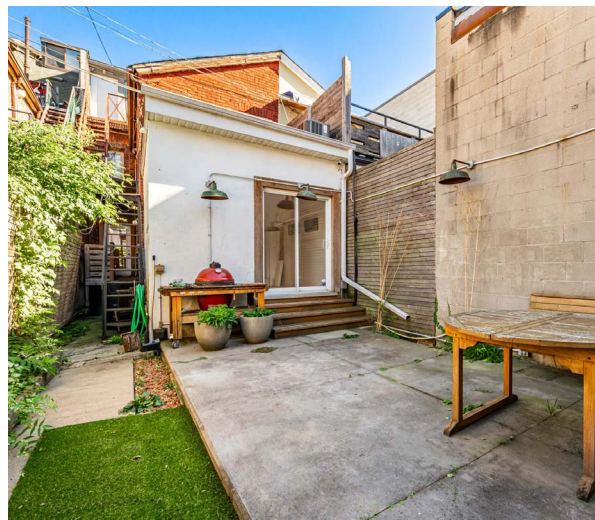
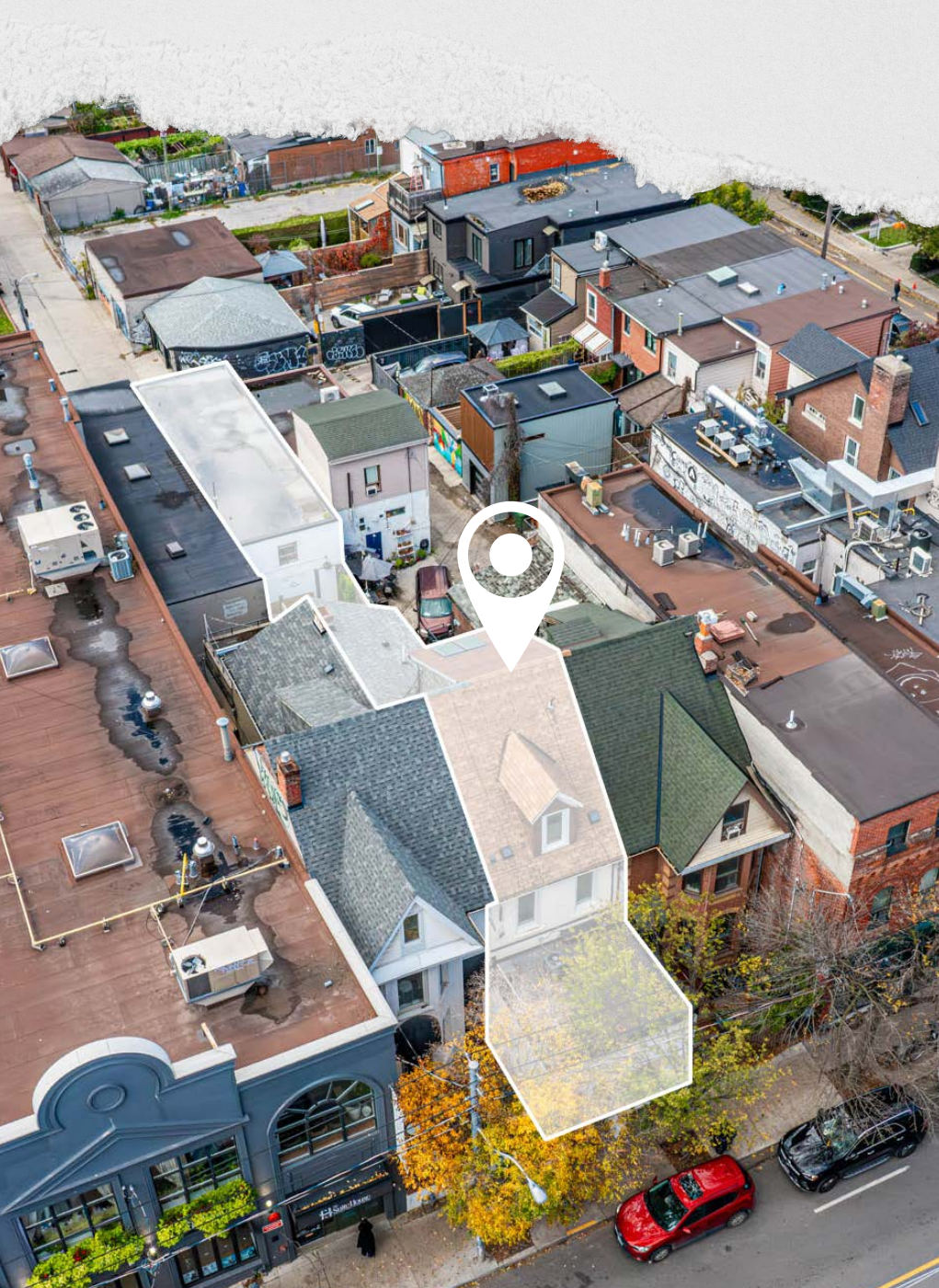


104 — Ossington Ave

Multi-Use Property for Sale on Toronto's Hottest Retail Strip



CBRE

Live, Work, Play - The Opportunities are Endless



The Offering

CBRE Limited (the "Advisors") are pleased to offer for sale 104 Ossington Avenue (the "Property" or the "Site") a rare opportunity to acquire a highly versatile, income-generating, mixed-use asset in Toronto's trendiest retail corridor. The Property is partially leased at below market rental rates and partially vacant offering both end-users and investors distinct opportunities to add and create value.

