

# 1495 & 1503 O'Connor Drive

Commercial Units for Sale | **Two Units Remaining!** | Move-In Ready



**CBRE** urban retail team

# 1495 & 1503 O'Connor Drive

## PROPERTY DETAILS

### Address:

1495 & 1503 O'Connor Drive, Toronto

### Occupancy:

Immediately

### Retail Area:

920 sq. ft. per unit

### Condo Fees:

\$4.37 per sq. ft.

### Parking:

Underground parking stalls available at an additional price

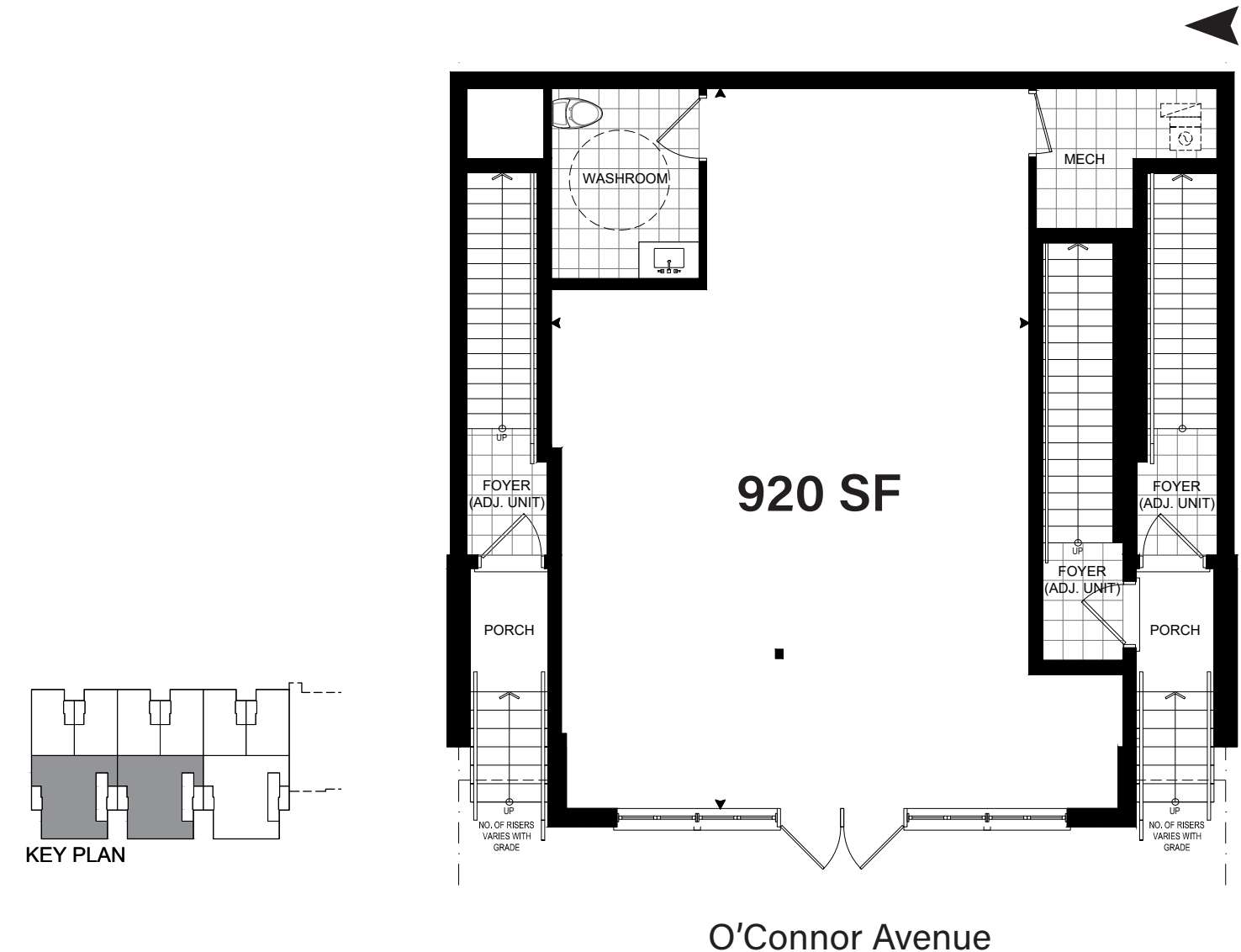
### Asking Price:

\$750,000 per unit

- Two beautiful right-sized commercial units at the base of a brand-new townhome development
- Located in Toronto's East end, within walking distance to the new Crosstown LRT and within a 5-minute drive to the DVP
- Bright and open space with 14.8 ft. ceiling heights
- Very high traffic streetfront location in rapidly growing area

## Floor Plan

1495 & 1503 O'Connor Drive





# Investment Highlights



## BRAND NEW DEVELOPMENT

Newly built urban townhomes development by Rise Developments and designed by Guthrie Muscovitch Architects. The development features 52 residential luxury units.



