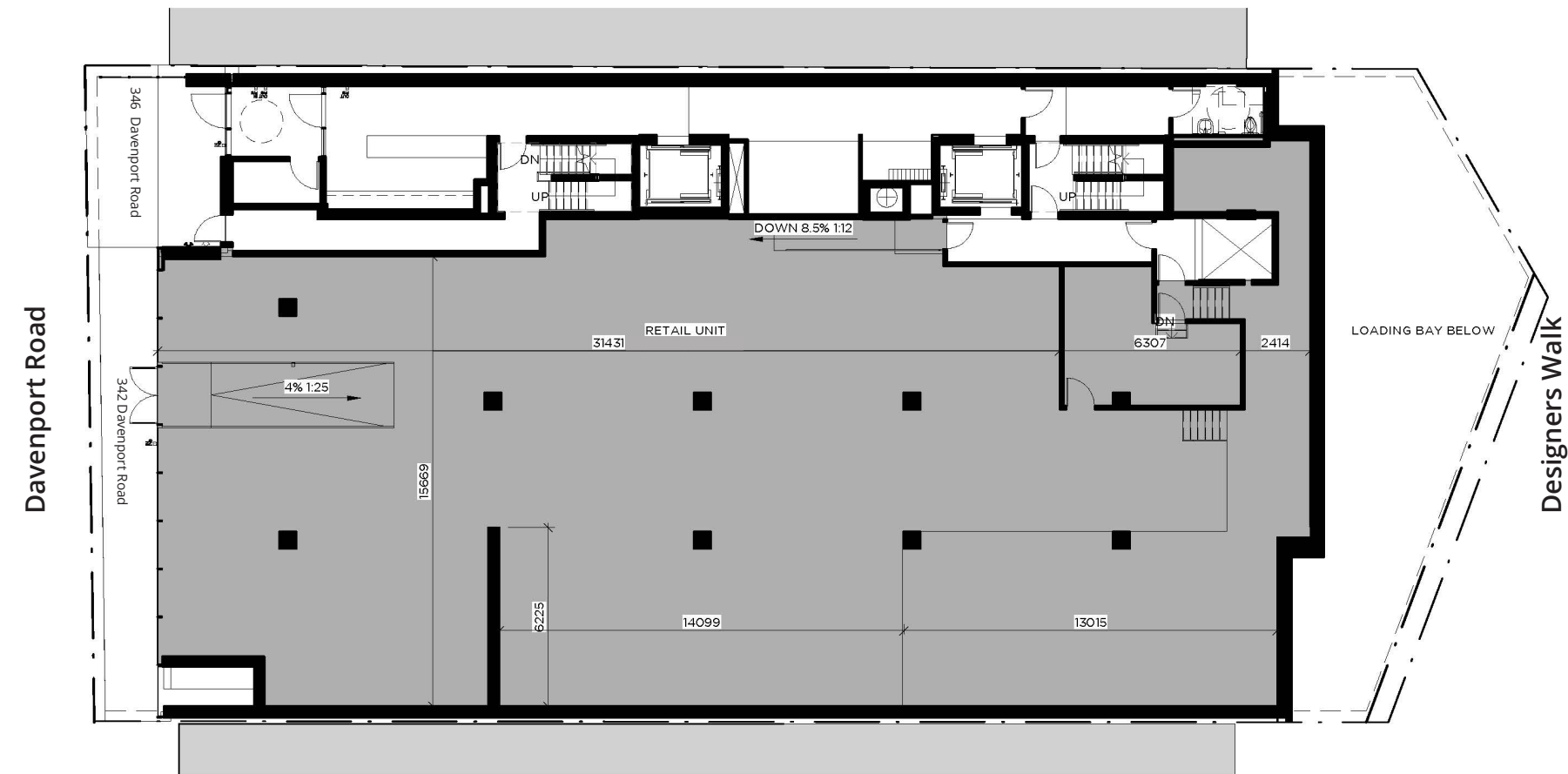
916

DAVENPORT

Address:	346 Davenport Road, Toronto
Price:	\$5,900,000
Size:	7,145 sq. ft.
Possession:	Immediately
Frontage:	40 ft.
Ceiling Height:	~15 ft.

