

RETAIL FOR SALE

# 181 STERLING RD.

HOUSE OF ASSEMBLY AT STERLING JUNCTION



**CBRE** urban retail team

RETAIL FOR SALE

# 181 STERLING RD.

**Size:**

*Ground: 3,532 sq. ft.*

*Second: 5,370 sq. ft.*

*\*Units may be purchased separately or together*

**Price:**

*Ground: \$2,295,000*

*Second: \$2,950,000*

**Delivery:**

*August 2025*

**Ceiling Heights:**

*Ground: 13.7 feet*

*Second: 10.8 feet*

**Parking:**

*Access to 8 surface level parking stalls*

RETAIL FOR SALE

# 181 STERLING RD.

## THE OFFERING

CBRE Limited is pleased to offer for sale premium ground and second floor retail at 181 Sterling Road in Toronto (The Property). The Property is located at the base of House of Assembly, a 266-unit condominium by Marlin Springs Developments. It is the first of three condominium buildings being built along Sterling Road as part of the new Sterling Junction community. The building is currently under construction and has a delivery date of August 2025.

The Property provides users or investors with an opportunity to acquire brand new, right-sized space in a rapidly-growing community within the heart of the Junction Triangle.



## BRAND NEW DEVELOPMENT

Developed by Marlin Springs Developments and designed by Graziani + Corazza Architects, House of Assembly will feature 17 storeys and 266 residential units.



## RAPIDLY GROWING NEIGHBOURHOOD

Ideally located in Sterling Junction, a master-planned community within the Junction Triangle. 5,800 units are being introduced to the market in the coming years.



## PERFECT TRANSIT SCORE

Located at the heart of a network of unrivaled transit options. The Union Pearson Express, GO Train, Subway and streetcar lines are all within a 10-minute walk from 181 Sterling Road.

