

16 & 18

CUMBERLAND

Buildings for Sale in the Heart of Bloor-Yorkville 16 & 18 Cumberland Street, Toronto, ON



CBRE urban retail team



16
18
CUMBERLAND

The Offering

CBRE Limited (“CBRE” or the “Advisor”) is pleased to offer for sale 16 & 18 Cumberland Street, Toronto (the “Offering”), an unparalleled real estate opportunity in the heart of Yorkville. The properties are severed and may be purchased separately or together.

This Offering provides three compelling advantages to prospective buyers:

1. **Ideal for Owner-Occupiers:** Rare opportunity for end-users to purchase a right-sized building in Yorkville, complete with parking, ideal for their own operational needs.
2. **Income-Producing Investment:** Well-suited for investors seeking prime properties for leasing, providing stable income and attractive yields.
3. **Future Development Potential:** Strategically positioned for investors with the vision of future development opportunities. This parcel is poised to become part of a high-rise development assembly in the future.

16 CUMBERLAND
\$3,650,000

18 CUMBERLAND
\$2,950,000

16-18 CUMBERLAND
(PROPERTIES COMBINED)

Frontage: 26.25 ft.
Depth: 81.00 ft.
Area: 2,293 sq. ft.

Frontage: 21.00 ft.
Depth: 80.50 ft.
Area: 1,668 sq. ft.

Frontage: 47.25 ft.
Depth: 81.00 ft.
Area: 3,961 sq. ft.

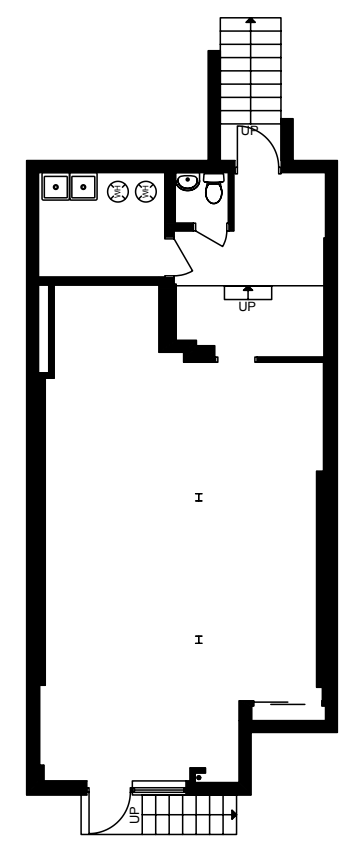
The properties are severed and may be purchased separately or together.

