

436-438

PACIFIC AVENUE

8,374 SF OF LAND FOR SALE IN THE HEART OF THE JUNCTION



CBRE

436-438 PACIFIC AVENUE

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 436-438 Pacific Avenue (the "Property" or the "Site"), a rare real estate opportunity located in the heart of The Junction.

The Property consists of 8,374 sq. ft. of land and is occupied by two vacant semi-detached dwellings that are 2^{1/2} storeys tall. The Site is ideally positioned just north of Dundas Street, the main retail spine of The Junction, where you will find many popular bars, restaurants and local boutiques.

The Site is primed for redevelopment and has excellent potential to accommodate additional residential density.

Prospective investors will benefit from the Site's favourable Junction location and incredible redevelopment potential.

Price: \$3,450,000

Offers to be reviewed on an as-received basis





436-438

PACIFIC
AVENUE

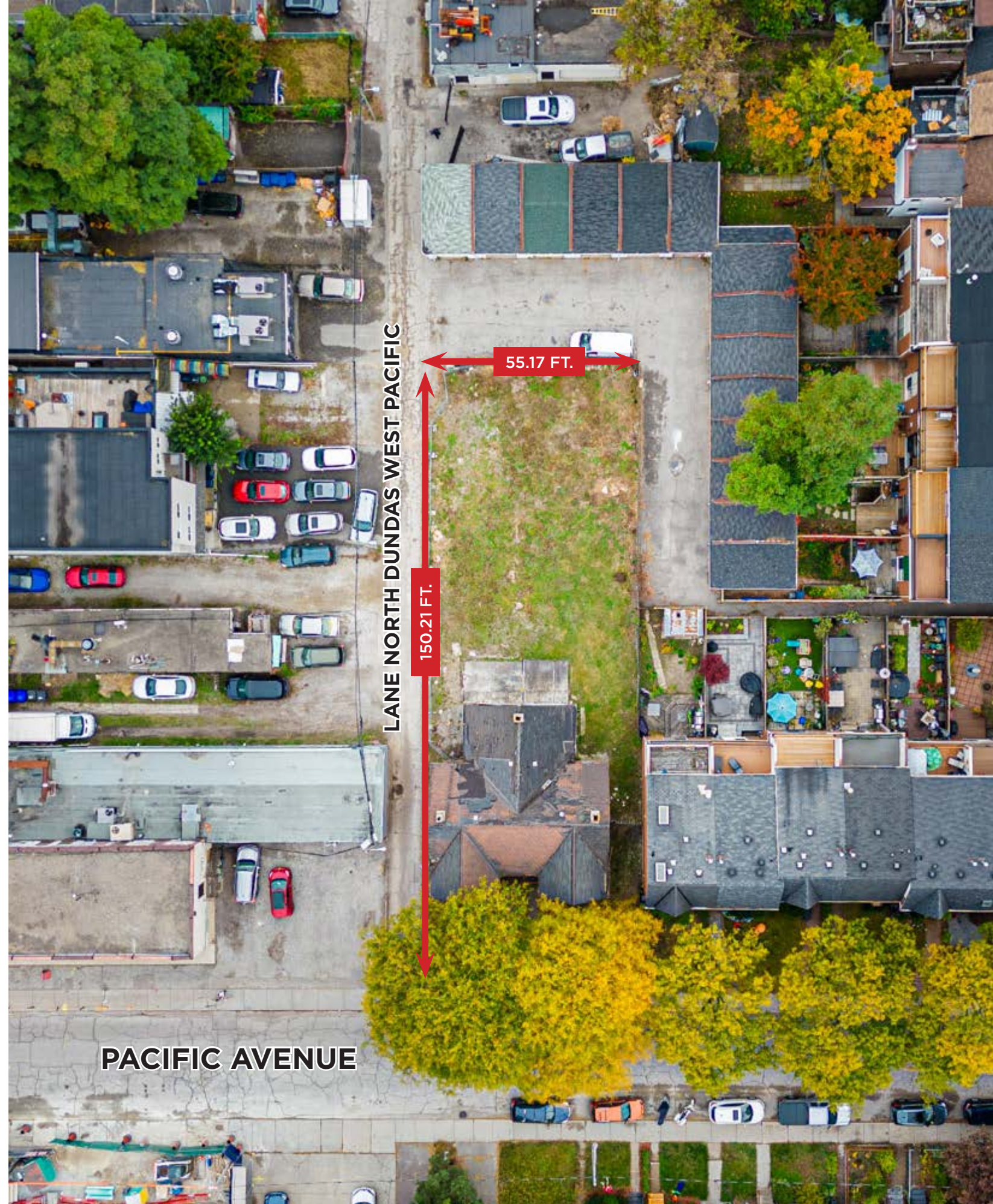
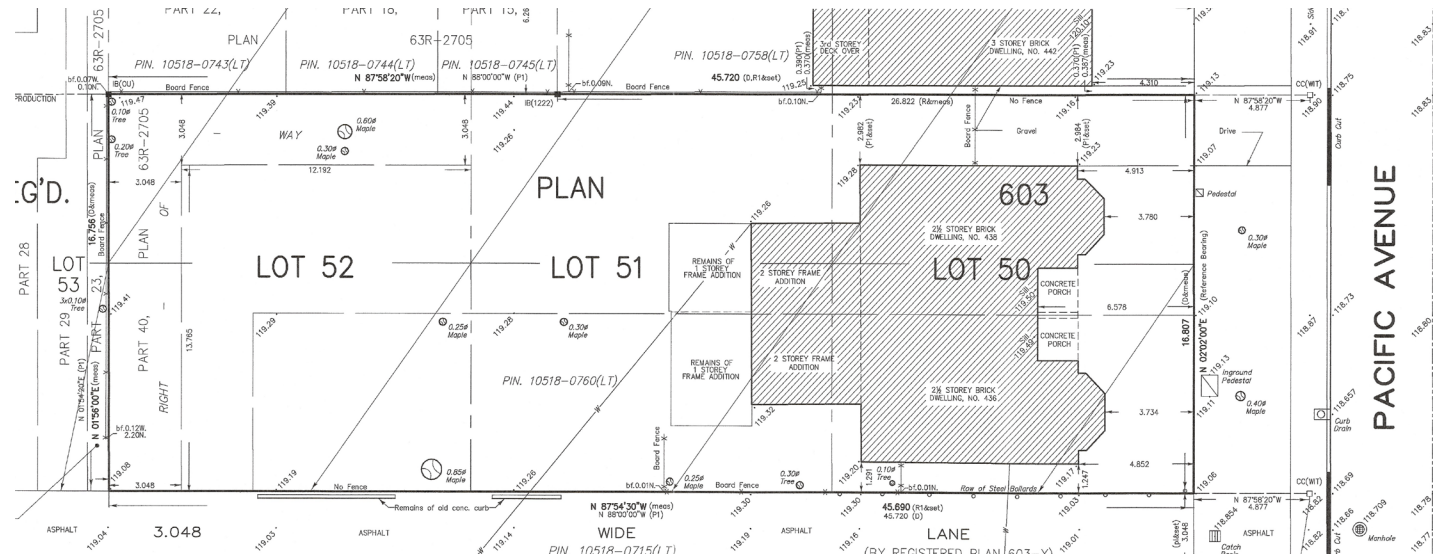
PACIFIC AVE

