

three sixty three
Roncesvalles

RARE RONCESVALLES BUILDING FOR SALE



CBRE urban retail team

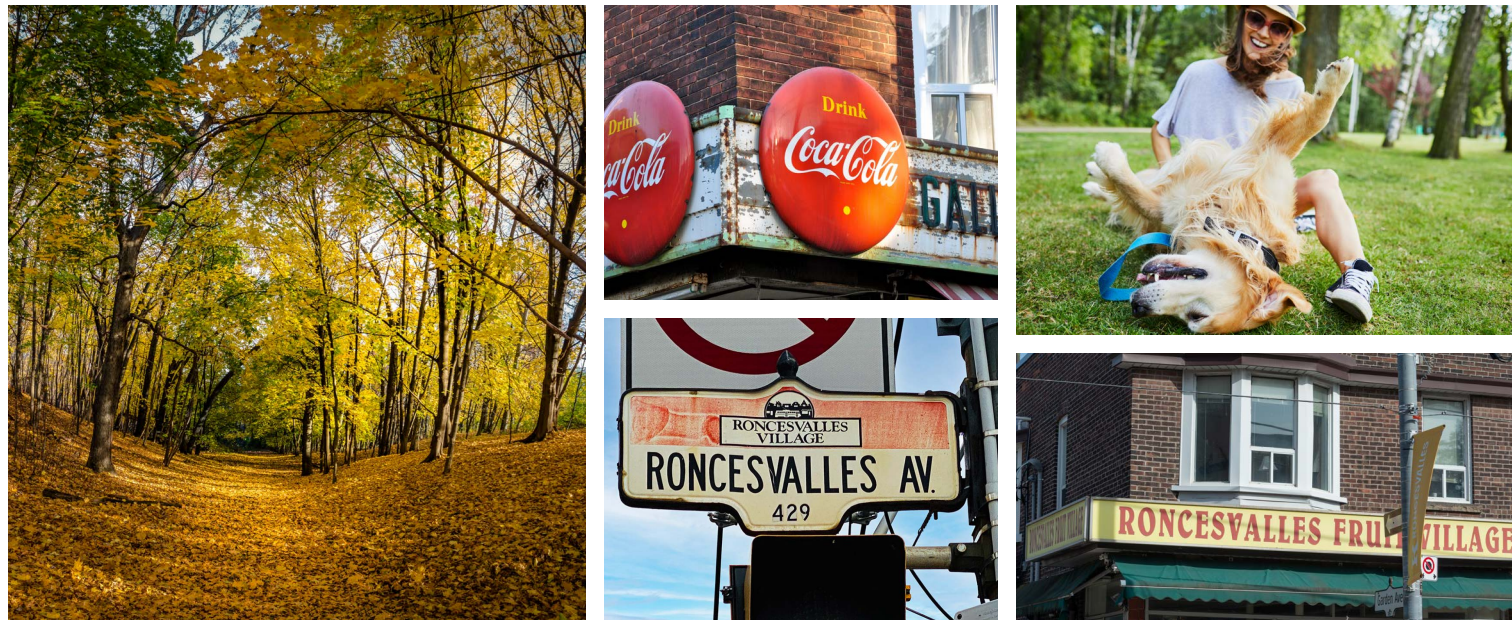
three sixty three Roncesvalles

RARE RONCESVALLES BUILDING FOR SALE

CBRE Limited (the "Advisors") are pleased to offer for sale 363 Roncesvalles Avenue, Toronto (the "Property" or the "Site"), a rare real estate opportunity in the heart of Roncesvalles Village.

This beautifully maintained Property features retail on the ground floor, and one residential unit (2 bedroom, 2 bath) on the second and third levels. The residential unit will be vacant and the retail may be vacant upon closing.

The location is unbeatable along the best stretch of Roncesvalles. The Property's transit access is unmatched, as it's within walking distance to Dundas West subway station as well as the Bloor GO & UP Express Station. It is surrounded by all the best shops and restaurants that Roncesvalles has to offer and is minutes from High Park, Toronto's largest urban park.





