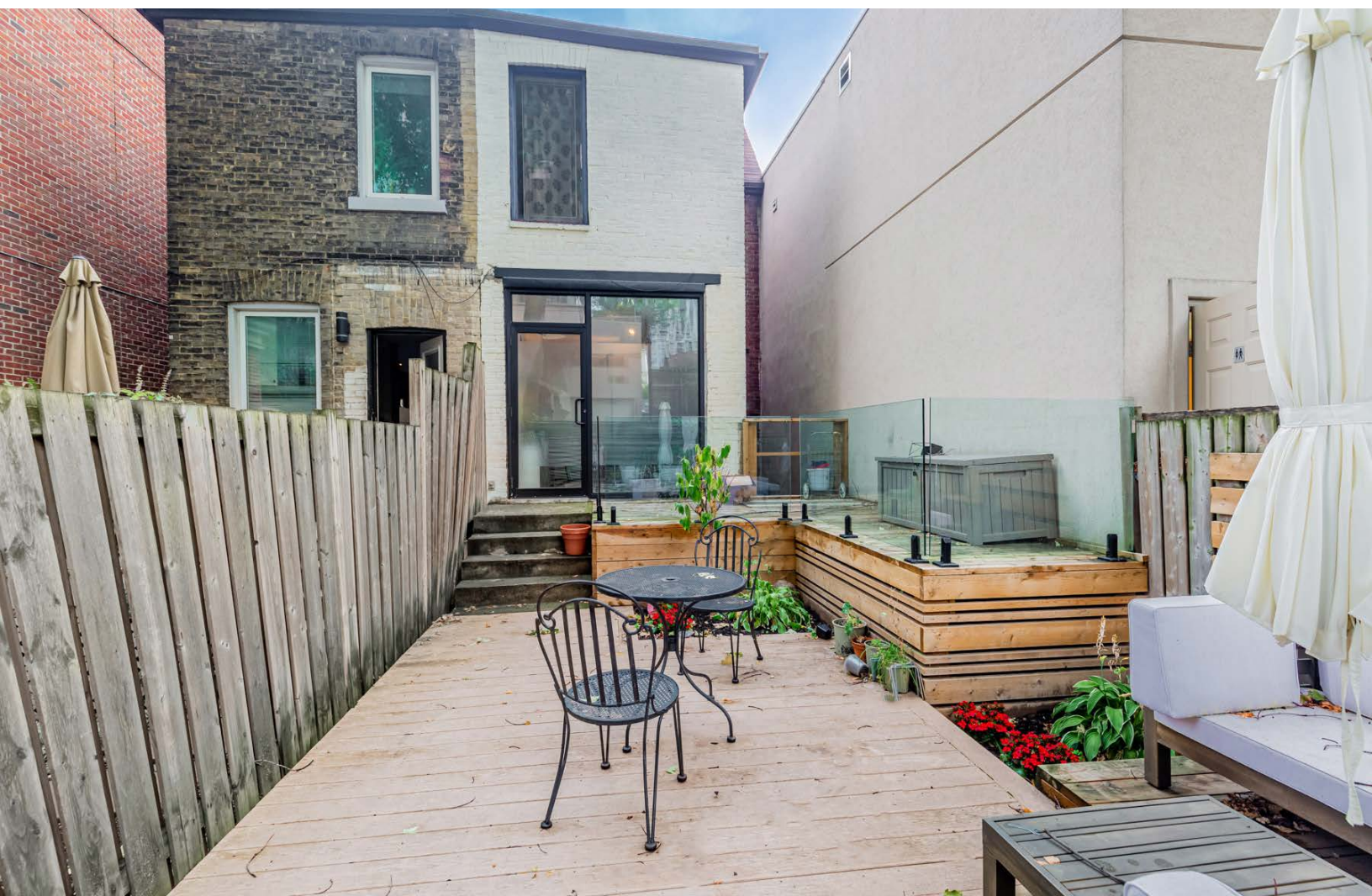


# 107 *Scollard Street*

BUILDING FOR SALE IN YORKVILLE | TORONTO



**CBRE**



107  
Scollard Street

# 107 Scollard Street

Address: 107 Scollard Street, Toronto

Size: Ground: 664 sq. ft.  
Second: 664 sq. ft.  
Third: 407 sq. ft.  
Lower: 664 sq. ft.  
Total: 2,399 sq. ft.

