

Three Seventy Three
Spadina

Building for Sale in the Heart of Toronto's Chinatown





Three Seventy Three Spadina

The Offering

CBRE Limited (“CBRE” or the “Advisor”) is pleased to offer for sale 373 Spadina Avenue (the “Property” or the “Site”), an exceptional opportunity to acquire a mixed-use property with a fully-equipped restaurant on the main floor, in the heart of Chinatown, just steps from the University of Toronto. Recently renovated and institutionally managed, the Property offers investors an immediate value-add opportunity through re-leasing of the ground floor retail space. Alternatively, the Property is also ideal for an entrepreneur looking to operate their business on the ground floor while living in the residential unit upstairs. Moreover, with its ideal location in the path of intensification, the Property holds development upside through assembly and future development with neighbouring properties. Additional highlights include a patio and two parking spaces at the rear of the Property.

ASKING PRICE: \$2,089,000.00

Offers to be reviewed on an as-received basis.



Property Overview

Address:	373 Spadina Avenue, Toronto		
Building Size:	Lower:	712 sq. ft.	
	Ground:	708 sq. ft.	
	Second:	700 sq. ft.	
	Total:	2,120 sq. ft.	
Frontage:	16.66 ft.		
Depth:	140 ft.		
Lot Size:	2,332 sq. ft.		
Parking:	2 spaces		
Legal Description:	PT LT 2 PL D146 TORONTO AS IN EP24735; CITY OF TORONTO		
Asking Price:	\$2,089,000.000		

Offers to be reviewed on an as-received basis

Property Highlights

- Recently renovated building in the heart of Toronto's Chinatown
- Fully fixtured restaurant space on the ground floor (all kitchen equipment included in offering)
- Large rear deck
- 2 rear parking spaces

 [Property Video](#)



PROPERTY HIGHLIGHTS

1



Rare Opportunity in the Heart of Chinatown

373 Spadina Avenue provides a rare investment opportunity in the heart of Toronto's Chinatown, a Chinese ethnic enclave in the city's downtown core. Centered around the intersection of Spadina and Dundas, Toronto's Chinatown is one of the largest in North America and is home to a plethora of Asian restaurants, produce markets, fresh bakeries and shops.

2



Flexible Offering

The institutionally owned and recently renovated Property offers an opportunity for investors to create value through the re-leasing of the fully fixtured restaurant space or provides an entrepreneur the opportunity to operate a business on the ground level while enjoying living quarters upstairs.

3



Accessible & Transit Oriented

The Property is ideally situated directly on the 510 Spadina streetcar route and steps from the 505 Dundas streetcar route. It is within a 15-minute walk to both St. Patrick and Queens Park subway stations. Additionally, the Property is located just north of the future Queen-Spadina Ontario Line station, a new 15.6 km subway line which will span from Exhibition Place through the heart of downtown, extending north to Eglinton.