Property Details

Address:	363 Roncesvalles Avenue, Toronto
Size:	Lower Level: 450 sq. ft. Ground: 812 sq. ft. Second: 963 sq. ft. (+ deck) Third: 610 sq. ft. (+ deck & balcony) Total: 2,835 sq. ft.
Frontage:	15.5 ft.
Depth:	125 ft.
Lot Size:	1,948 sq. ft.
Legal Description:	PT LT 17 PL 729 CITY WEST AS IN CA738178; CITY OF TORONTO
Pin:	213330103
2024 Property Taxes:	\$16,805.42

- Beautiful commercial/residential building located along the best stretch of Roncesvalles
- The building consists of ground level retail, a residential unit on the second and third levels (2-bed, 2-bath), and features multiple decks and a rear garage accessed via laneway
- Residential unit will be vacant and the Property may be 100% vacant upon closing
- Perfect for an investor or end-user
- Incredible transit access, within walking distance to Dundas West subway station and the Bloor GO & UP Express station



Price: \$2,999,999

Offers Reviewed on an As-Received Basis

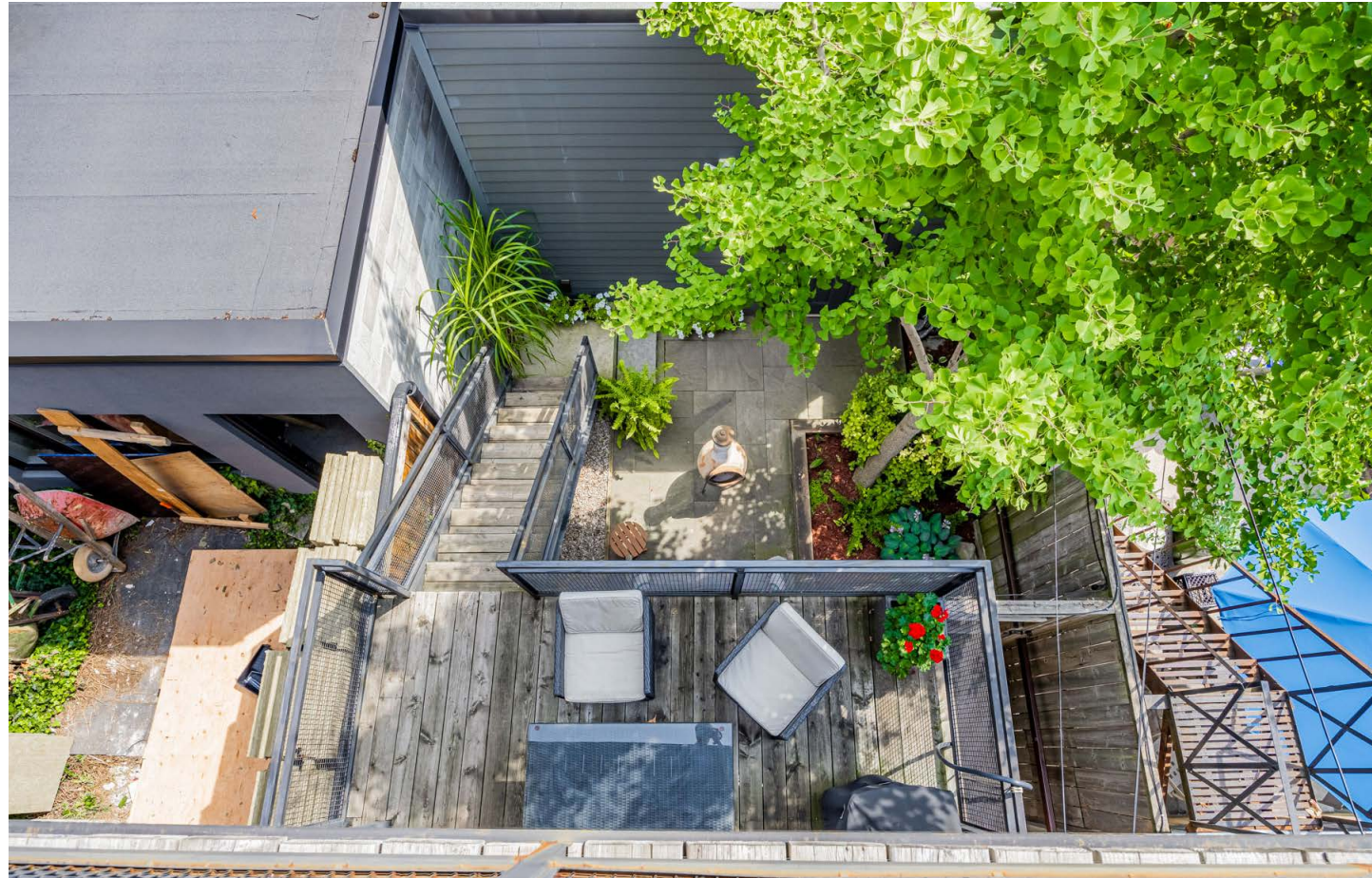
**CBRE does not guarantee the full accuracy of this information, and users are encouraged to undertake their own review*