16 Cumberland Street

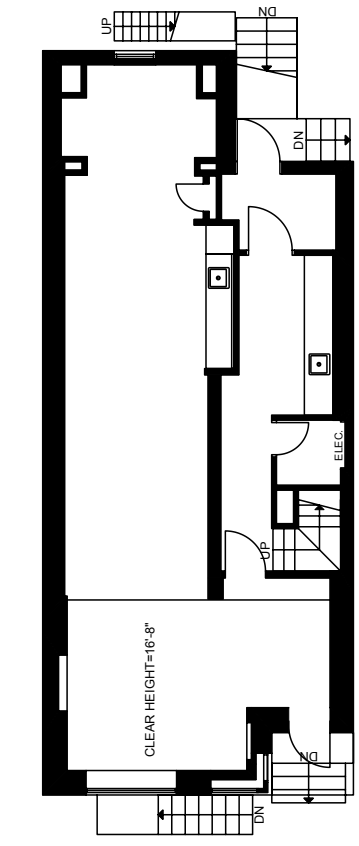
Property Overview



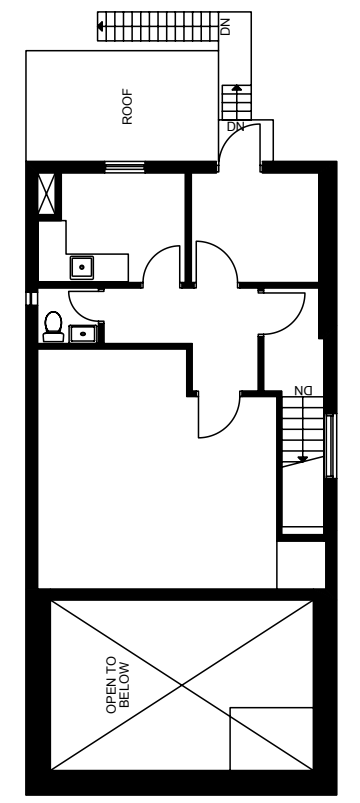
BASEMENT



GROUND



SECOND



Salient Details

Building Size:	Basement:	1,012 sq. ft.
	Ground:	1,152 sq. ft.
	Second:	<u>719 s.q ft.</u>
	Total:	2,884 sq. ft.
Lot Size:	Frontage:	26.25 ft.
	Depth:	81.00 ft.
	Area:	2,293 sq. ft.
Parking:	3 spaces	
Property Taxes:	\$63,955.64 (2023)	
Legal Description:	PART LOT 21 CON 2 FTB TWP OF YORK PART 5 66R30223 SUBJECT TO AN EASEMENT AS IN AT5512918 CITY OF TORONTO	

Asking Price: \$3,650,000

16 Cumberland Street - Interiors



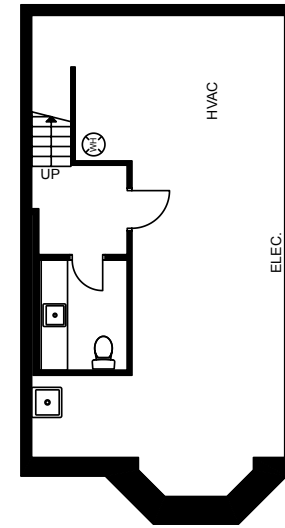
18 Cumberland Street

Property Overview

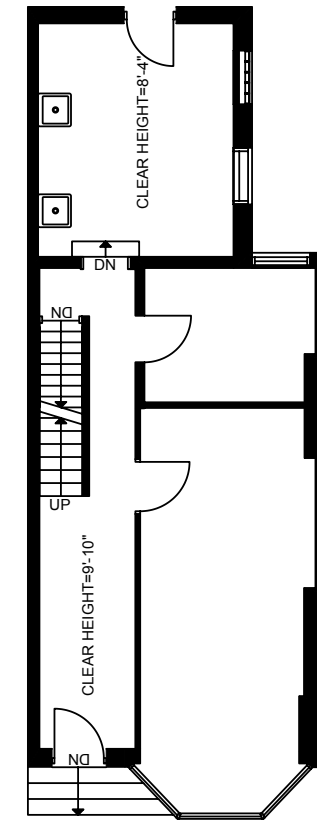


CBRE

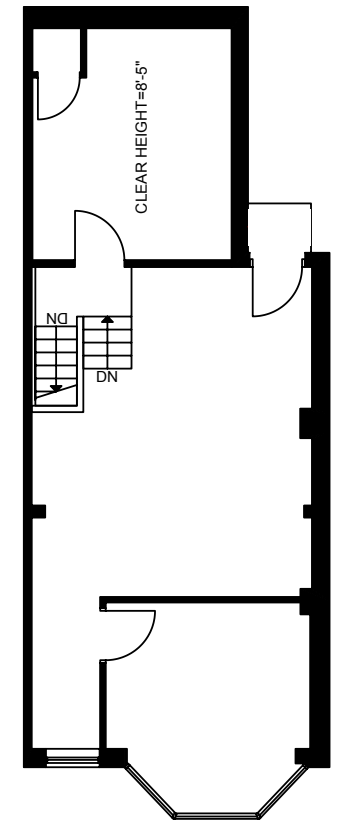
BASEMENT



GROUND



SECOND



CUMBERLAND STREET

Salient Details

Building Size:	Basement:	609 sq. ft.
	Ground:	810 sq. ft.
	Second:	822 sq. ft.
	Total:	2,242 sq. ft.

Lot Size:	Frontage:	21.00 ft.
	Depth:	80.50 ft.
	Area:	1,668 sq. ft.