4



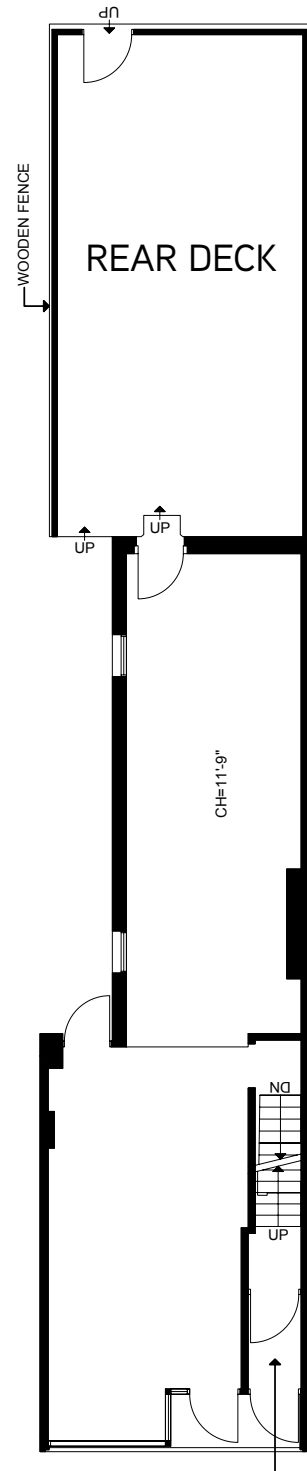
At the Epicentre of a Transforming Node

Fueled by the forthcoming Queen-Spadina station, the area is witnessing a notable surge in residential development, with several projects either under construction or in the planning stages. The neighbourhood currently supports a total population of 33,432 people (within a 1km radius) and is projected to increase by 12% by 2028.