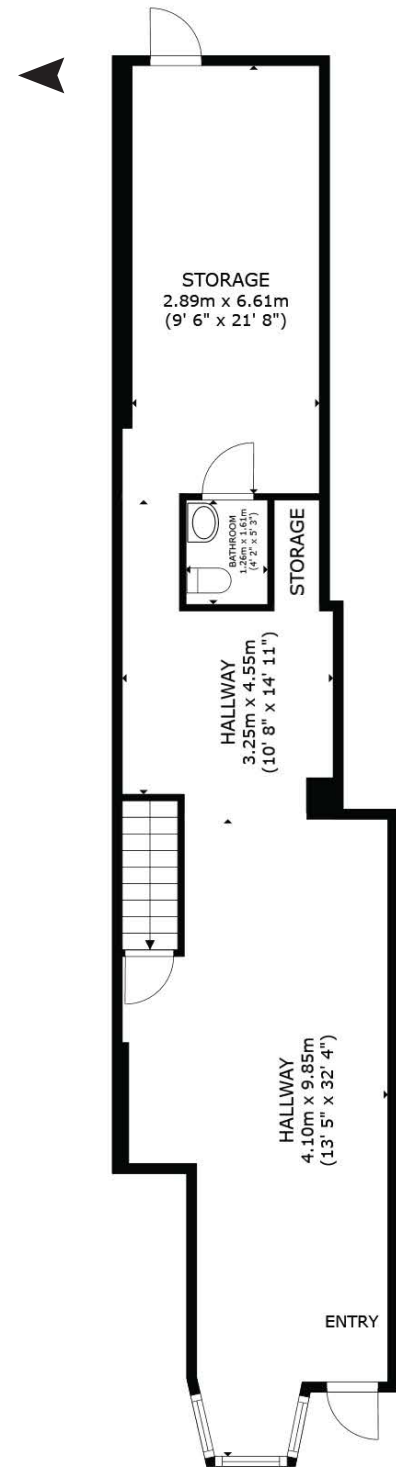


UNPARALLELED OUTDOOR SPACE + GARAGE



GROUND

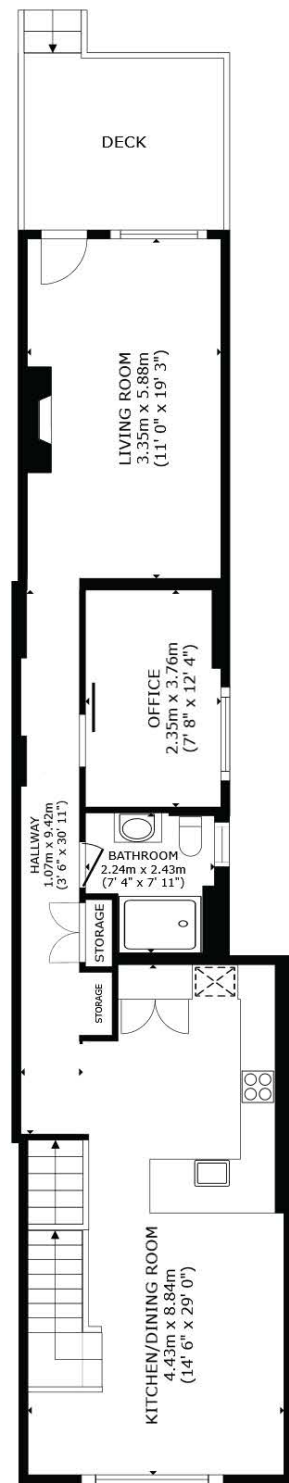
812 SF



RONCESVALLES

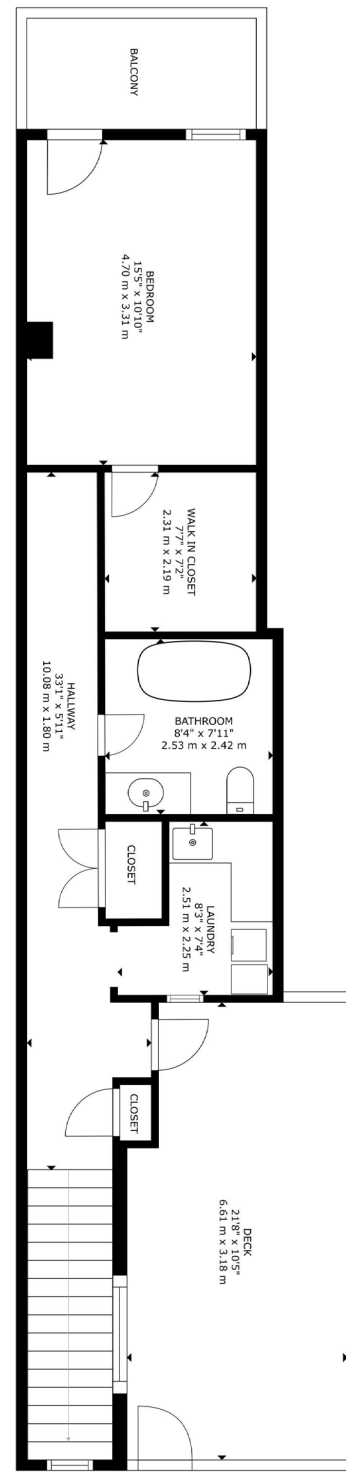
SECOND

963 SF



THIRD

610 SF



The Location - Roncesvalles

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.

Roncesvalles Village



1.8 km Retail Strip

Roncesvalles features over 270 shops, services and eateries



7km from Downtown

The close proximity and easy access to downtown makes Roncesvalles a popular neighbourhood among young families



Unmatched Access to Transit

Accessible via the Bloor-Danforth subway line (Dundas West Station), GO Train and the UP Express and easy access to the Gardiner Expressway and Lake Shore Blvd.



Subway and GO Stations

- Bloor-Danforth Line
- Connection Station
- Connection Station
- GO
- Yonge-University-Spadina Line
- Ontario Line

Subway and GO Routes

- Bloor-Danforth
- GO
- Yonge-University-Spadina
- Ontario Line

RONCESVALLES RETAIL STREETScape

HIGH PARK

PARKSIDE DRIVE

HOWARD PARK AVENUE

TIM HORTONS
LIVESTOCK SHOE STORE
