

# 1051

BLOOR

Bloor West Retail & Residential Building *For Sale*



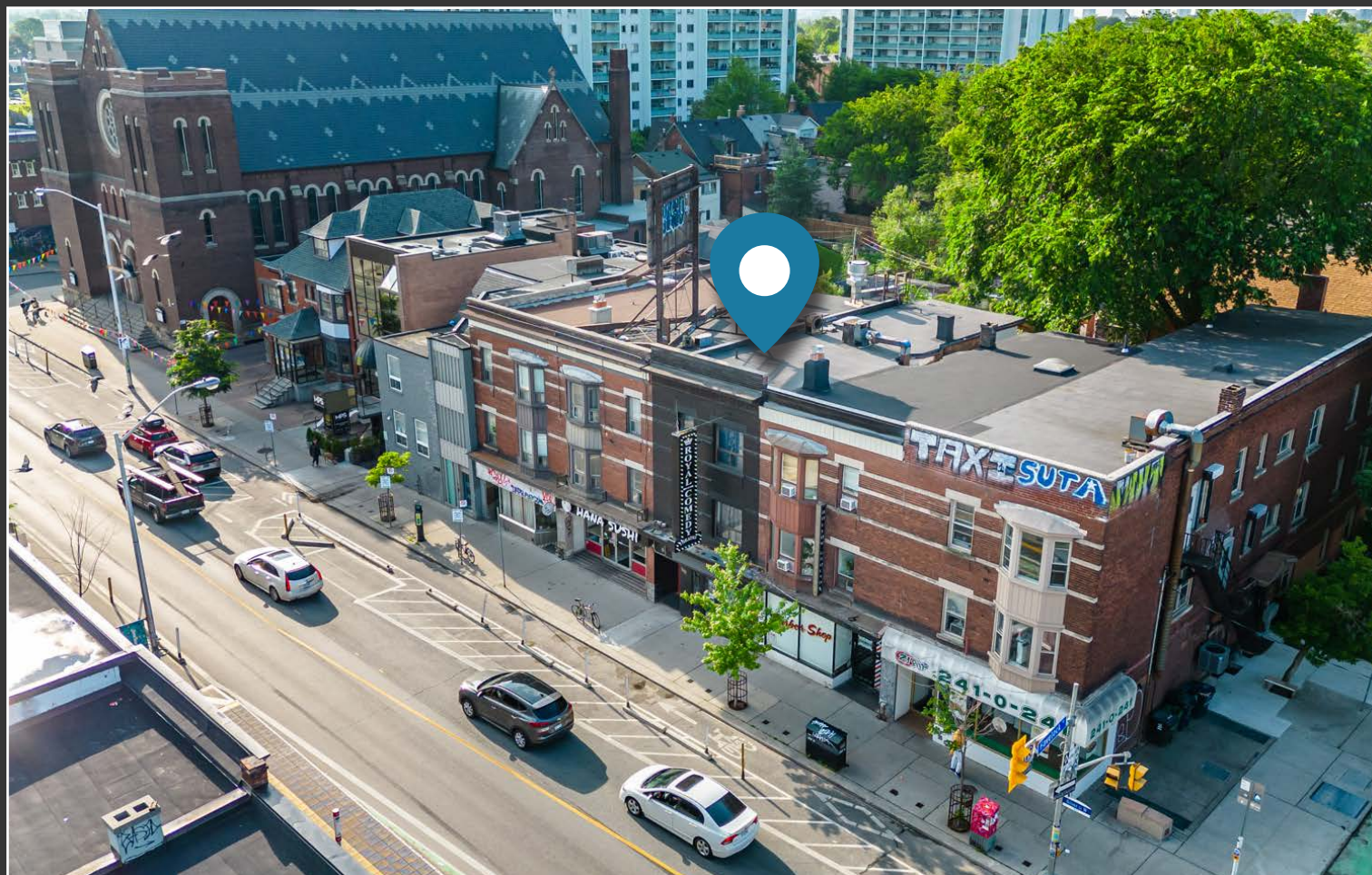
CBRE



# The Offering

CBRE Limited (the "Advisors") are pleased to offer for sale 1051 Bloor Street West, Toronto (the "Property" or the "Site"), a commercial/residential real estate opportunity on Bloor Street West along the Bloorcourt Village BIA.