## EXCELLENT EAST END LOCATION

Located in Toronto's booming East end, within walking distance to the new Crosstown LRT and a 5-minute drive to the DVP, Eglinton's Golden Mile and the Danforth.



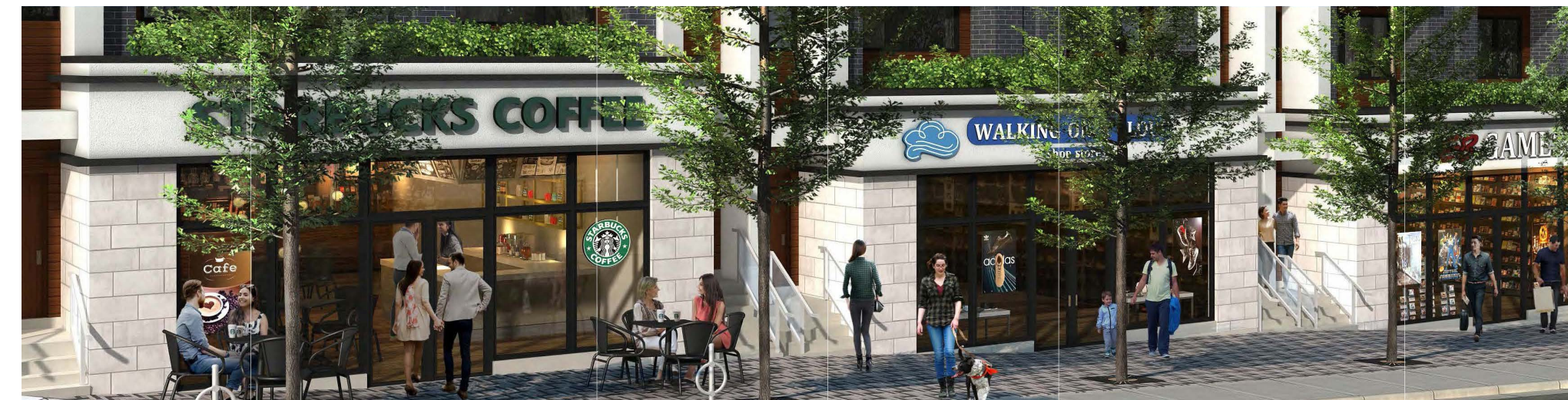
## RIGHT-SIZED UNITS

920 sq. ft. (per unit) of brand-new vacant commercial space perfect for an investor or end-user. The space is suitable for an array of uses including medical, food & beverage, retail or office uses.



## INCREDIBLE DESIGN

Beautifully designed commercial space with modern, sleek facades, with high 14.8 ft. ceilings and large windows allowing for ample natural light.





# Site Plan *1495 & 1503 O'Connor Drive*



Commercial tenants can purchase assigned underground parking spaces (subject to availability).

Purchasers have access to 9 shared on-site commercial/visitor parking spaces behind the building.



**AMSTERDAM**  
URBAN TOWNHOMES



# Location Overview

1495 & 1503 O'Connor Drive is located in the eastern part of Toronto, situated approximately 10 kilometers from downtown Toronto. The property is conveniently close to the **Don Valley Parkway (DVP)**, offering quick access to major highways. It's also near **The Danforth**, known for its vibrant community and cultural scene. **Eglinton Square** and **Eglinton Town Centre** are within a short drive, providing a variety of retail and dining options. Additionally, the **Golden Mile**, a well-established commercial and retail area, is nearby. Notably, the property is within walking distance to the future **Eglinton Crosstown LRT (O'Connor Station)**, which will enhance transit connectivity and accessibility to other parts of the city.