DUNDAS STREET W

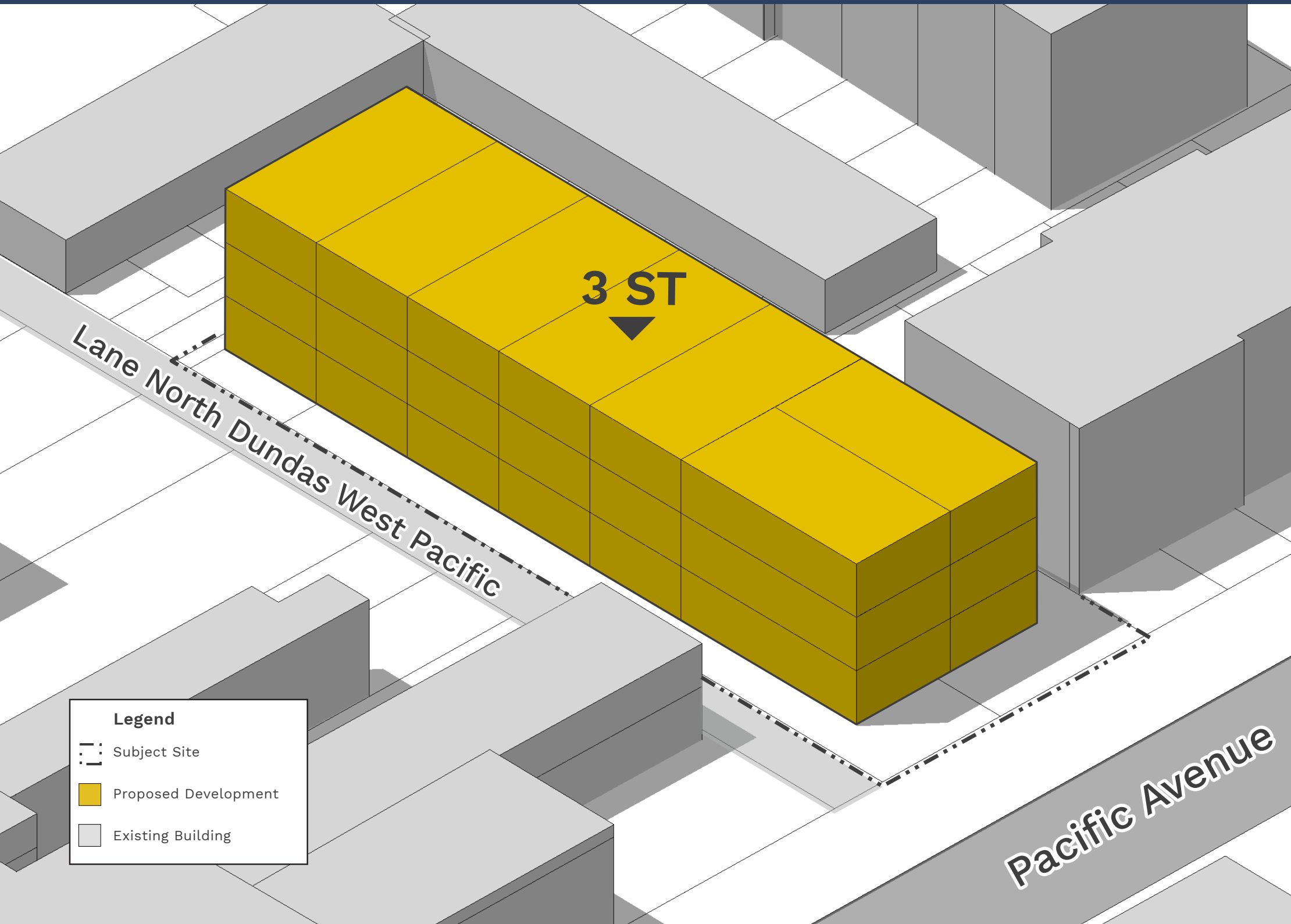
Asset Overview

Address:	436-438 Pacific Avenue, Toronto (Double Lot)
Land Size:	8,374 sq. ft.
Frontage:	55.17 ft.
Depth:	150.21 ft.
Legal Description:	PT LT 50-52 PL 603 WEST TORONTO JUNCTION AS IN CA217756; S/T CA217756; TORONTO , CITY OF TORONTO
Property Taxes:	\$8,295.11 (2023)
Price:	\$3,450,000

 [CLICK FOR PROPERTY VIDEO](#)



Potential Development Opportunity



436-438 Pacific Avenue has excellent potential to accommodate additional residential density.

