

3224
YONGE
S T R E E T

RARE FREESTANDING BUILDING FOR SALE
IN THE YONGE & LAWRENCE NEIGHBOURHOOD



CBRE urban retail team

3224 YONGE STREET

CBRE Limited (the “Advisors”) are pleased to offer for sale 3224 Yonge Street, Toronto (the “Property” or the “Site”), an unparalleled real estate opportunity in Toronto’s prestigious Yonge and Lawrence Neighbourhood.

3224 Yonge Street offers the opportunity to acquire over 9,000 sq. ft. in a beautiful 3-storey freestanding building at the corner of Yonge Street and Cranbooke Avenue. The Property is 100% leased to a AAA tenant and features parking for 15 cars. Located within a 5-minute walk to Lawrence Station this asset is well connected to midtown and the downtown core.



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Property Details

Address:	3224 Yonge Street, Toronto
Total Building Size:	9,264 sq. ft.
Tenancy:	RBC / Single-Tenant NNN Building
Frontage:	70.50 ft. on Yonge Street
Depth:	105 ft. on Cranbrooke Avenue
Lot Size:	7,395 sq. ft.
Parking:	15 spaces
Year Built:	1997
Property Taxes:	\$87,081.65 (2024)
Legal Description:	PT LT 582-583 PL 1501 TORONTO AS IN CA596748, T/W CA596748; CITY OF TORONTO