Frontage: 15 ft.

Depth: 75 ft.

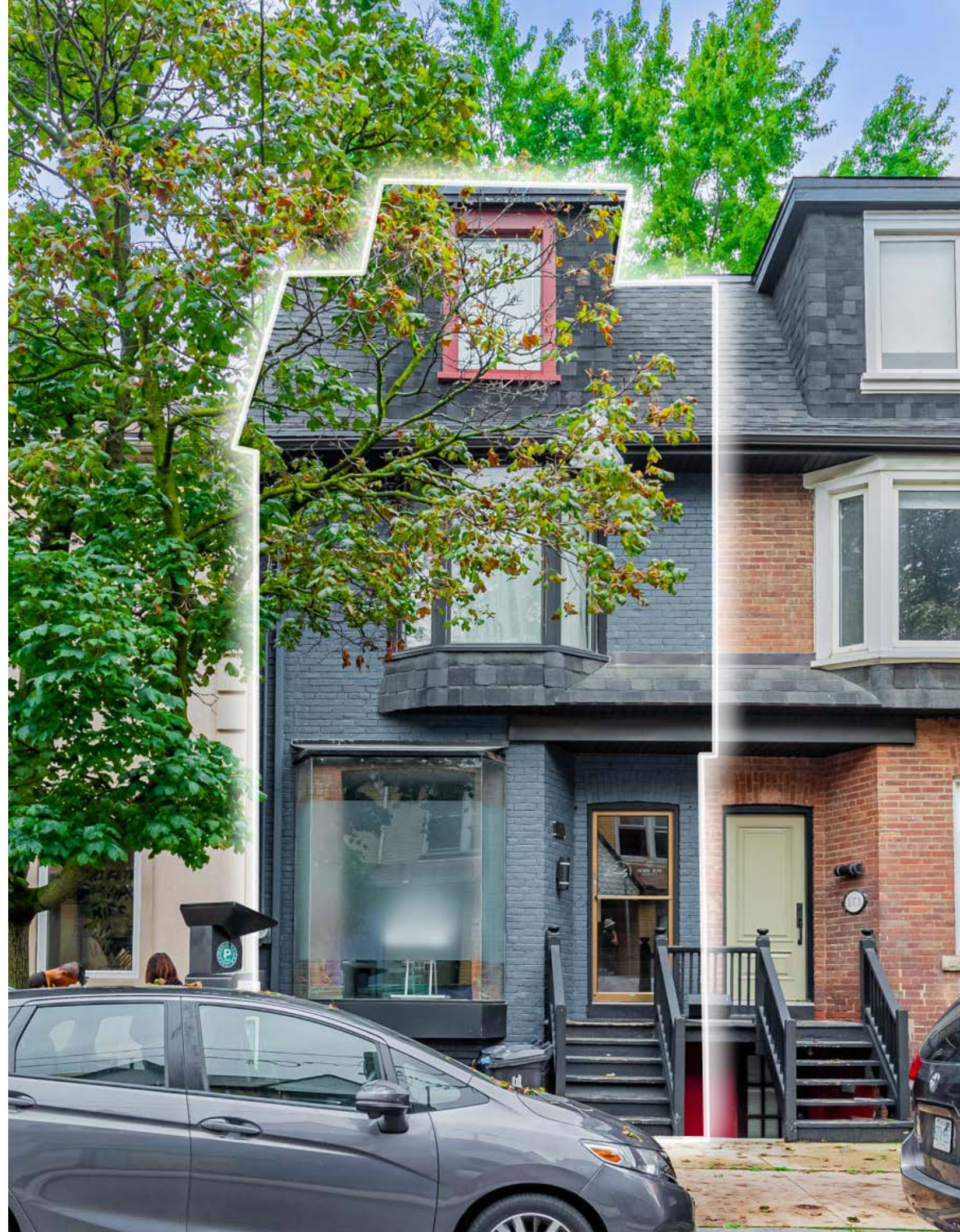
Property Taxes: \$18,116.7 (2023)

