

Four Thirty Six Roncesvalles

CONDO RETAIL FOR SALE • THE RONCY, TORONTO



CBRE urban retail team

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Address: 436 Roncesvalles Avenue, Toronto

Size: 1,945 sq. ft. + 1,165 sq. ft. fully usable basement

Price: \$1,250,000.00

Condo Fees: \$1,510.17

Taxes: \$43,077.65

Legal Name: TCSS No. 2918, Unit 9 Level 1

Parking: Includes 4 parking stalls

- + Brand-new retail strategically positioned beneath 90 residential units in The Roncy, a recently complete residential building by Worsely Urban Partners
- + Located in the heart of Roncesvalles Village, a popular west-end neighbourhood
- + 10-minute walk to the Bloor-GO/UP Express station and Dundas West subway station
- + Easy access to the Gardiner Expressway, Lake Shore Boulevard and The Queensway
- + Neighbouring retailers: Pet Valu, Starbucks, Jimmy's Coffee, Meridian Bank, La Cubana Roncesvalles, Bandit Brewery, Good Neighbour, Ya Bikes!, Scout Gift Shop and many more

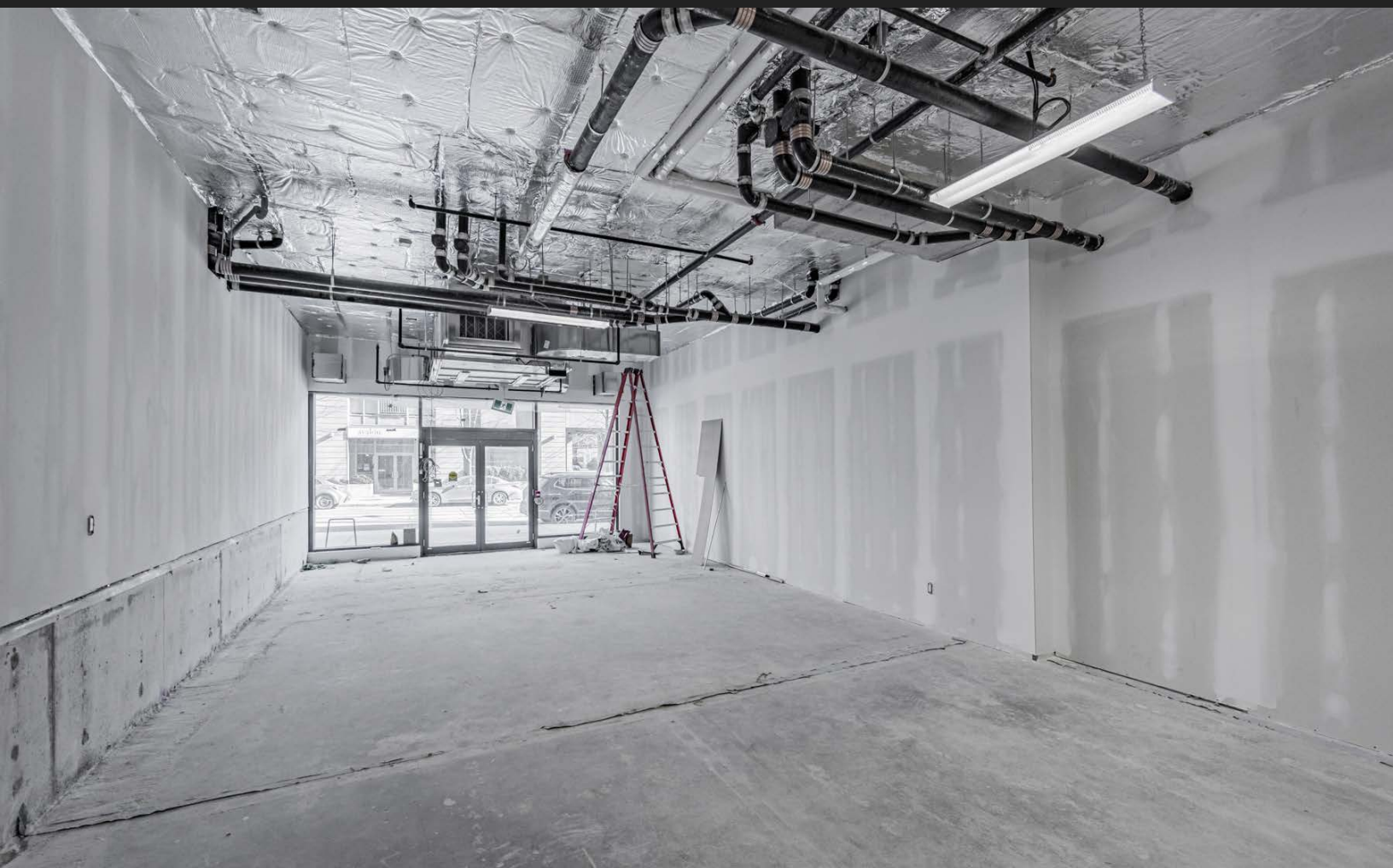




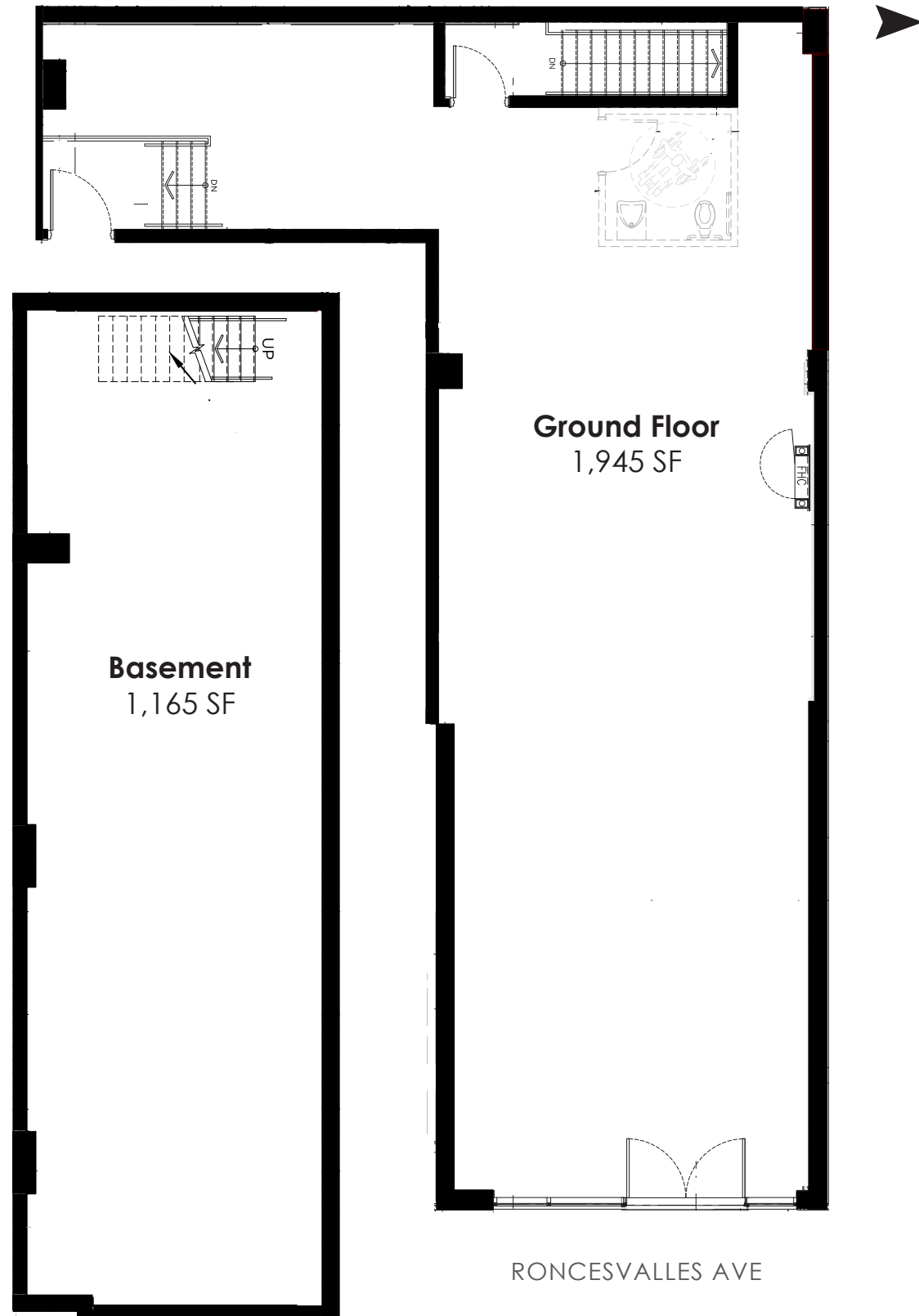
GROUND LEVEL



BASEMENT



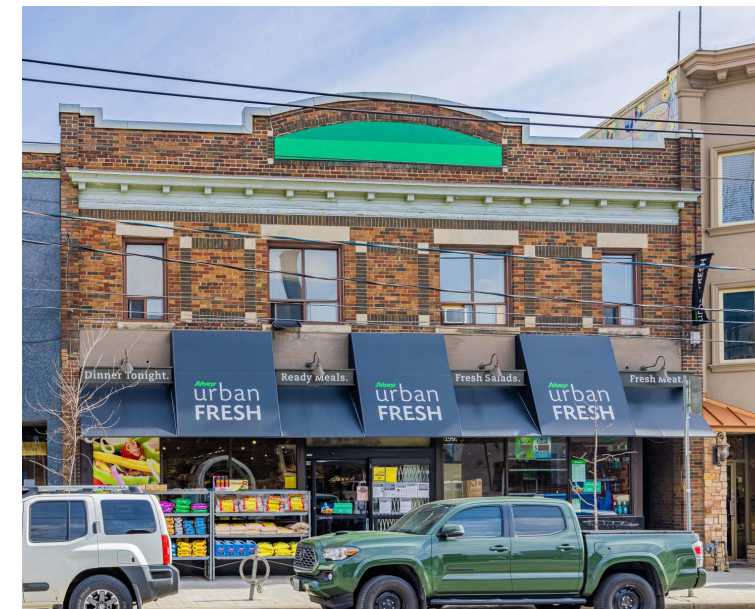
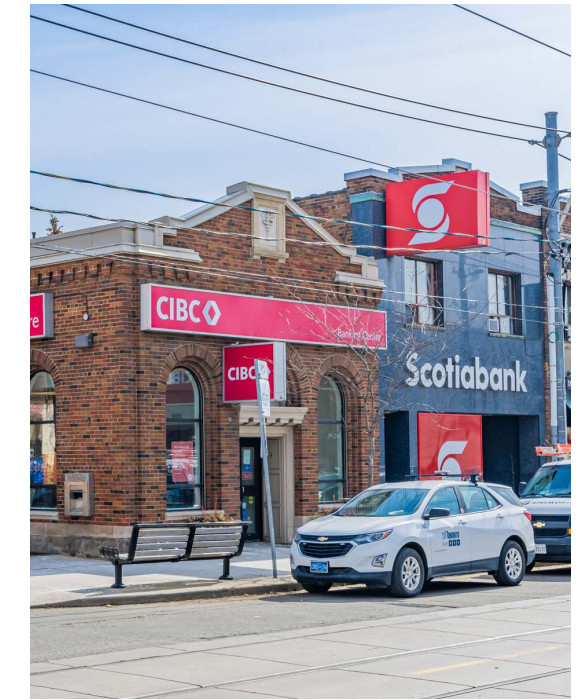
436 RONCESVALLES AVENUE FLOOR PLANS



THE LOCATION | RONCESVALLES VILLAGE

Roncesvalles (or "Roncy" as the locals call it), is a traditionally Polish area known for its small-town European feel. The neighbourhood has a charming shopping district centered around Roncesvalles Avenue where you can find many Eastern European restaurants and bars among a variety of eateries, cafes, gift boutiques and home designs shops. The neighbourhood is highly affluent and many of the residences in the area are single detached turn-of-the-century homes. Its proximity to High Park and easy access to the downtown core and public transit make it a highly sought-after neighbourhood.

Every year in September, this stretch of the street closes down to vehicles to allow for the Roncesvalles Polish Festival, North America's largest celebration of Polish culture. Thousands of people flock to the area for the three day festival to enjoy live music and entertainment, sample cuisine from local cafes, restaurants and vendors as well as shop the 150 local shops, boutiques and merchants.



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