- Beautiful brand new retail/office space on the ground floor of a boutique condominium
- Floor-to-ceiling glazing and over 40 ft. of frontage onto Davenport Road
- Access to rear loading
- Potential parking spaces available
- Located in the Annex, seconds from Yorkville
- Adjacent to Designers Walk, home to the city's most preeminent interior design showroom destination
- 5-minute walk to Dupont Station
- Comparable sales in Yorkville are between \$1,200-\$1,500 PSF (office) and \$2,000-\$3,500 PSF (retail)

Floor Plan | 7,145 SF







LOCATION OVERVIEW

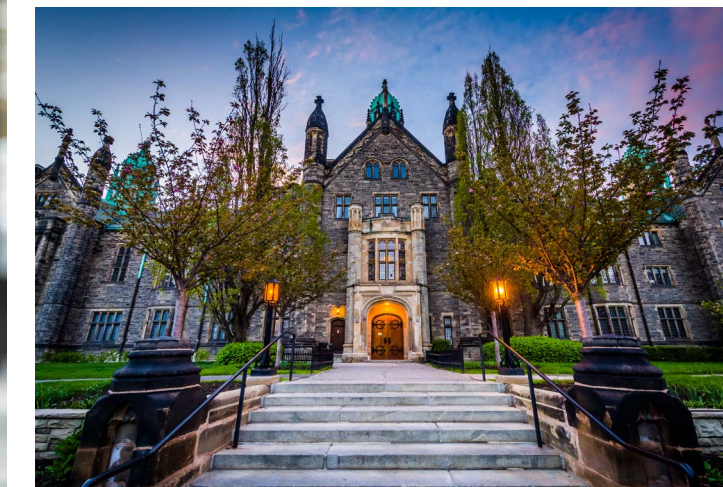
Where the Annex meets Yorkville

346 Davenport is centrally located on Davenport Road, just south of Dupont Street, nestled between Yorkville and the Annex — two popular neighbourhoods, each with its own distinct charm and appeal.

Yorkville is best known for its Mink Mile, Canada's Fifth Avenue — home to luxury stores such as Tiffany & Co., Jimmy Choo, Hermes, Louis Vuitton — but Toronto's most chicest downtown neighbourhood is also home to high-end hotels (The W Hotel, Park Hyatt, Hazelton Hotel), specialty Food Stores (Pusateris, Whole Foods, Eataly) and boutique gym facilities, including Catalyst and Equinox.

The Annex is primarily a residential neighbourhood with beautiful mature tree-lined streets and large Victorian homes. Although largely residential, the stretch of the neighbourhood along Bloor Street is a lively mixed-use area home to an abundance of bars, restaurants and independent businesses. Dupont Street, which is in the process of revitalization, has also become one of the city's dining destinations.

346 Davenport Road also benefits from its proximity to **Designers Walk**: a one-of-a-kind commercial centre where you will find Canada's top interior design showrooms and architecture firms. This exceptional stretch of retail is home to showrooms such as Primavera Interior Furnishings, Theo Decor, The ROMA Group, The Red Carpet & Rug Company, Cabinet Furniture, and more.