- Rare user/investment opportunity in the heart of Yorkville
- 100% leased with potential for vacant possession on closing
- Features a large outdoor area
- Recently renovated with upgrades including:
  - » New Lennox furnace
  - » 1st floor Austrian walnut herringbone flooring
  - » 1st floor powder room
  - » New 3rd floor kitchen
  - » New 1st floor windows
  - » New back deck
  - » New electrical panel
  - » Waterline 1" on city and property owners portion
  - » Cast iron drainage changed to PVC

**Price: \$2,800,000**

*Offers will reviewed on an as-received basis*

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

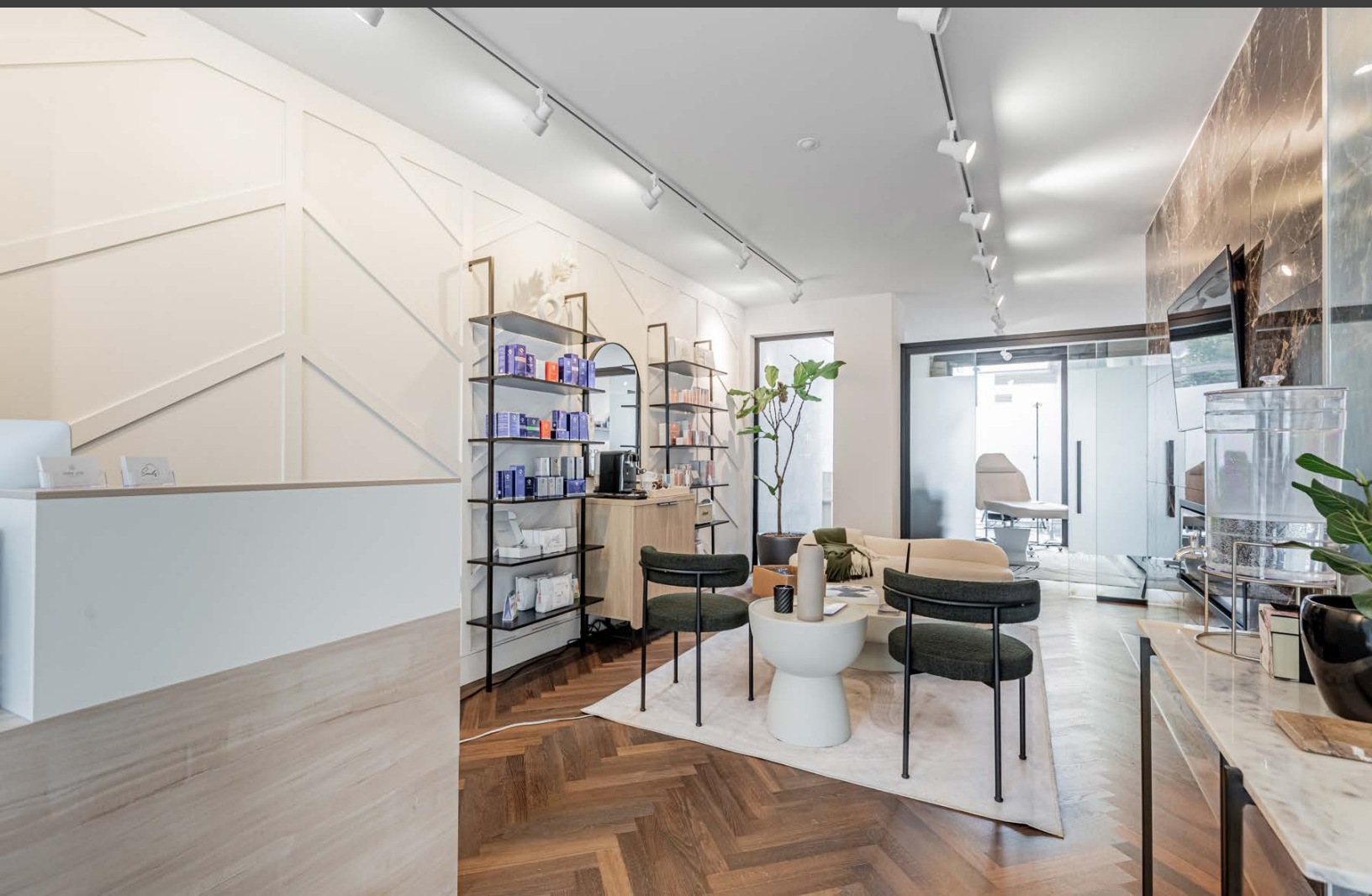