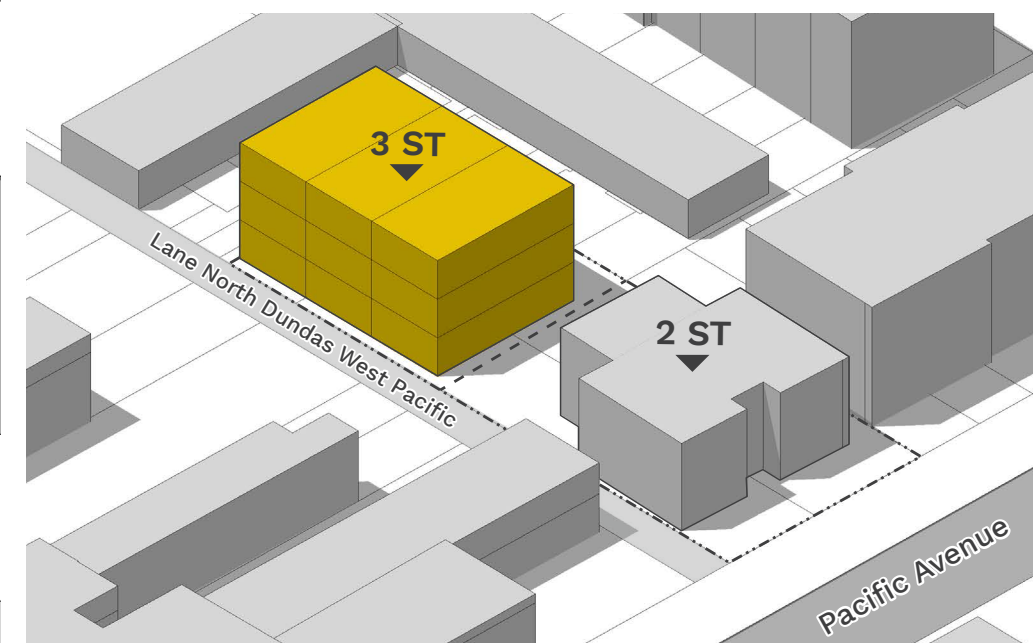
A three storey residential building would fit into the neighbourhood context given the significant depth of the site, the existing adjacent built form as well as neighbouring developments and active development proposals.

- ◀ The massing concept to the left demonstrates the possibility of demolishing the existing semi-detached dwelling on the Site to accommodate seven 3-storey townhomes. This option would result in a gross floor area of 15,900 sq. ft.

The massing concept below contemplates the severance of the rear portion of the Site and retaining the existing dwellings. This would accommodate three 3-storey townhomes resulting in a gross floor area of 10,775 sq. ft. for the new lot.




Full Bousfield's Report Available Upon Request



Area Development Activity


While the neighbourhood is historically an industrial area, in more recent years The Junction has undergone a transformation with the rezoning of industrial areas to mixed-use, ushering in a wave of exciting new developments, industrial conversions and new retail uses.




CRAFT RESIDENCES
PRE-CONSTRUCTION
89 UNITS
8 STOREYS



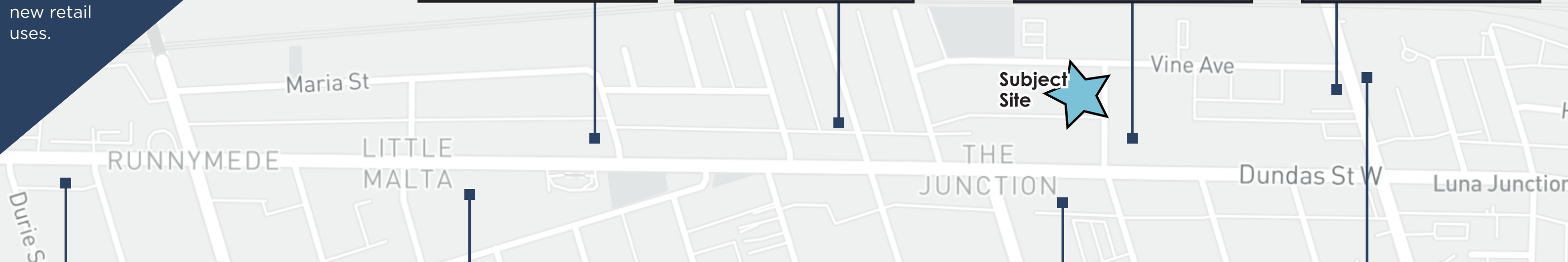
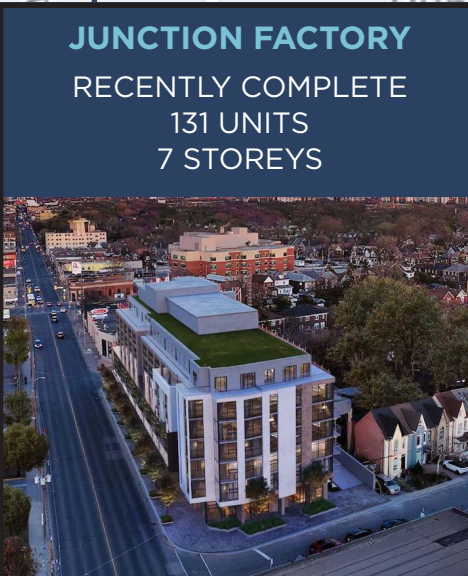
490 QUEBEC
PRE-CONSTRUCTION
14 UNITS
3 STOREYS