## DEMOGRAPHICS

**\$94,423**

Average Household Income (2022)

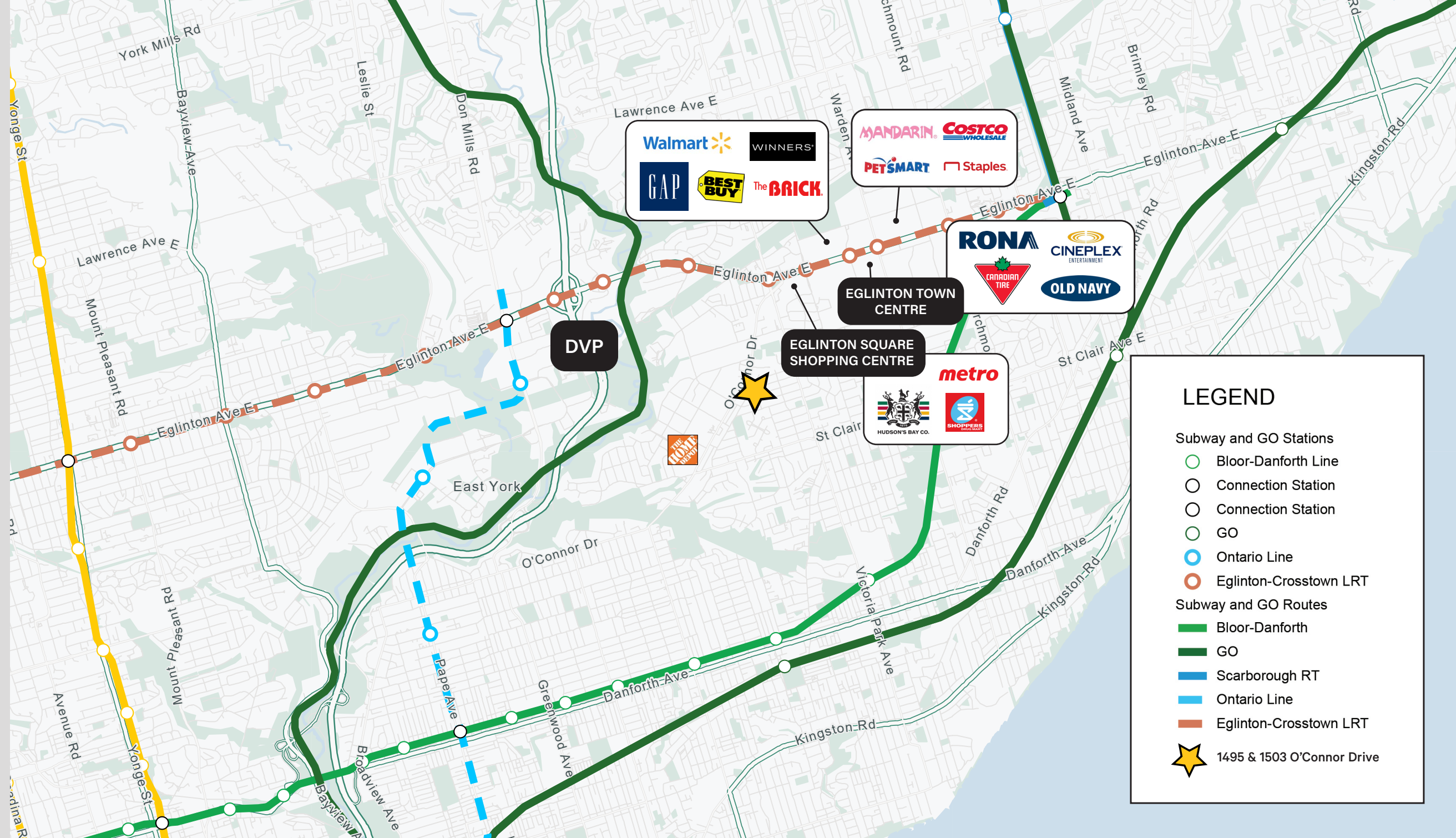
**160,065**

Population (2022)

**2.7%**

Population Change % (2017-2022)

\*5KM RADIUS



### LEGEND

- Subway and GO Stations
  - Green circle: Bloor-Danforth Line
  - White circle: Connection Station
  - White circle: Connection Station
  - White circle: GO
  - Blue circle: Ontario Line
  - Orange circle: Eglinton-Crosstown LRT
- Subway and GO Routes
  - Green line: Bloor-Danforth
  - Dark green line: GO
  - Blue line: Scarborough RT
  - Light blue line: Ontario Line
  - Orange line: Eglinton-Crosstown LRT
- Yellow star: 1495 & 1503 O'Connor Drive

# Advisory Team

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