REVUE CINEMA
THE LOCAL GRILL
LA CUBANA RONCESVALLES
THE ROYAL BBQ GRILL
BENJAMIN MOORE
TD BANK

MARMADUKE STREET

RESIDENTIAL

CONSTANCE STREET

RESIDENTIAL

GRENADIER ROAD

RESIDENTIAL

GEOFFREY STREET

RONCESVALLES AVE

RONCESVALLES AVE

SUNRISE GRILL & CREPE
GOOD NEIGHBOUR
YA BIKES!
PRINTS CHARMING
SCOUT GIFT SHOP
RUSSELL'S BUTCHER
VINEGAR SYNDROME VIDEO STORE
SHE SAID BOOM! BOOKS & RECORDS
REUNION COFFEE

NEEPAWA AVENUE

PIZZAIOLO
APPLE SPECIALISTS
AVENUE DAUGHTER HOME GOODS STORE
BAR BACAN
PEACH BOY CHILDREN'S CLOTHING

★ 363 RONCESVALLES

THE CHOCOLATERIA
PHILA OPTICAL
INTER STEER RESTAURANT
THE OLD COUNTRY SHOP
POLLOCKS CARPET MARKET
HOME HARDWARE
OUTCLASS MENS CLOTHING STORE
A GOOD READ BOOKSTORE
DIL SE INDIAN RESTAURANT
FANTAIL BAKERY
ROUND THE HORN
MASTER SUPERMARKET

GRENADIER ROAD

LEBANON EXPRESS
ARBEQUINA
MABEL'S BAKERY
PIZZERIA DEFINA
ALIMENTARI ITALIAN GROCERY
ANOTHER STORY BOOKSTORE
313 DESIGN MARKET
THE DIZZY PUB
COOKERY
GARDEN MILK & VARIETY

GEOFFREY STREET

BARQUYE
THE MERCANTILE GOURMET GROCER





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