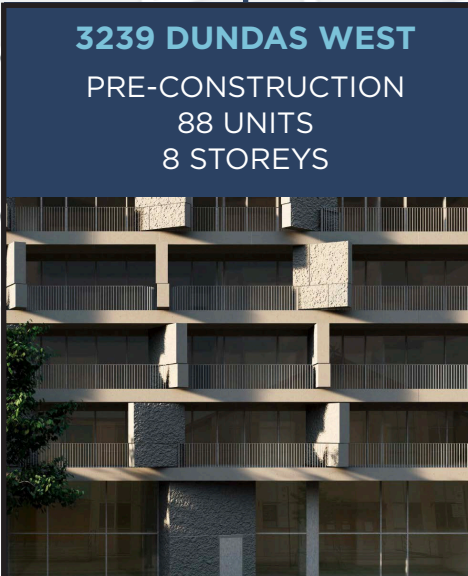
PACIFIC RESIDENCES
UNDER CONSTRUCTION
120 UNITS
8 STOREYS



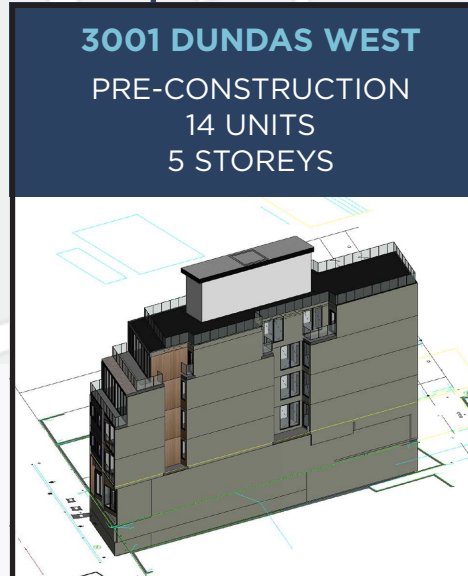
JUNCTION SQ CONDOS
PRE-CONSTRUCTION
65 UNITS
5 STOREYS

JUNCTION FACTORY
RECENTLY COMPLETE
131 UNITS
7 STOREYS