GROUND FLOOR



SECOND FLOOR





THIRD FLOOR

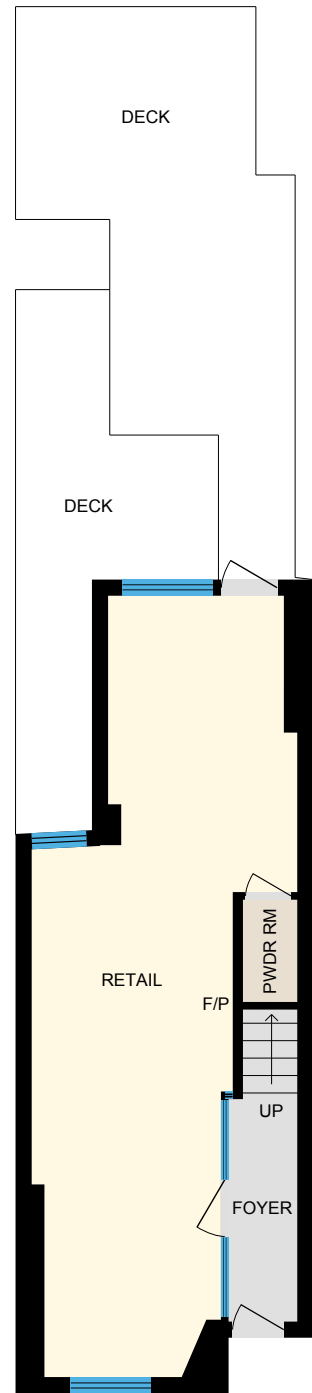


LOWER LEVEL



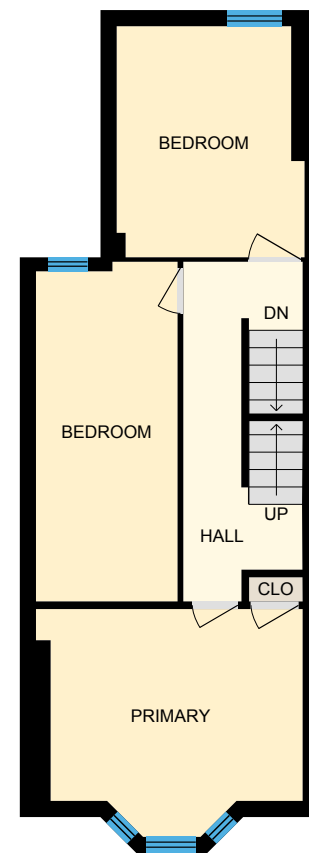


## Ground Floor 664 SF

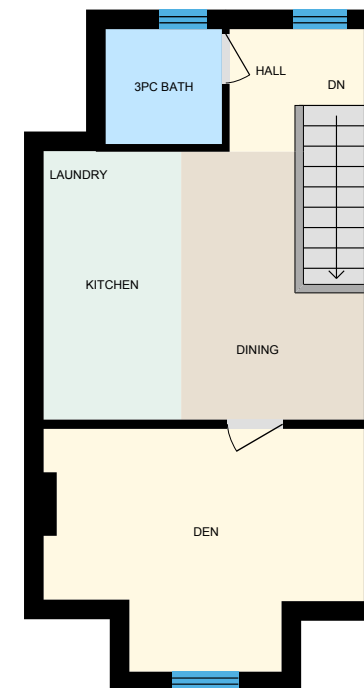


SCOLLARD STREET

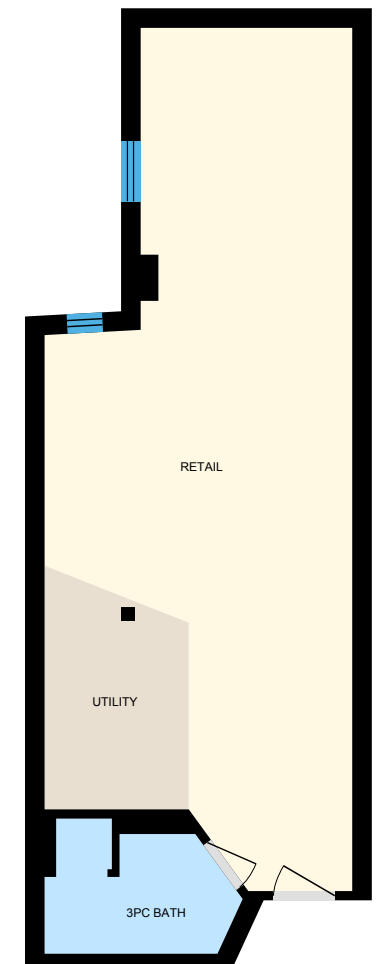
## Second Floor 664 SF

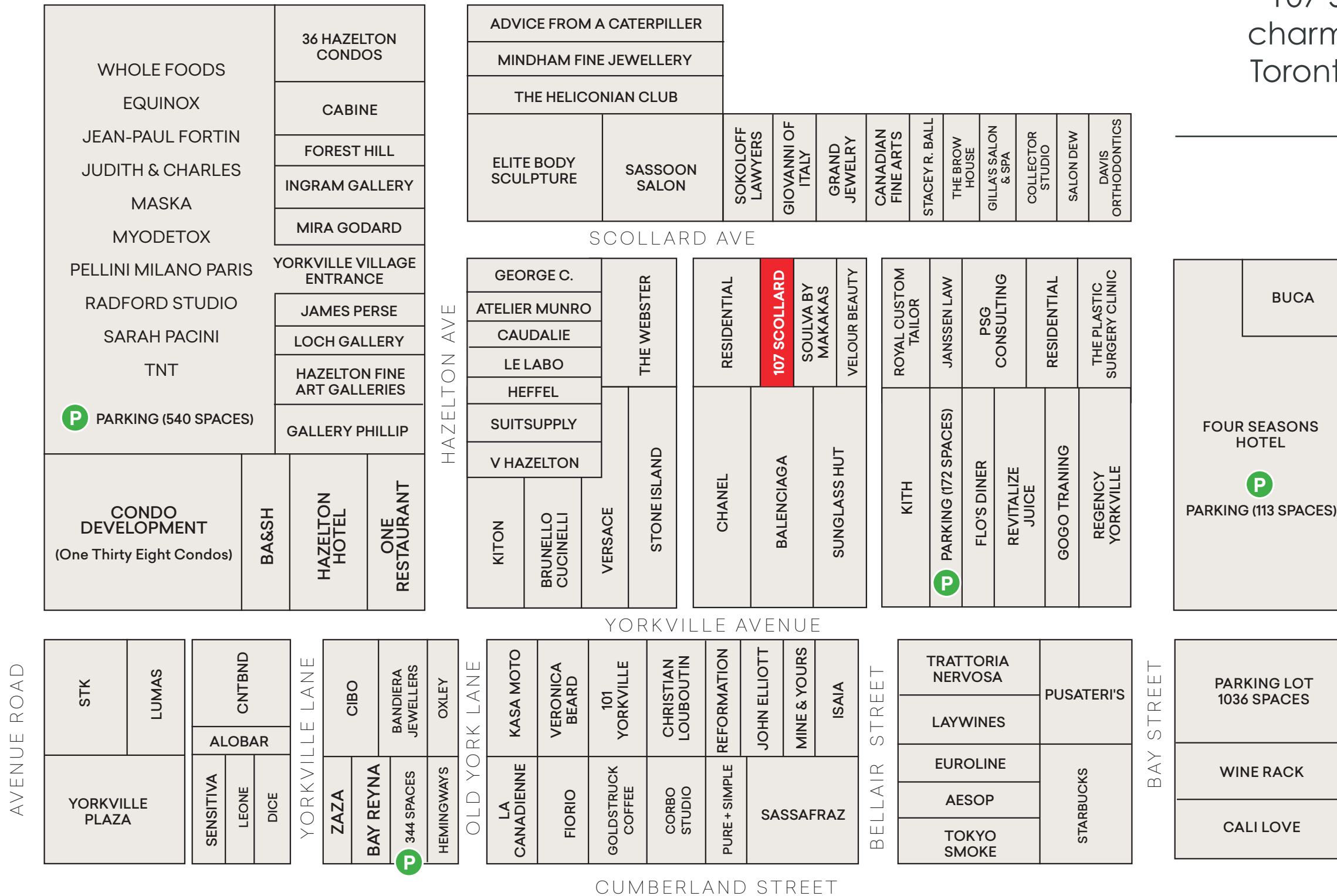


## Third Floor 407 SF



## Lower Level 664 SF





107 Scollard is situated among the charming shops of of Bloor-Yorkville, Toronto's premier luxury retail node.

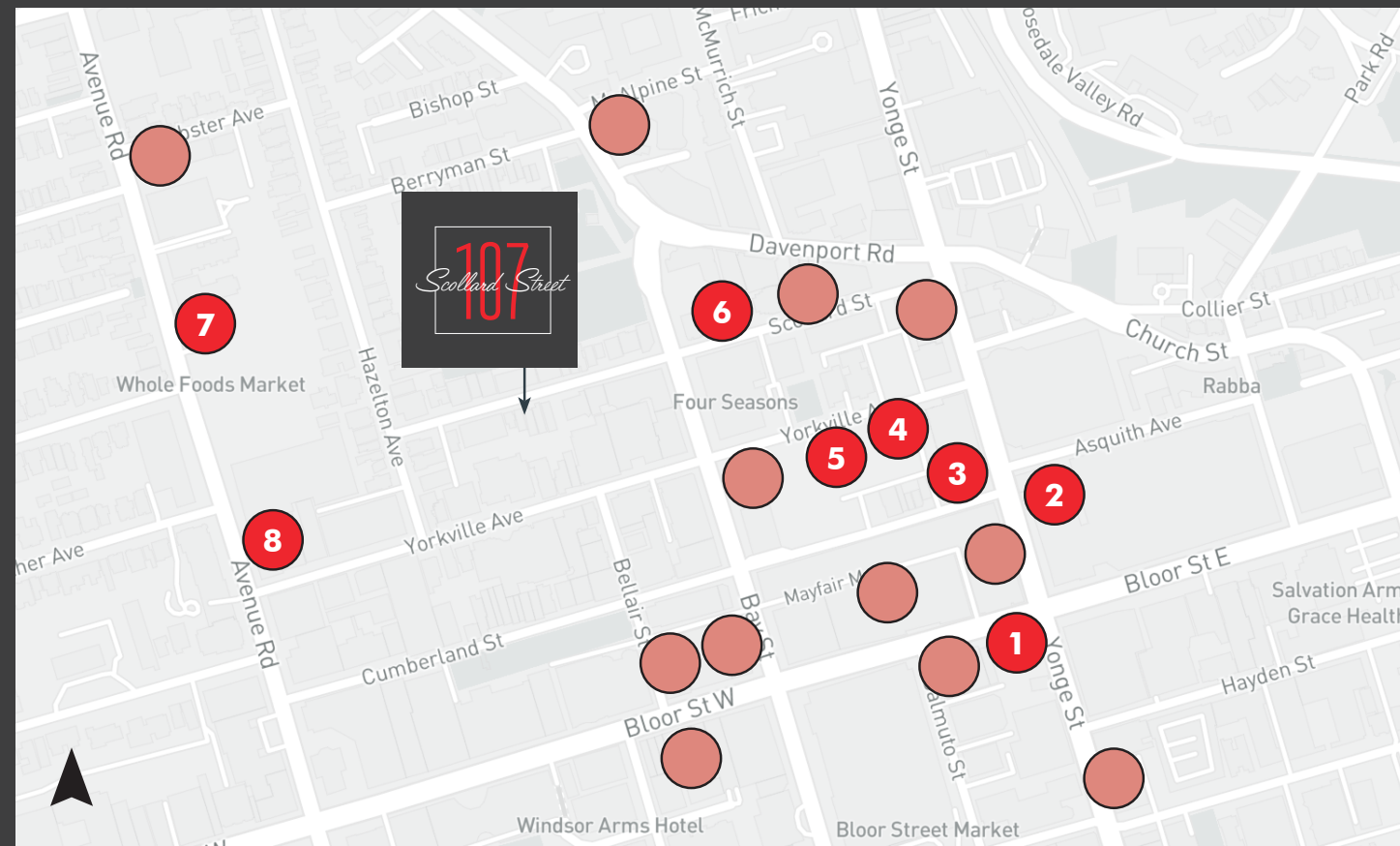
This iconic neighbourhood is home to over 700 world-class designer boutiques, restaurants, hotels and galleries, all nestled along