Parking: 3 spaces

Property Taxes: \$42,560.91 (2023)

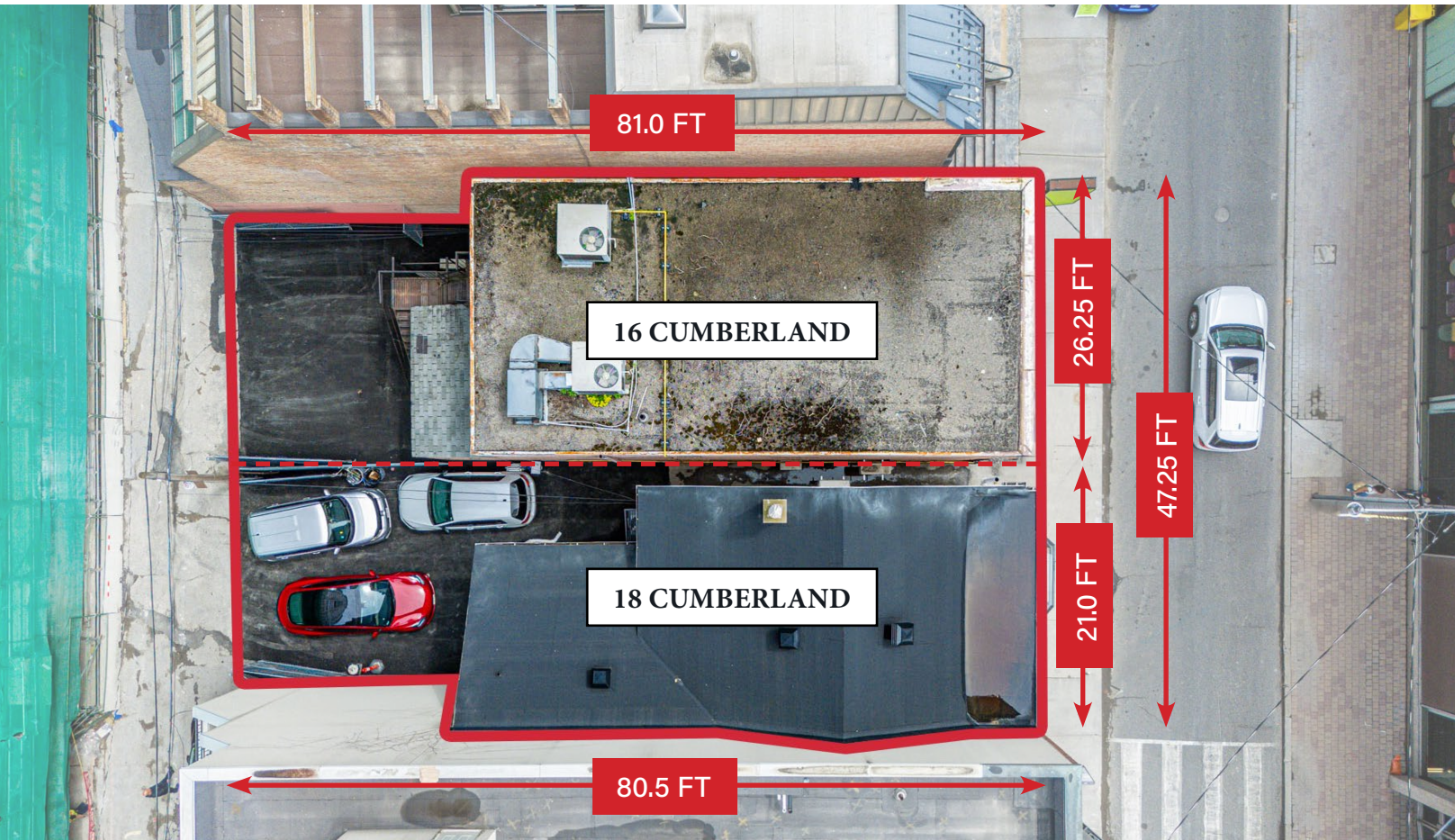
Legal Description: PART LOT 21 CON 2 FTB TWP OF YORK PART 4 66R30223 SUBJECT TO AN EASEMENT AS IN AT5512918 CITY OF TORONTO

Asking Price: \$2,950,000

18 Cumberland Street - Interiors



16 & 18 Cumberland Street - Additional Images



REAR PARKING OR PATIO OPPORTUNITY

Incredible opportunity for restaurants/hospitality uses to take advantage of this excess land for a large patio in the city's best location

Property Highlights

1



Rare Offering in the Heart of Bloor-Yorkville

16-18 Cumberland Street provides a rare investment opportunity in the heart of the Bloor-Yorkville node, the pinnacle of Canadian high-street and luxury retail. This iconic neighbourhood is home to over 700 world class designer boutiques, restaurants, hotels and galleries all nestled along tree-lined, cobble-stone streets.