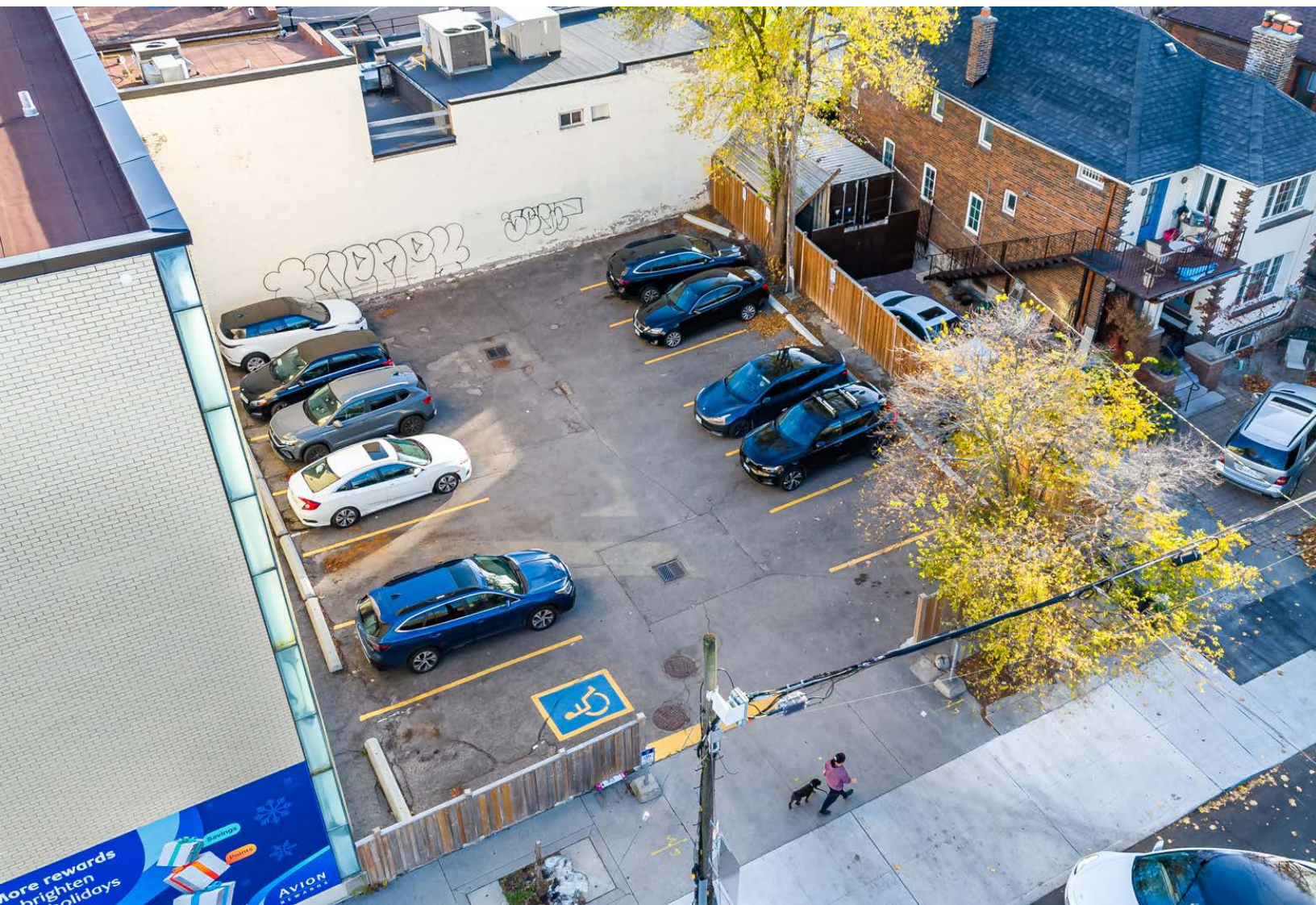
ASKING PRICE: \$7,500,000

Bids will be reviewed on or after Friday, December 6th

- Rare corner freestanding building for sale in the Yonge & Lawrence neighbourhood
- Features 15 surface-surface level parking spaces
- 100% leased to RBC
- Brand new roof installed in 2023
- Long-term development potential
- Affluent surrounding demographics
- Below market rents with near term potential to add value

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Interior Images - Ground Level