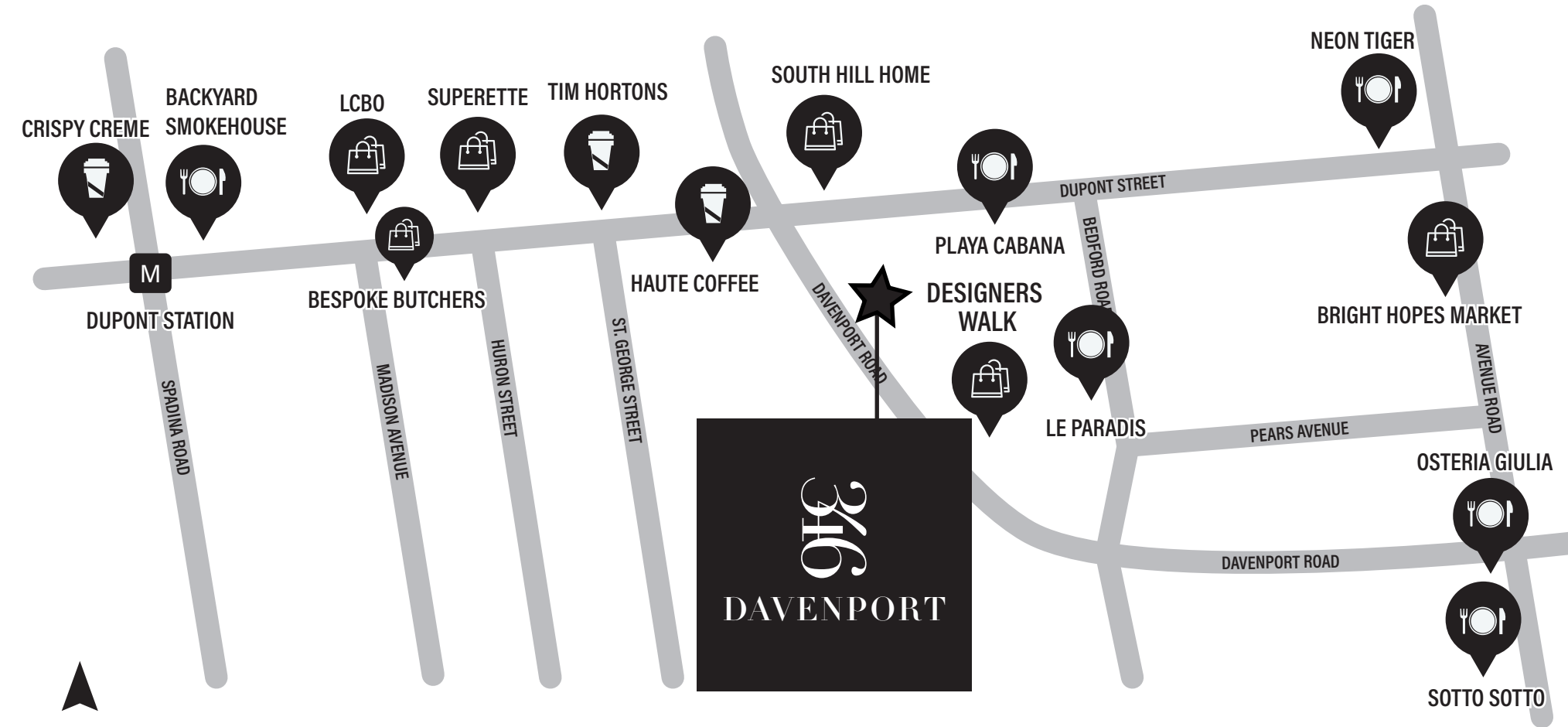
Area Developments

Name/Address	#of Units	Status
1 361 Davenport Rd	16	Pre-Construction
2 350 Davenport Rd	6	Pre-Construction
3 321 Davenport Rd	23	Construction
4 314 Davenport Rd	100	Pre-Construction
5 The Bedford	106	Pre-Construction
6 148 Avenue Road	355	Pre-Construction
7 183 Avenue Road	18	Pre-Construction
Total:	624 Units	

\$1,222.15
 AVERAGE PRICE PSF OF RECENT
 CONDO SALES WITHIN 1KM OF 346 DAVENPORT



Neighbouring Tenants



NOTABLE DESIGNERS WALK TENANTS

- Cabinet
- House & Home Media
- Red Studio Inc. Architects
- Pehr Designers Inc.
- Finnegan-Marshall Inc.
- Theo Decor
- Zegna
- Elizabeth Metcalfe Interiors
- Baker and Scone
- Resource Furniture
- iN Studio Design
- Cumulus Architects Inc.

321 DAVENPORT RD



314 DAVENPORT RD



183 AVENUE RD



184 AVENUE RD





DAVENPORT

Advisory Team

Arlin Markowitz*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*
Vice President
416 847 3254
teddy.taggart@cbre.com

*Sales Representative
**Broker

CBRE

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