The Property features retail on the main level and two residential apartments on the second and third levels (2 bedrooms + 1 bath each). The property is 100% leased but there is potential for vacant possession on closing.





# Property Details

**Address:** 1051 Bloor Street West, Toronto

**Size:** Lower: 1,551 sq. ft.  
Ground: 1,551 sq. ft.  
Second: 887 sq. ft. + large patio  
Third: 887 sq. ft.  
Total: 4,876 sq. ft.

**Property Taxes:** \$15,268.66 (2022)

**Frontage:** 19 ft. (approx.)

**Depth:** 100 ft. (approx.)

**Site Area:** 1,846 sq. ft.

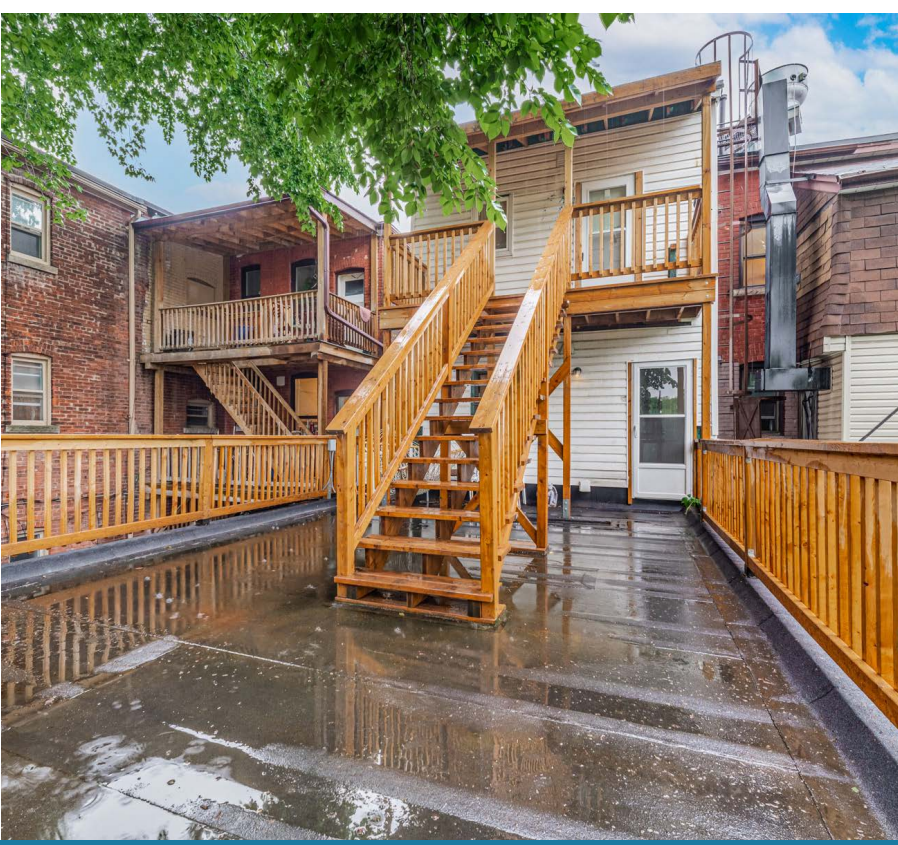