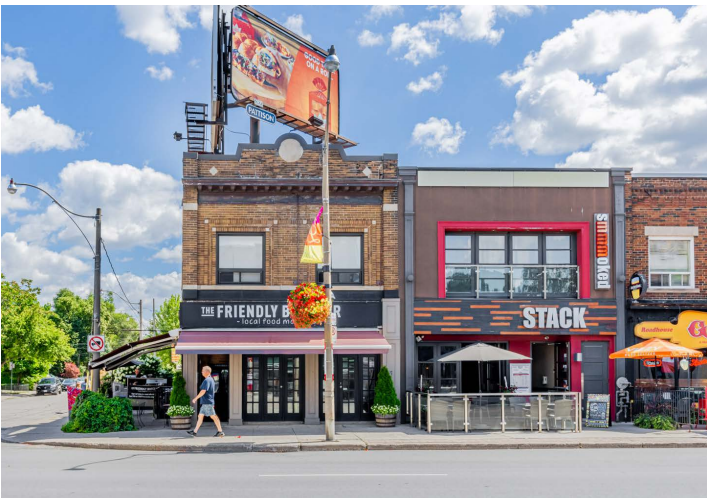
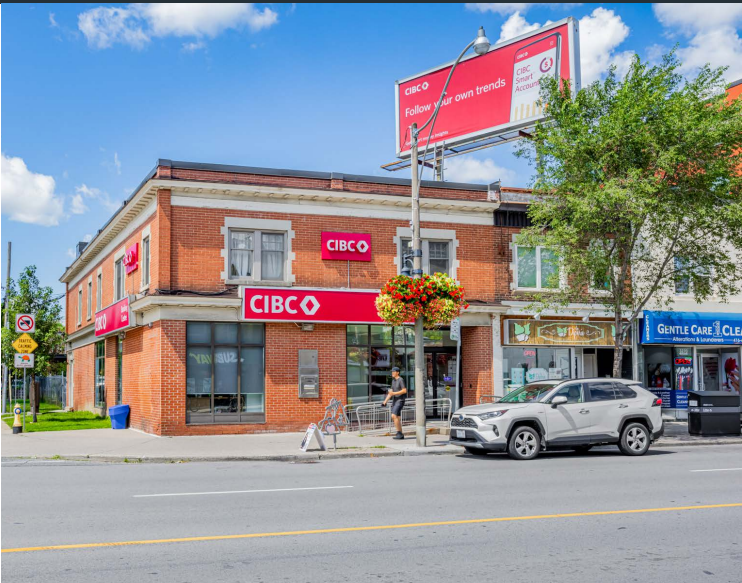
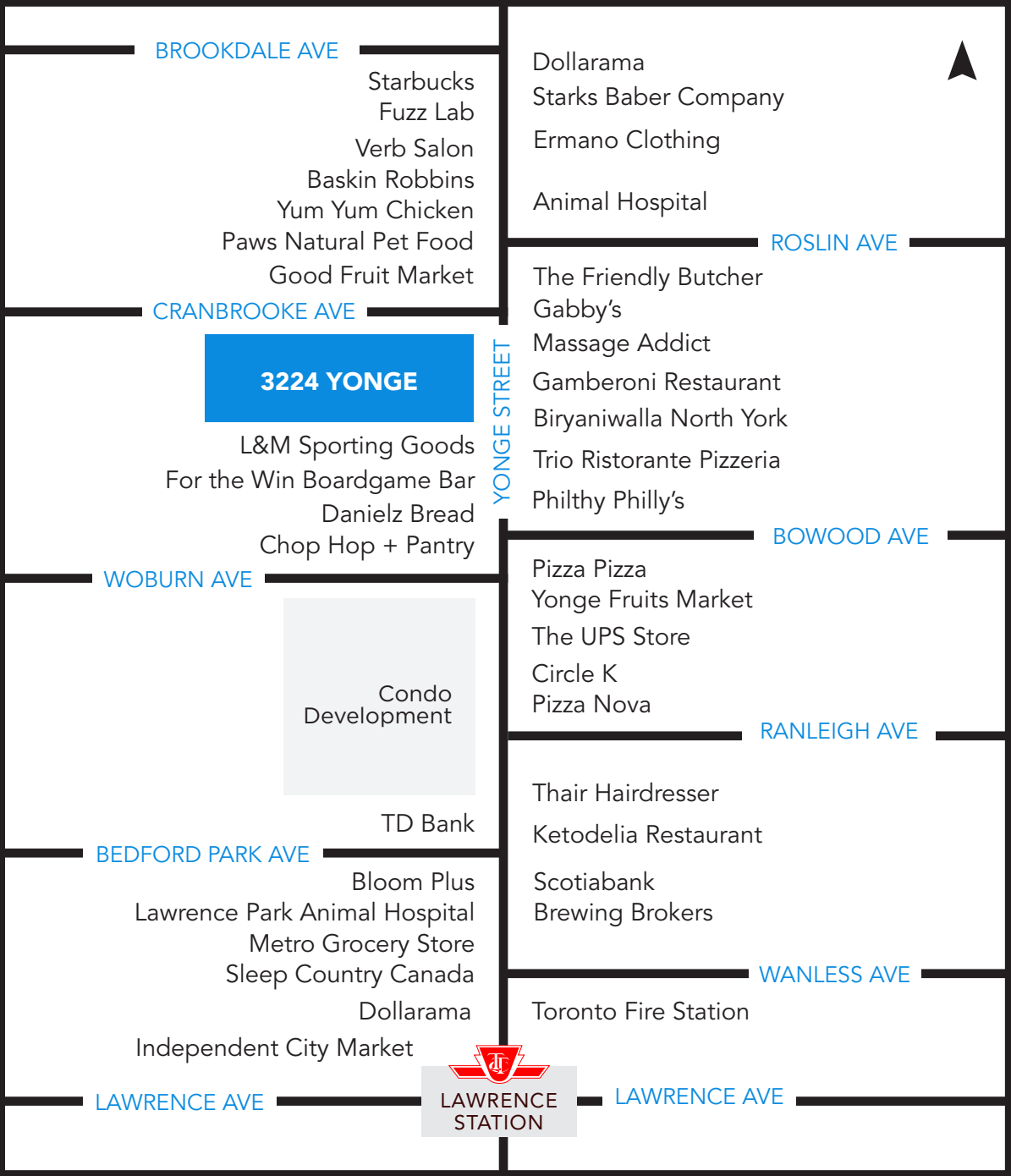