3239 DUNDAS WEST
PRE-CONSTRUCTION
88 UNITS
8 STOREYS



3001 DUNDAS WEST
PRE-CONSTRUCTION
14 UNITS
5 STOREYS



403 KEELE
UNDER CONSTRUCTION
260 UNITS
11 STOREYS

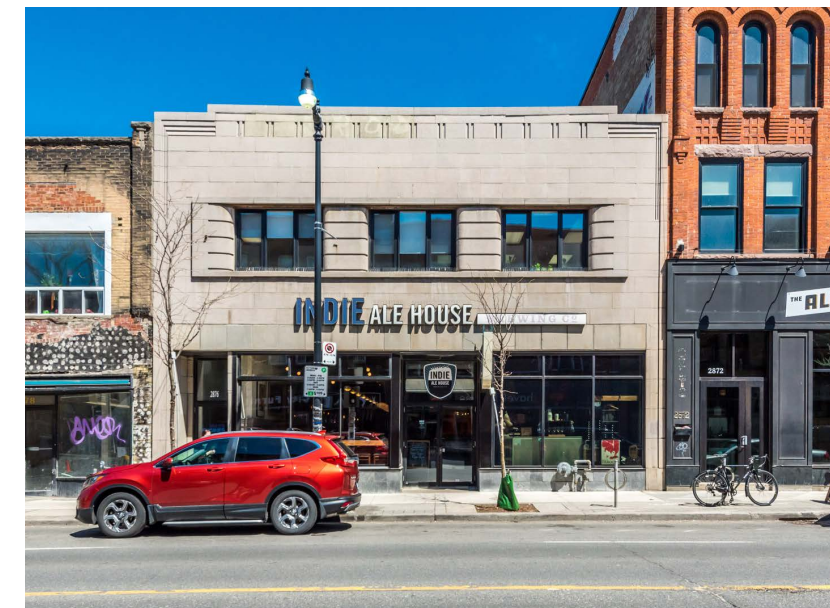
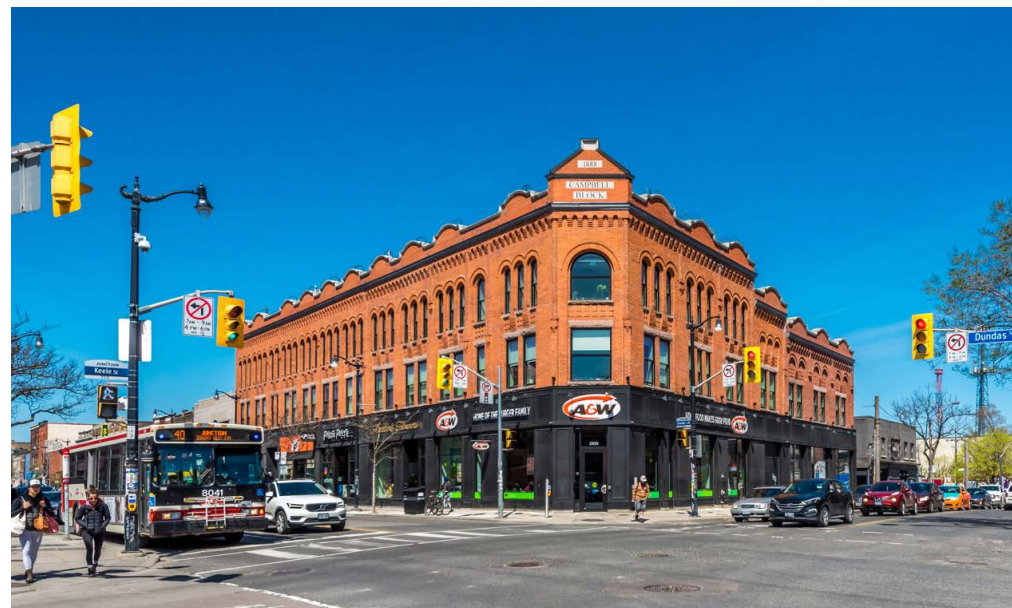
The Junction