2

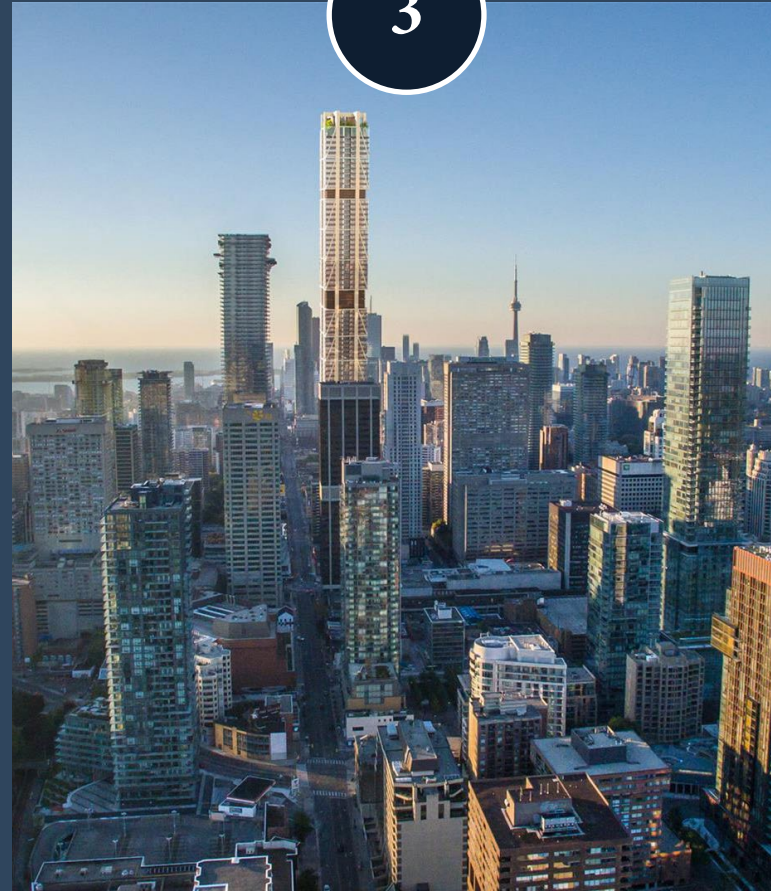


Flexible Offering

This Offering is ideal for a variety of different perspective buyers including end-users who wish to purchase a right-sized building with parking / a large patio in Yorkville, investors seeking prime properties for leasing and holding onto for the long-term, as well as visionary investors seeking future development opportunities.

The properties are severed and offers will be considered on both properties together or separately.

3



At the Epicentre of a Transforming Node

The Property is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers.

The neighbourhood supports a total population of 77,100 people (within a 1km radius), projected to increase by 14.3% by 2028. Average household income is \$149,256 well above the City of Toronto average of \$131,628.