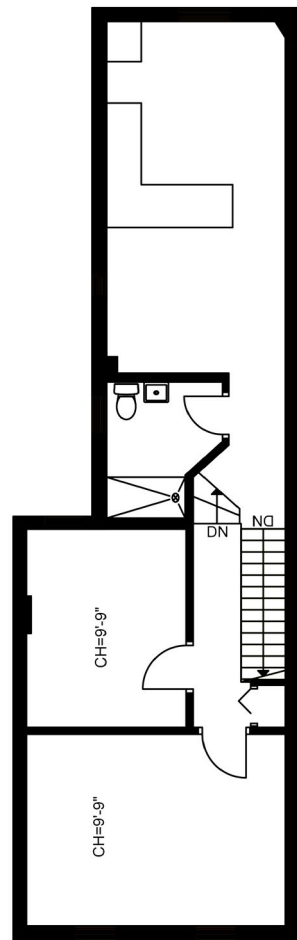


FLOOR PLANS

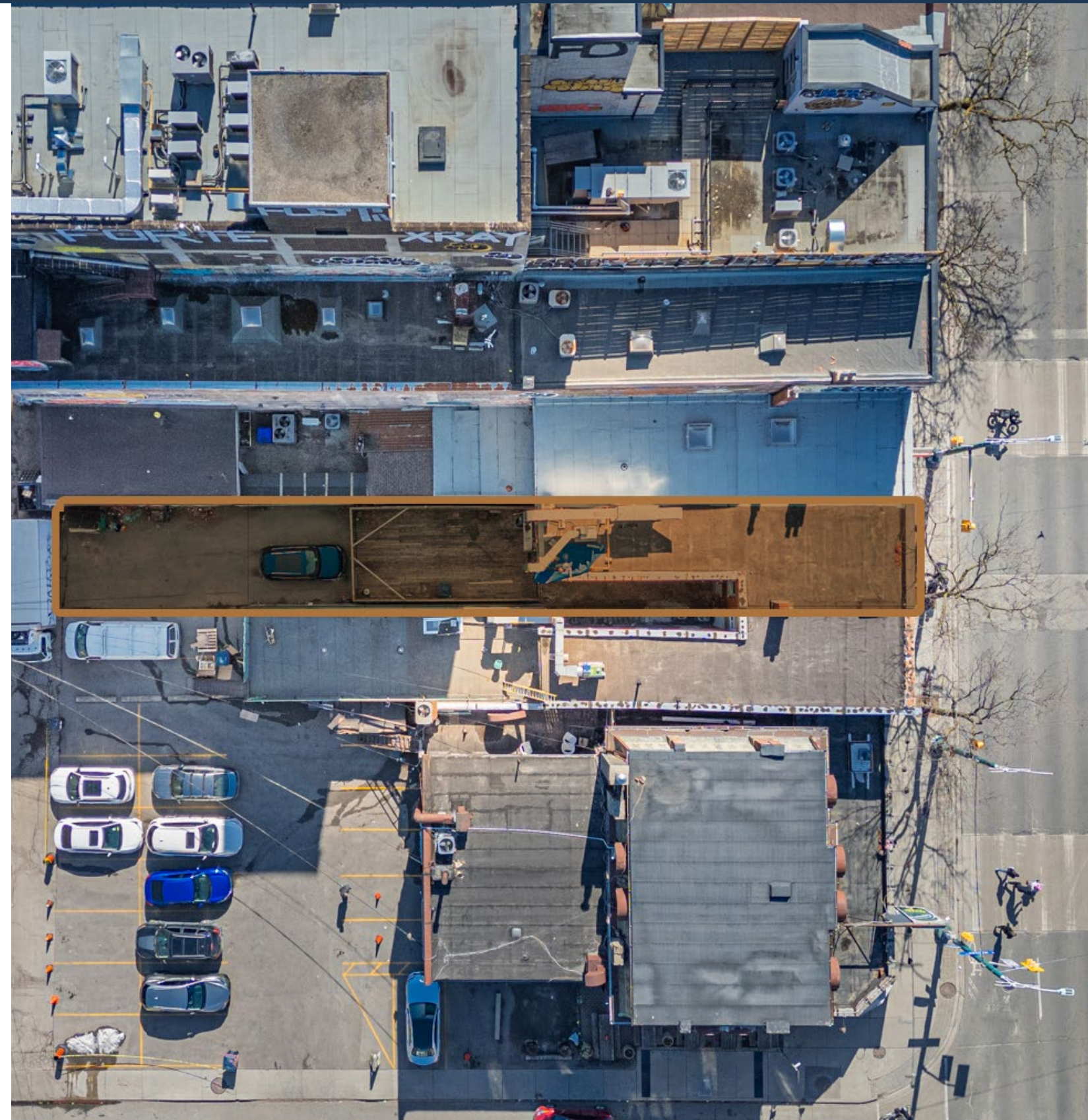
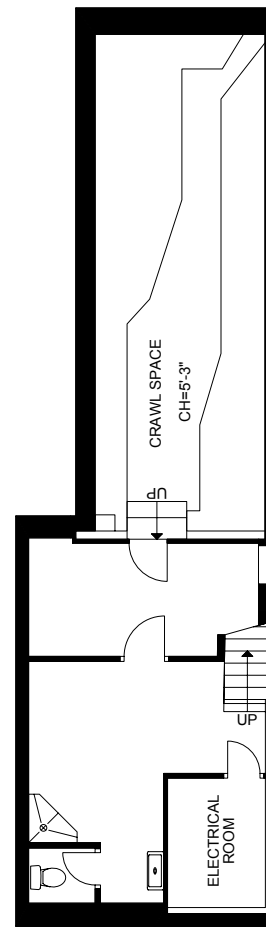
GROUND FLOOR
708 sq. ft.