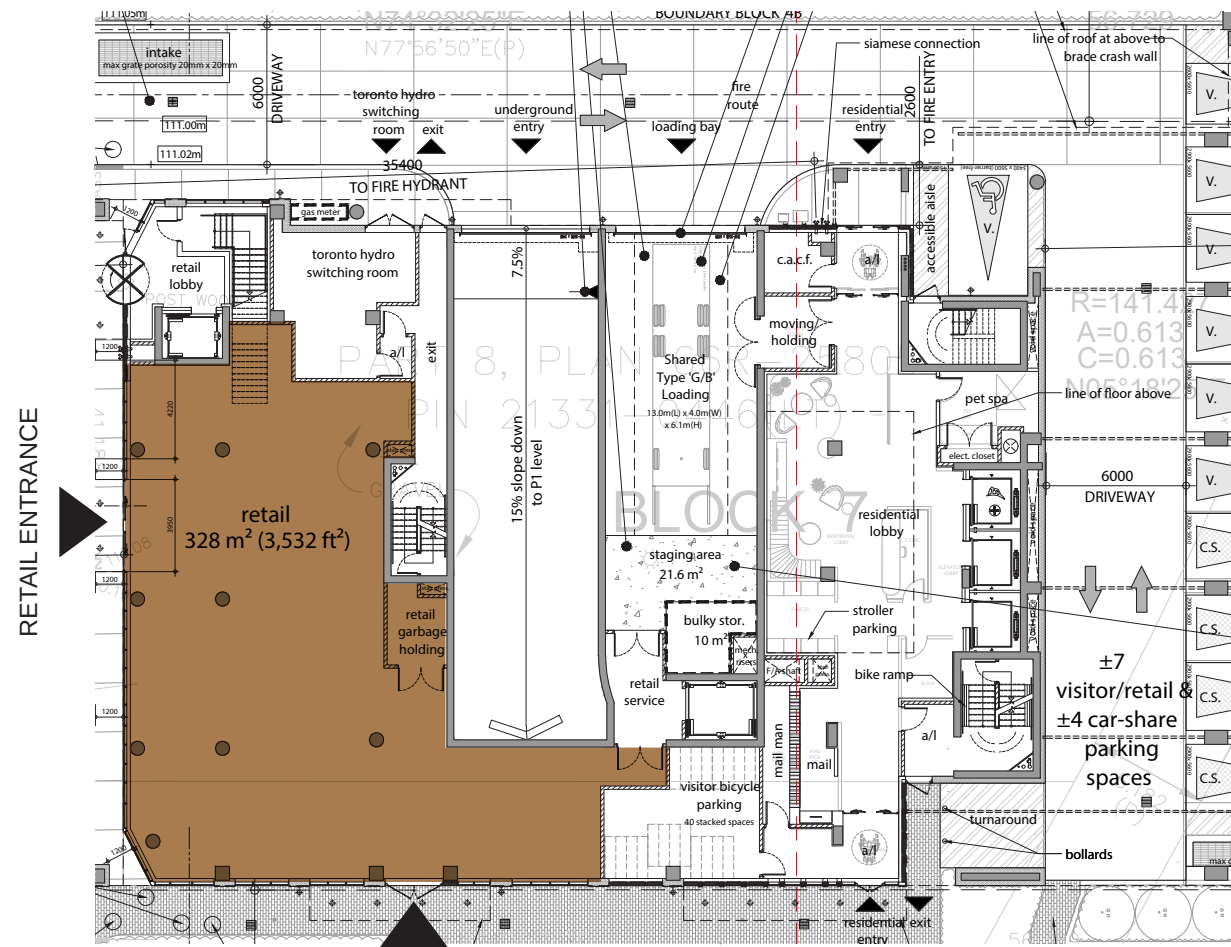
# GROUND FLOOR

3,532 SF

# SECOND FLOOR

5,370 SF

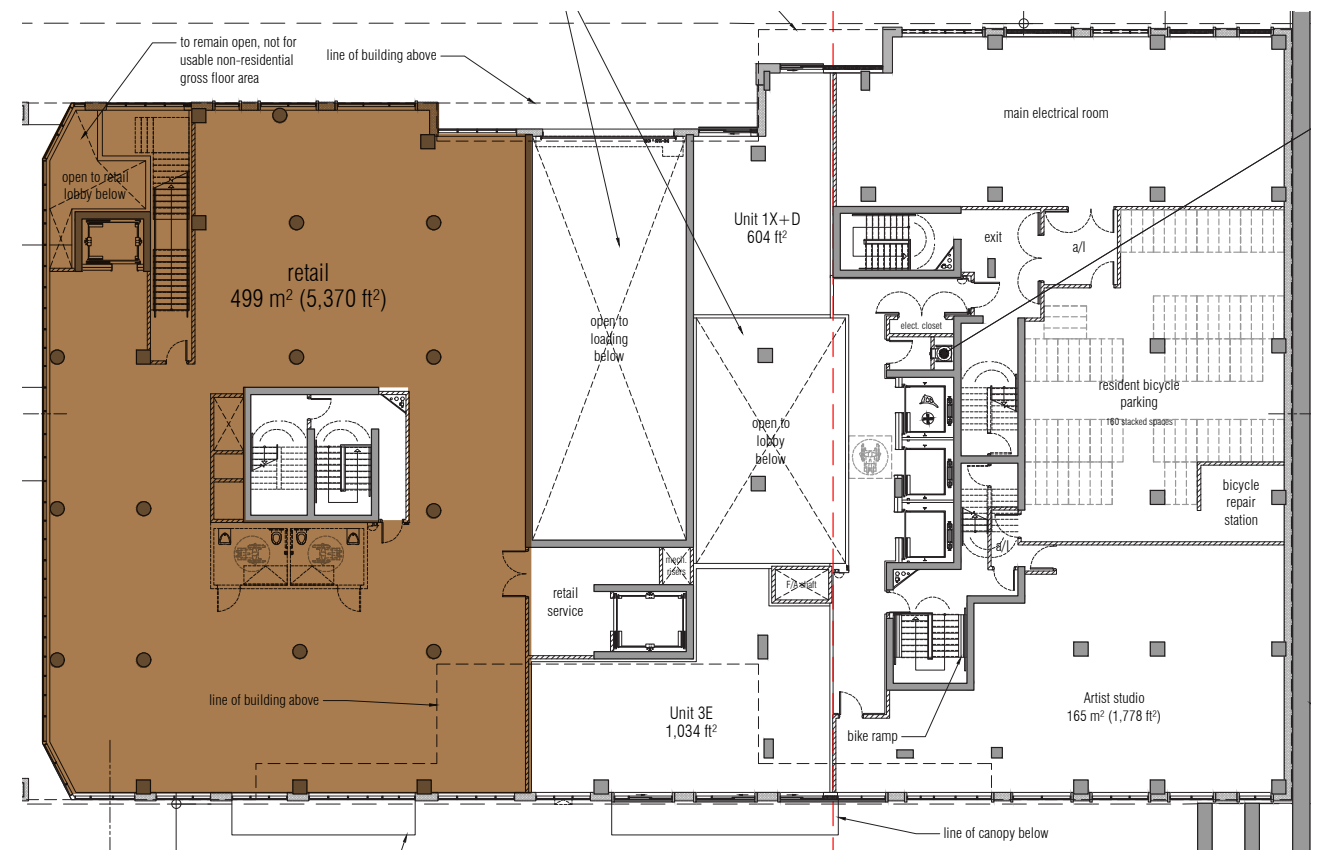
STERLING ROAD



RETAIL ENTRANCE

PARKETTE

STERLING ROAD



PARKETTE

## Area Overview

181 Sterling Road is located in Sterling Junction, a community within the heart of the Junction Triangle. Sterling Road is a popular west-end destination lined with converted warehouses, now home to breweries and restaurants (ie. Spaccio, Henderson Brewing), art galleries (ie. Museum of Contemporary Art), retail (ie. Fitzroy Rentals) and brick-and-beam office space and residential lofts.