4



Accessible & Transit Oriented

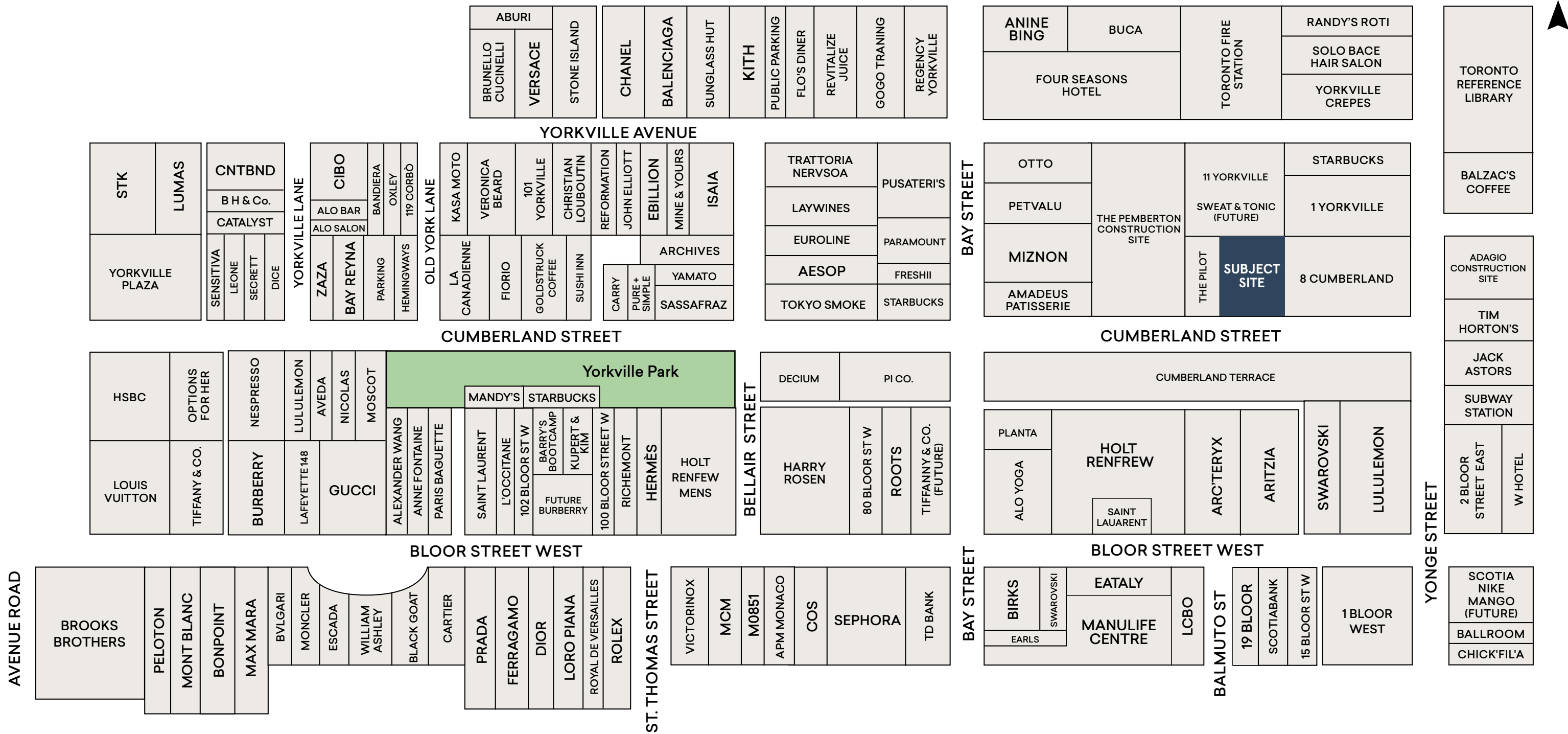
The Property is ideally located steps from Bloor-Yonge subway station, an interchange station and a significant transfer point that provides access to both Line 1 and Line 2. The station has an average weekday ridership of more than 825,000 riders, making it one of the busiest lines in North America.

BLOOR yorkville BR

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The neighbourhood is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street-front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers. The area boasts 2.3 million SF of retail space, 1.5 million of which is street-front. Retail sales performance in the neighbourhood often exceeds \$2,500 PSF.