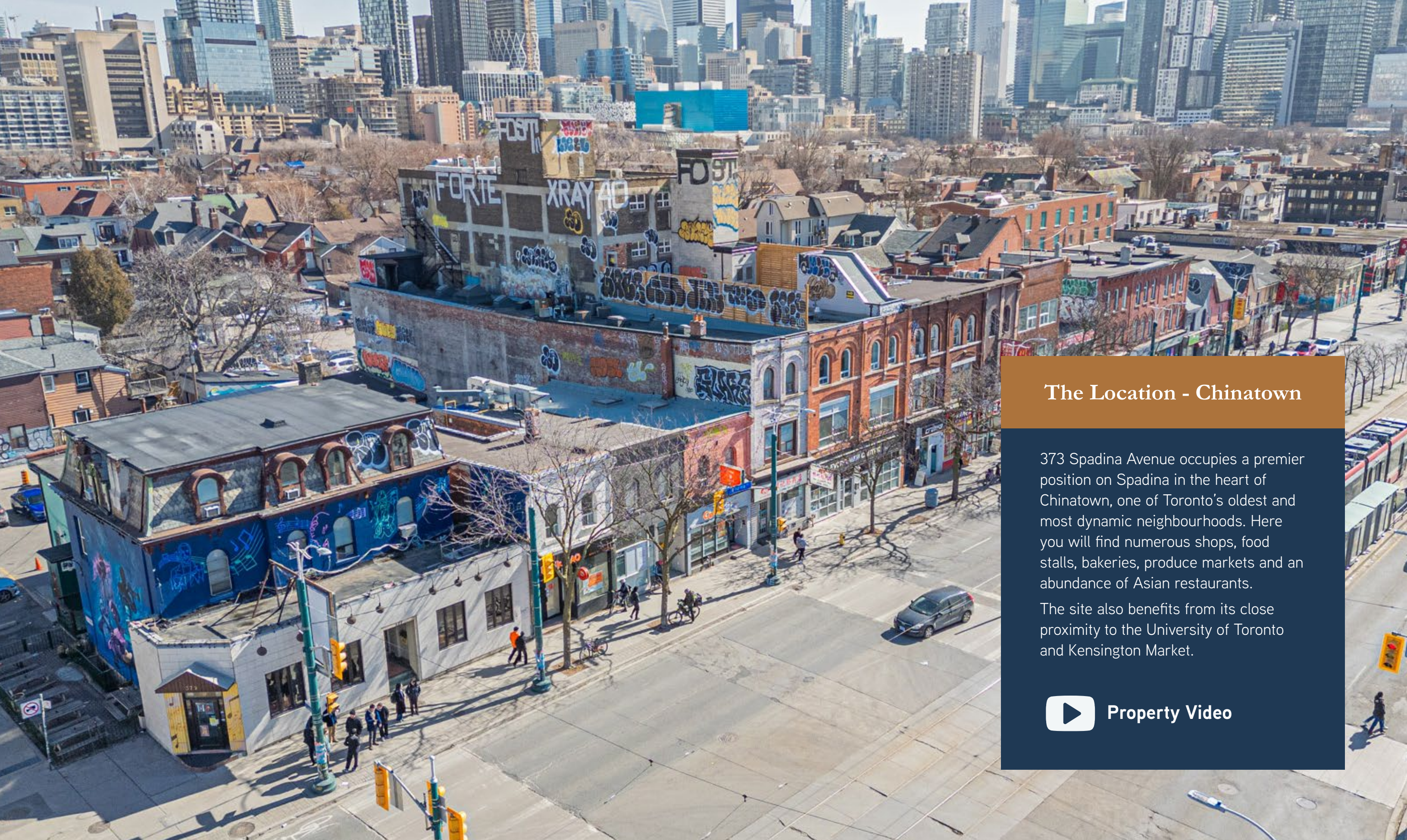


SECOND FLOOR
700 sq. ft.



LOWER LEVEL
712 sq. ft.





The Location - Chinatown

373 Spadina Avenue occupies a premier position on Spadina in the heart of Chinatown, one of Toronto's oldest and most dynamic neighbourhoods. Here you will find numerous shops, food stalls, bakeries, produce markets and an abundance of Asian restaurants.

The site also benefits from its close proximity to the University of Toronto and Kensington Market.



[Property Video](#)



FINANCIAL DISTRICT

HOSPITAL ROW



Three Seventy Three
Spadina



QUEEN'S PARK



CHINATOWN

KENSINGTON MARKET

UNIVERSITY OF TORONTO

College Street



Spadina Avenue

SPADINA AVENUE CO-TENANCIES

COLLEGE STREET



SPADINA AVENUE

- REXALL
- SMOKE & VARIETY
- EL MOCAMBO TAVERN
- HONEYMOON DESSERT
- SUBWAY
- A&C GAMES
- GWARTZMAN'S ART SUPPLIES
- RED ROOM
- A SICHUAN RESTAURANT
- EMMO EBIKES TORONTO
- JJ INTERNATIONAL

- BURGER KING
- POPEYE'S CHICKEN
- PIZZA NOVA
- ENCOUNTER TEA
- CRAZY GROTTTO
- QIN'S GARDEN
- 433 SPADINA
- BITTER MELON
- 180 SMOKE
- LUCKY'S TRADING CO. LTD.
- MOTHER'S DUMPLINGS
- KUNG FU DUCK
- CRISON TEAS
- PLAY DE RECORD
- EAT YET
- KOKUMI MINI HOT POT
- TASTY'S RESTAURANT
- J HARI SALON
- GOLDEN IRON TATTOO STUDIO
- TRUE BREAKFAST
- XOXO TEA
- COLLECTIVE ART SUPPLY
- MALATANG
- YOGO YOGURT
- SIZZLER KABAB