## Neighbourhood Amenities

### Food & Drink

1. Ethica Coffee Roasters
2. Henderson Brewing
3. Spaccio West (Terroni)
4. Martin Espresso Bar
5. Kibo Sushi House

### Recreation & Leisure

1. Museum of Contemporary Art (MOCA)
2. Auxillary CrossFit
3. Mosaic Yoga Toronto
4. Pia Bouman School for Ballet and Creative Movement

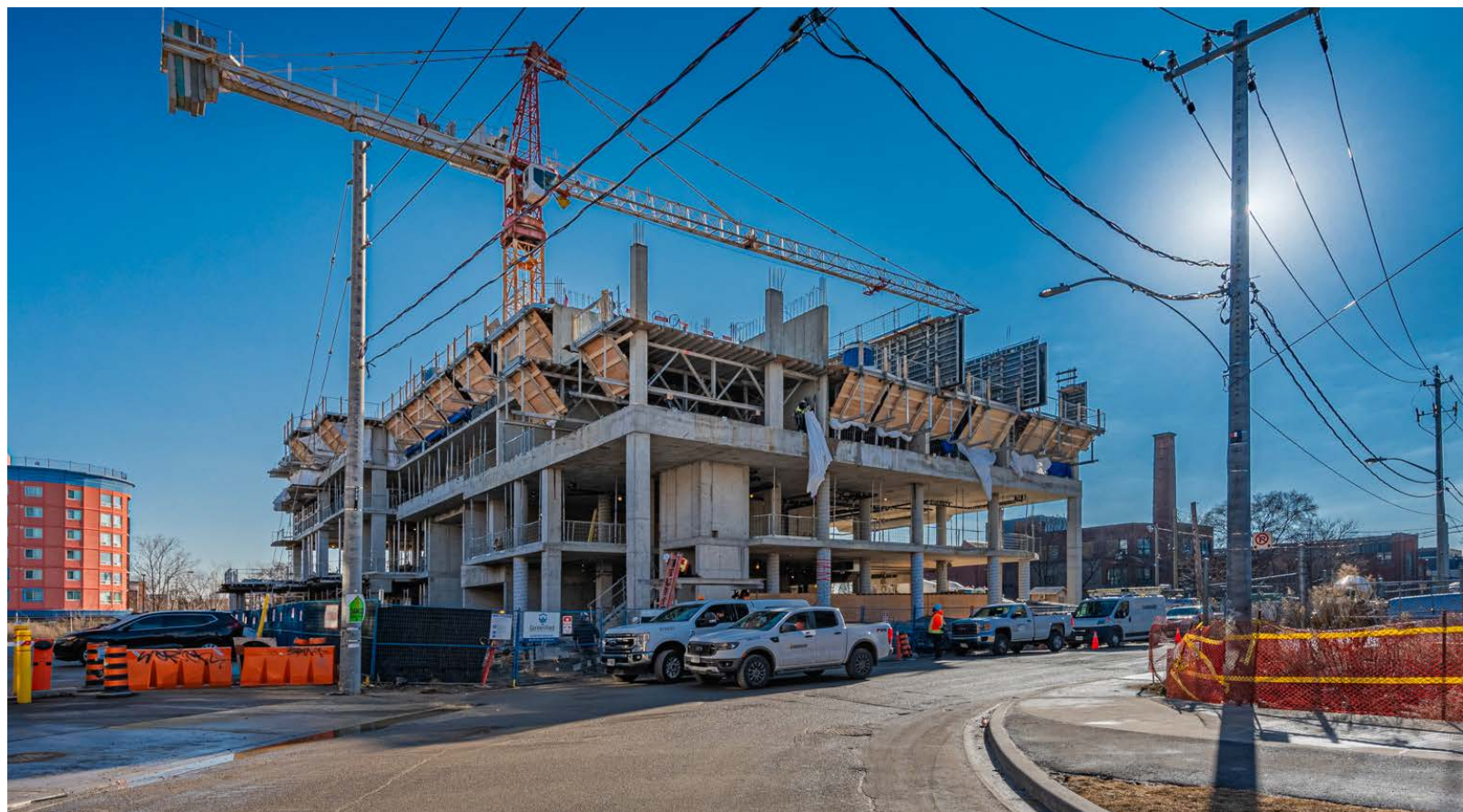
### Shopping

1. House of Anansi Books
2. Sweatpea's Florist
3. Blush and Bloom Floral Studio
4. Silk Row Bridal
5. The Fitzroy Dress Rental
6. Loblaws
7. LCBO



# CONSTRUCTION STATUS

FEBRUARY 2024



## ADVISORS

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