Interior Images - 2nd & 3rd Levels

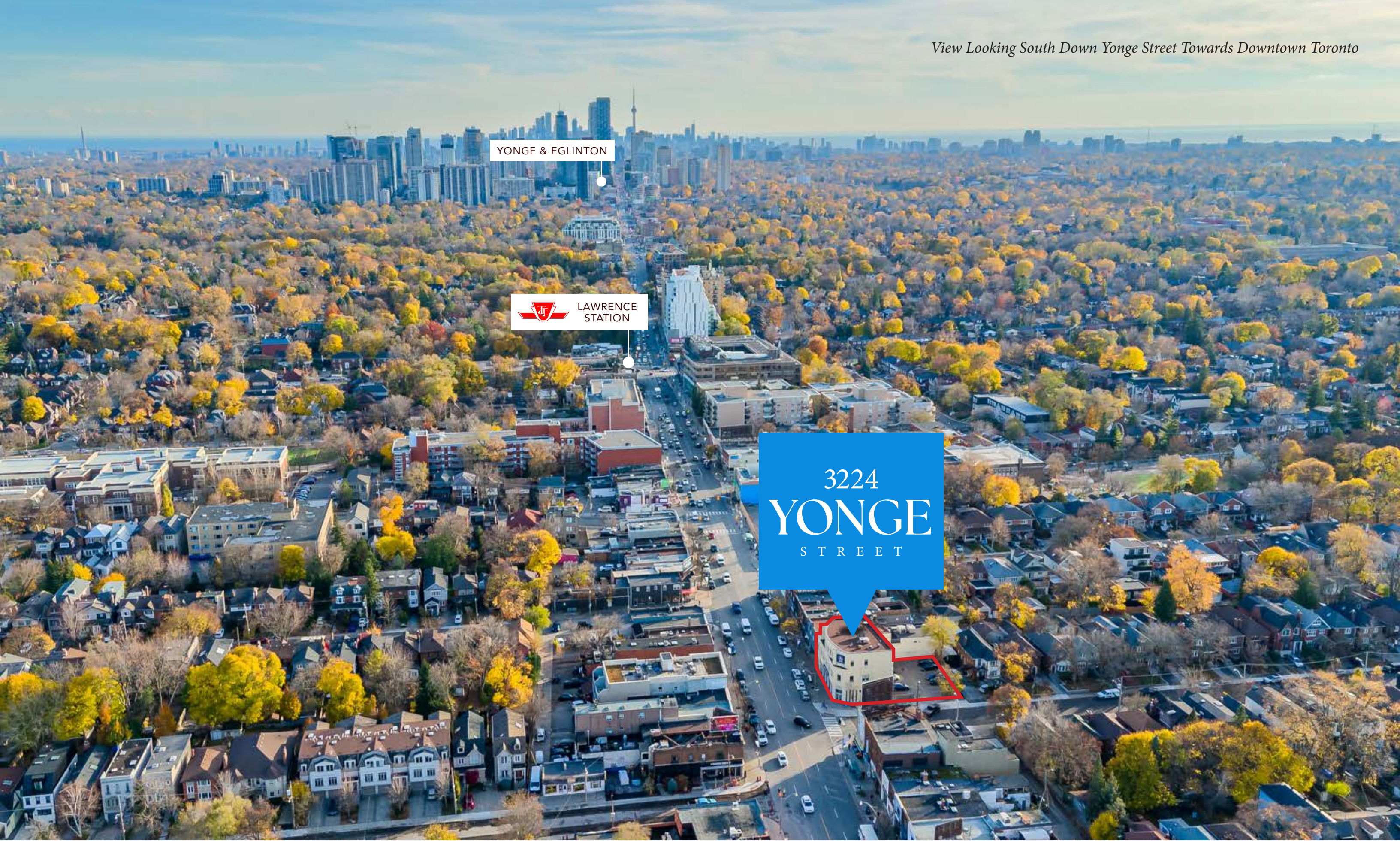


The Location - Yonge & Lawrence

Yonge & Lawrence is a well-established neighbourhood in Uptown Yonge. The area is popular with families as its home to some of the city's best public and private schools and is located on the subway line providing easy access to the downtown core. The main retail strip along Yonge Street features area features a mix of global and independent boutiques, restaurants, cafes and retailers.



View Looking South Down Yonge Street Towards Downtown Toronto



YONGE & EGLINTON



LAWRENCE
STATION

3224
YONGE
STREET

Vist our Instagram Page: @urbanretailteamto

Visit our website: urbanretailtoronto.com

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