tree-lined, cobblestone streets. Neighbouring retailres include The Webster, Soulva by Mamakas, James Perse, Le Labo, Atelier Munro, Caudalie, Suitsupply, Ingram Gallery and ONE Restaurant. Steps from the Property is an entrance to Yorkville Village, a curated high-end shopping centre with tenants including Whole Foods, Equinox and TNT.

Just south of the Property is Yorkville Avenue, where you will find luxury tenants including Chanel, Stone Island, Balenciaga, Brunello Cucinelli, Christian Louboutin, Versace and many others.



# 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 The Property. There are 19 condominium projects in various stages of development totaling more than 8,900 units in this node. The One, an 94 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. The Property 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.



**UNDER CONSTRUCTION**  
3,046 INCOMING UNITS

**PRE-CONSTRUCTION**  
7,122 INCOMING UNITS

- 1. The One
- 2. Adagio
- 3. 8 Cumberland
- 4. 11 YV
- 5. The Pemberton
- 6. 50 Scollard
- 7. 89 Avenue Road
- 8. One Thirty Eight

## Demographic Snapshot

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the daytime population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto tourism saw a record number of visitors in 2018, hosting more than 28.1 million visitors, generating \$6.7 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The 1 kilometer radius surrounding the Property supports a total population of 52,412 as of 2022, projected to increase to 61,977 by 2027. As of 2022, the average household income was \$194,078, well above the city of Toronto's average income of \$132,003. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.



**52,412**  
POPULATION

**84,853**  
DAYTIME POPULATION

**18.2%**  
POPULATION CHANGE  
(2022-2027)

**36.3**  
MEDIAN AGE

**\$194,078**  
AVERAGE HOUSEHOLD  
INCOME

(1KM RADIUS)





## Advisory Team

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\*\*Broker

**CBRE**

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