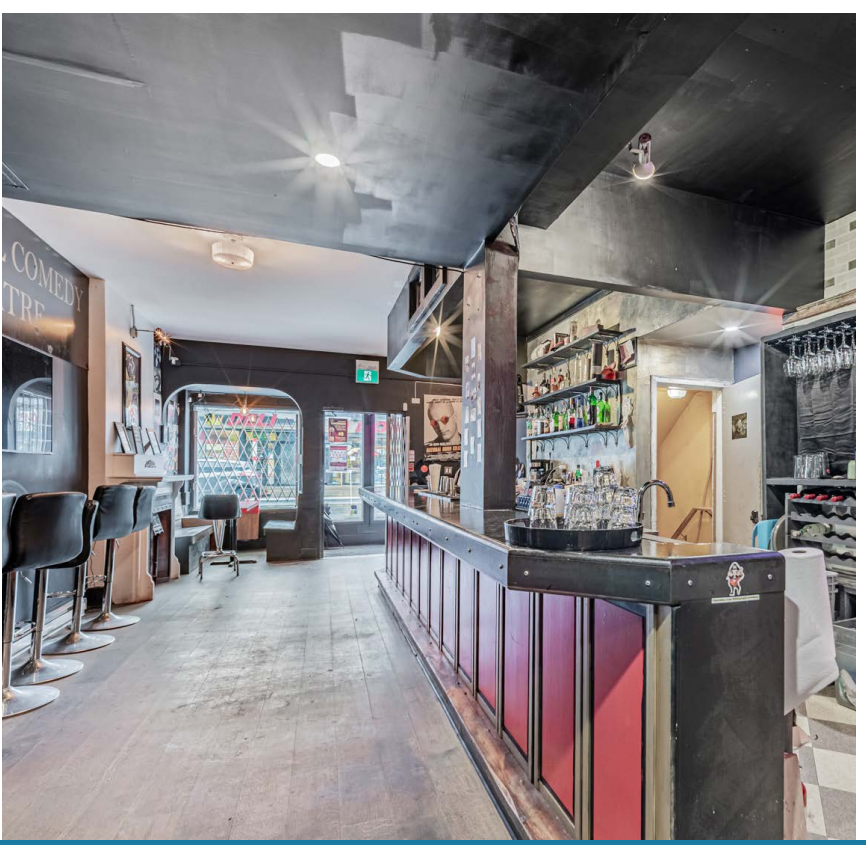
- Prime Bloorcourt building featuring one retail unit on the ground level and two 2-bedroom residential units on the second and third levels
- The Property is 100% leased but there is potential for vacant possession on closing
- Perfect for an investor or end-user
- Long-term development opportunity
- Excellent Bloorcourt location, steps to both Dufferin and Ossington subway stations
- Neighbouring tenants include Maker Pizza, Paradise Theatre, Osteria Rialto, Bar Biltmore, Paradise Grapevine and many others