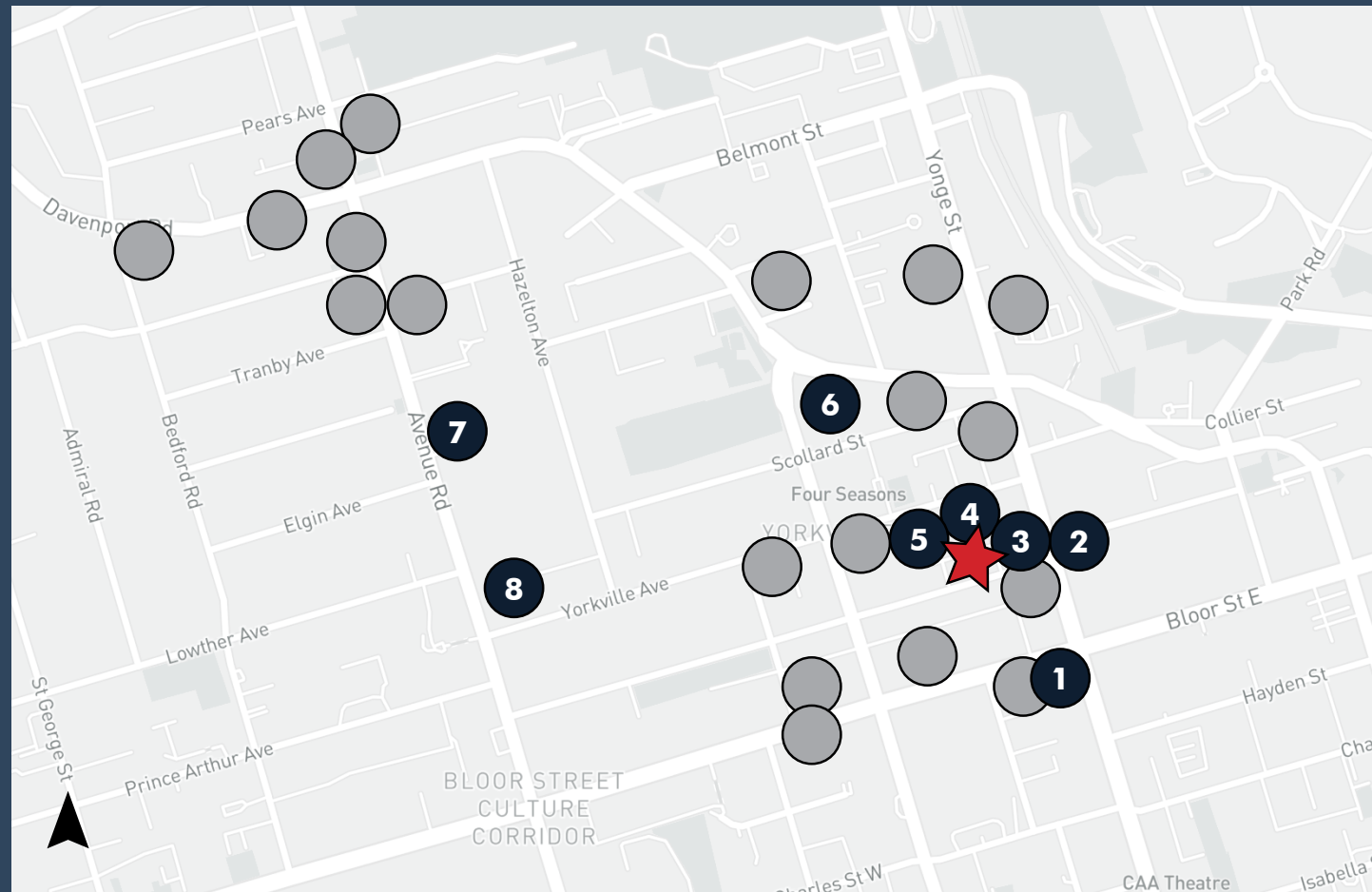


Bloor-Yorkville Streetscape



Canada's Most Exclusive Residential Market

Yorkville is experiencing dramatic intensification with a series of high-end residential developments in the immediate vicinity of The Property. There are 27 condominium projects in various stages of development totaling more than 12,800 units in this node. 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
 3,242 INCOMING UNITS

PRE-CONSTRUCTION
 9,569 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

77,100
POPULATION

166,110
DAYTIME POPULATION

14.3%
POPULATION CHANGE
(2023-2028)

35.0
MEDIAN AGE

\$149,256
AVERAGE HOUSEHOLD
INCOME

(1KM RADIUS)

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 day-time population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto sees 26.5 million visitors each year, generating \$8.4 billion for the local economy.

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 77,100 as of 2023, projected to increase to 77,100 by 2028. As of 2023, the average household income was \$149,256, well above the city of Toronto's average income of \$131,628. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.



Bloor-Yorkville



YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

UNIVERSITY OF TORONTO

ROYAL ONTARIO MUSEUM

ST. GEORGE M

MUSEUM M

PARK HYATT

EATALY

BAY M

HOLT RENFREW

FOUR SEASONS HOTEL

HAZELTON HOTEL

YORKVILLE VILLAGE

BLOOR-YONGE M

TORONTO PUBLIC LIBRARY

16
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CUMBERLAND

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CBRE

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