Neighbourhood Overview

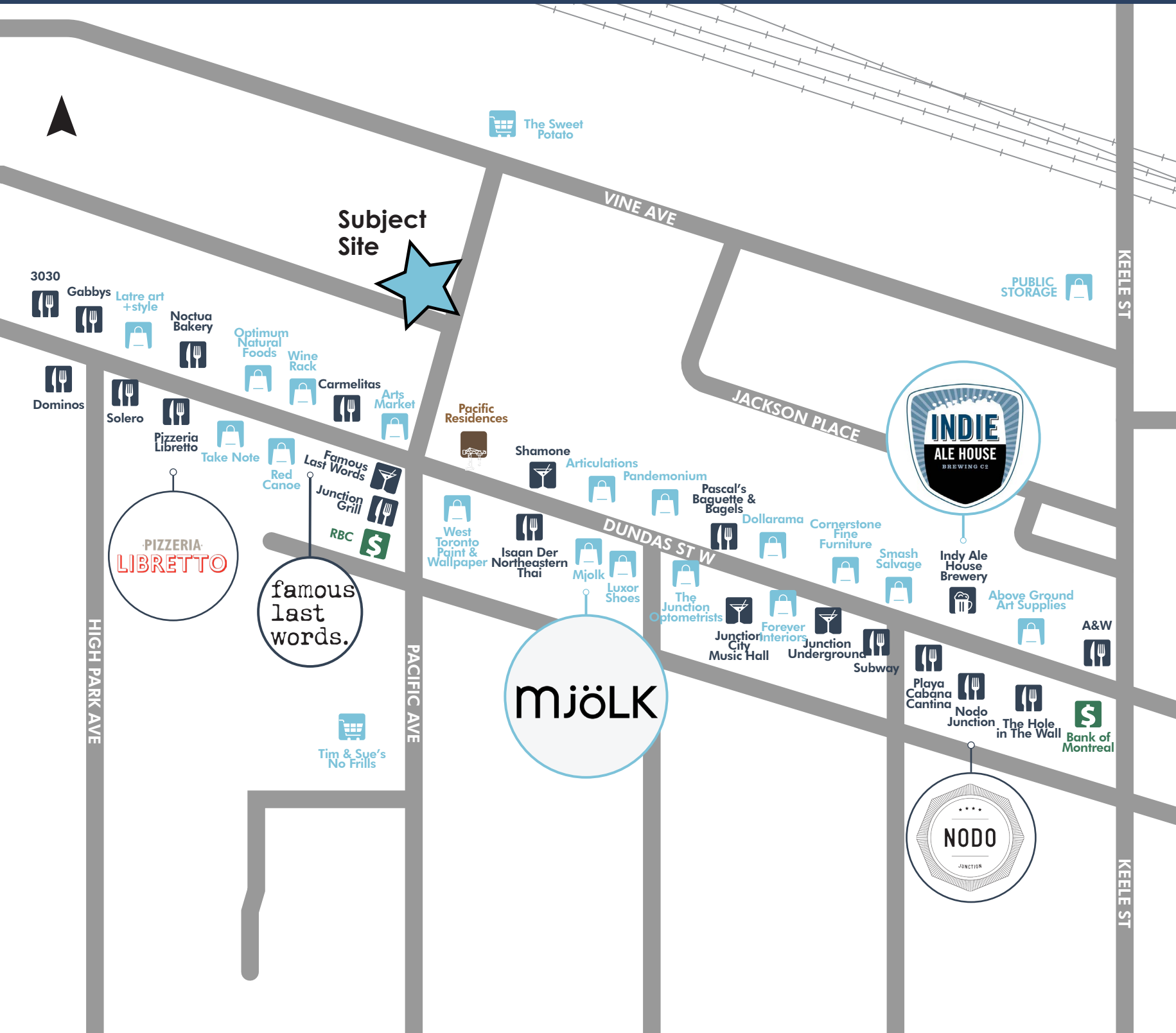
The Junction is a vibrant and trendy neighborhood located in the west end of Toronto. The area gets its name from its adjacency to the intersection of two railway lines and was once the heart of the Canadian Pacific railway. The neighbourhood has since become a hub for trendy urban professionals and young families alike.

The Junction is home to a variety of restaurants, bars, and local businesses, which can be found along Dundas West and throughout the neighborhood. Some popular local watering holes and restaurants in the area include Nodo Junction, The Hole in the Wall, Famous Last Words, and The Alpine. There's also a vibrant arts and culture scene in the neighbourhood, with regular events and festivals that showcase the area's creative talent.

The Junction is a mixed demographic neighborhood, attracting a diverse group of residents who appreciate its unique vibe and character. The area is especially popular among young urban professionals who are drawn to the area's lively atmosphere and abundance of amenities.



Neighbouring Retailers & Traffic Drivers



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**Broker

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