OXFORD STREET

- FURONTO IMPEX
- COTTON BEST
- SONG TEA
- CANTON CHILLI
- XIAOBIANDAN
- DANIEL'S ART SUPPLIES
- THAI COUNTRY CHICKEN
- NEW HO KING
- CANTEX WHOLESALE
- GOTCHA BUBBLE TEA
- KRISPY KREME CAFE

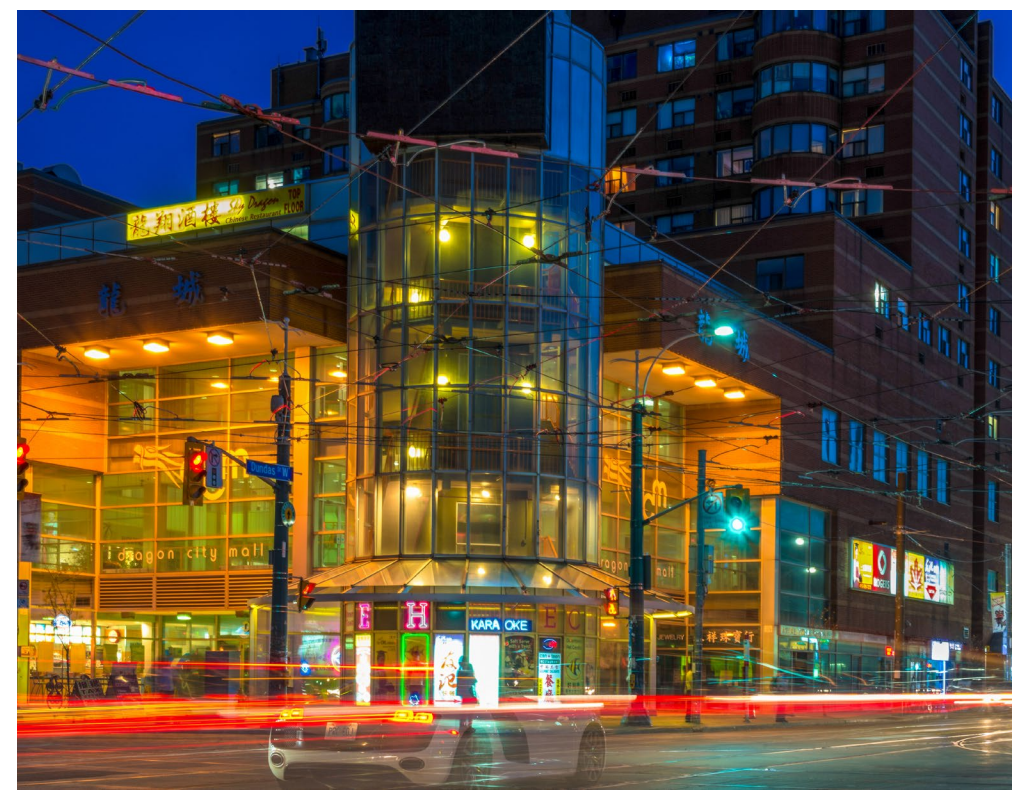
CECIL STREET

- GROSSMAN'S TAVERN
- BÀNK BAO
- 373 SPADINA**
- COCO FRESH TEA
- YIN JI CHANG FEN
- TEN MILES BBQ
- UNCLE JACOBS BIKES
- NEW SKY RESTAURANT
- MASHION BAKERY



NASSAU STREET

- PRINTORIUM
- SHUYI TEALICIOUS
- CANADIAN WATCH IMPORTS
- PLAITER PLACE
- B&J TRADING





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CBRE

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