**Price: \$2,200,000**

**Offers shall be received by the Vendor & Adivsory Team on as-received basis**

 **Click for Video**

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



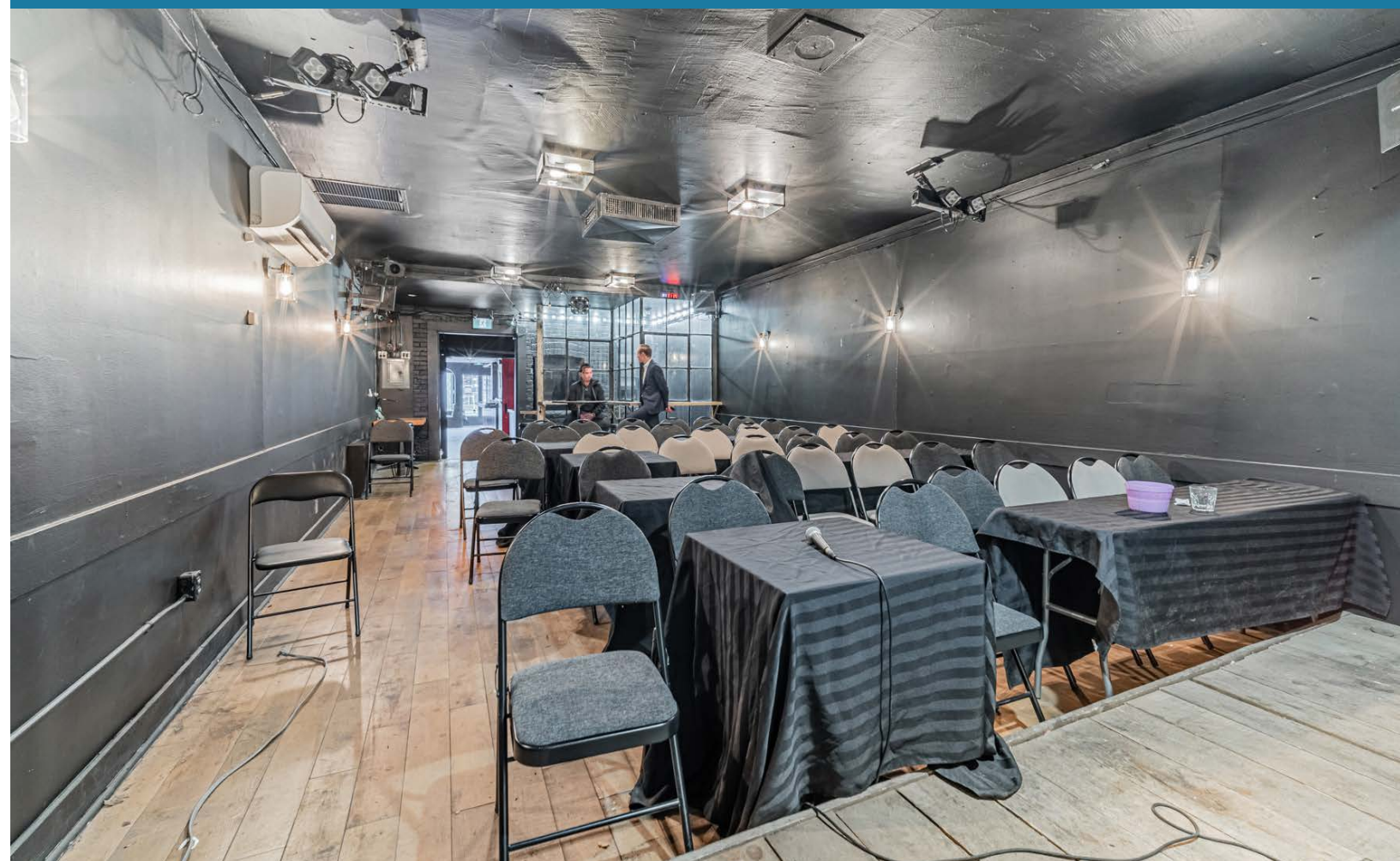
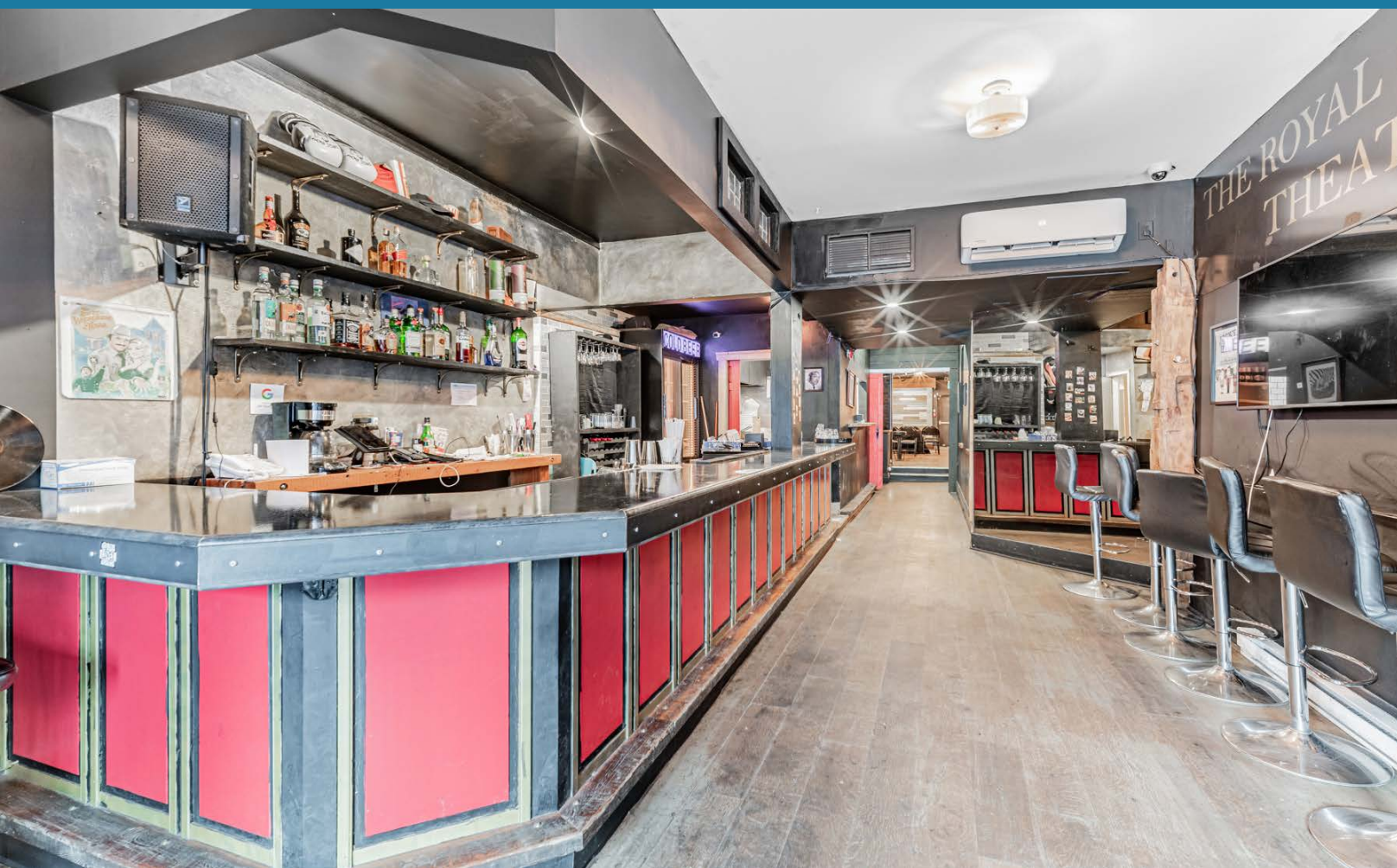




GROUND FLOOR



GROUND FLOOR







SECOND FLOOR



THIRD FLOOR





# The Location

1051 Bloor Street West is located in Bloorcourt Village, a popular retail and restaurant strip located along Bloor West between Montrose Avenue and Dufferin Street. Bloorcourt is known for its great variety of shops and restaurants and its annual "Sidewalk Sale and Community Festival". Popular neighbourhood retailers and restaurants include Makers Pizza, Cafe Paradise, Station Cafe and Kitchen, Osteria Rialto Long & McQuade, Gus Tacos and many more.

Just west of the Property is the Bloor & Dufferin development site, which consists of six mixed-use residential buildings and greenspace. The project will feature 2,034 new residential units, 74,893 sq. ft. of retail and 38,540 sq. ft. of greenspace.

The Property benefits from its close proximity to Christie Pits Park, one of Toronto's most popular urban parks. The park is a huge draw to the area, especially in the summer months, where people flock to the park to swim in the public pool, play sports or walk their dogs.

1051 Bloor Street West is ideally serviced by the Bloor-Danforth subway line and is within walking distance to both Dufferin Station and Ossington Station.





# Bloor Street West - Neighbouring Tenants





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# CBRE

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