The property comprises approximately 4,355 sq. ft. of space across three distinct components:

Retail Storefront: Leased at below market rents to Province of Canada, a premium Canadian apparel and lifestyle brand providing secure, stable income. There is flexibility with a landlord termination right, opening it up to end users or a higher rent.

Luxury Residential Unit: A spacious 4-bedroom, 3-bath unit with modern finishes and open-concept living. This space can easily be converted to retail or an office use and can be delivered vacant upon closing, making this an ideal owner-user opportunity.

Rear Coach House/Studio: Currently a fully equipped recording studio that has been actively used for over a decade.

104 Ossington Avenue is a prime opportunity to secure a footprint in one of Toronto's most dynamic and in-demand retail destinations, offering both immediate income and long-term upside potential.



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Property Details

Address: 104 Ossington Avenue, Toronto

Asking Price: \$3,400,000

Size:

Lower Level:	940 sq. ft.
Main Level:	1,180 sq. ft.
Second Floor:	805 sq. ft.
Third Floor:	450 sq. ft.
Rear Building:	980 sq. ft.
Total Building Size:	4,355 s.q ft.

Frontage: 17.17 ft.

Depth: 163 ft.

Lot Size: 2,799 sq. ft.

Property Taxes: \$9,284 (2025)

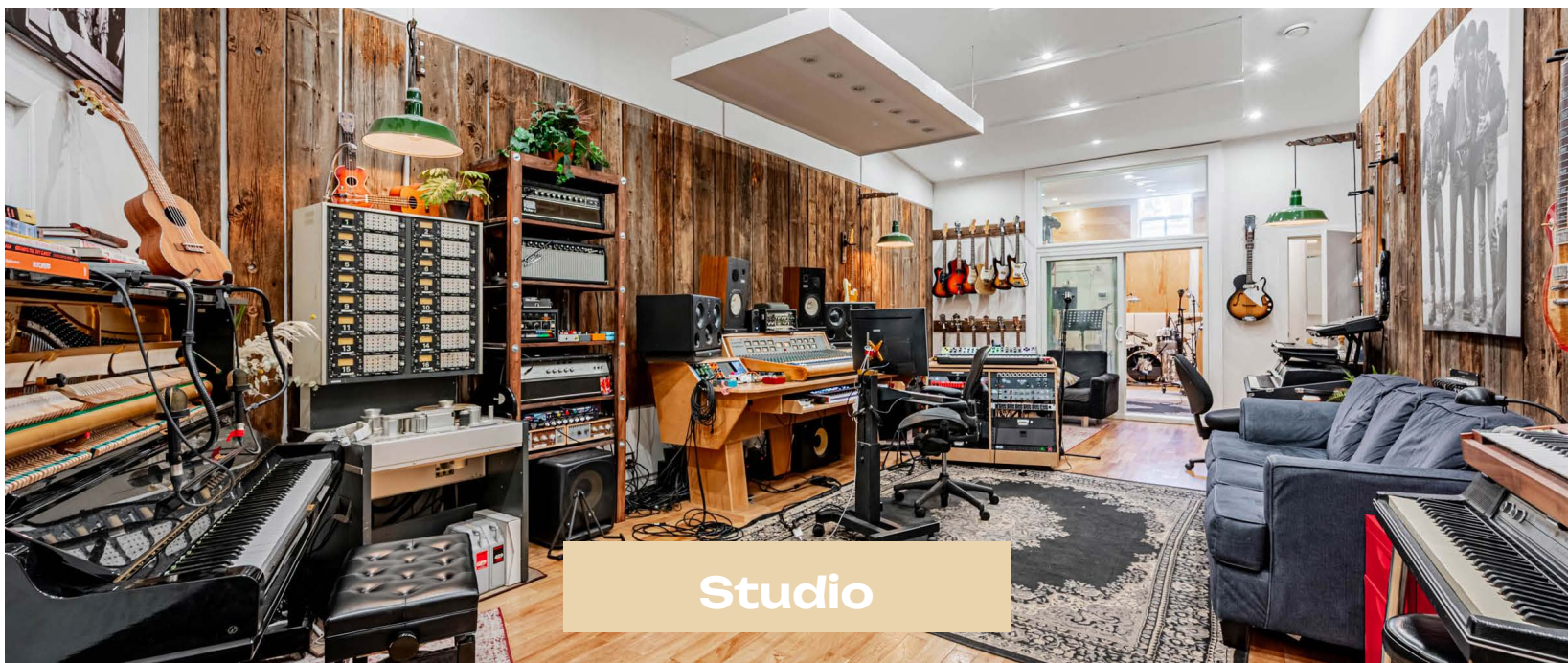
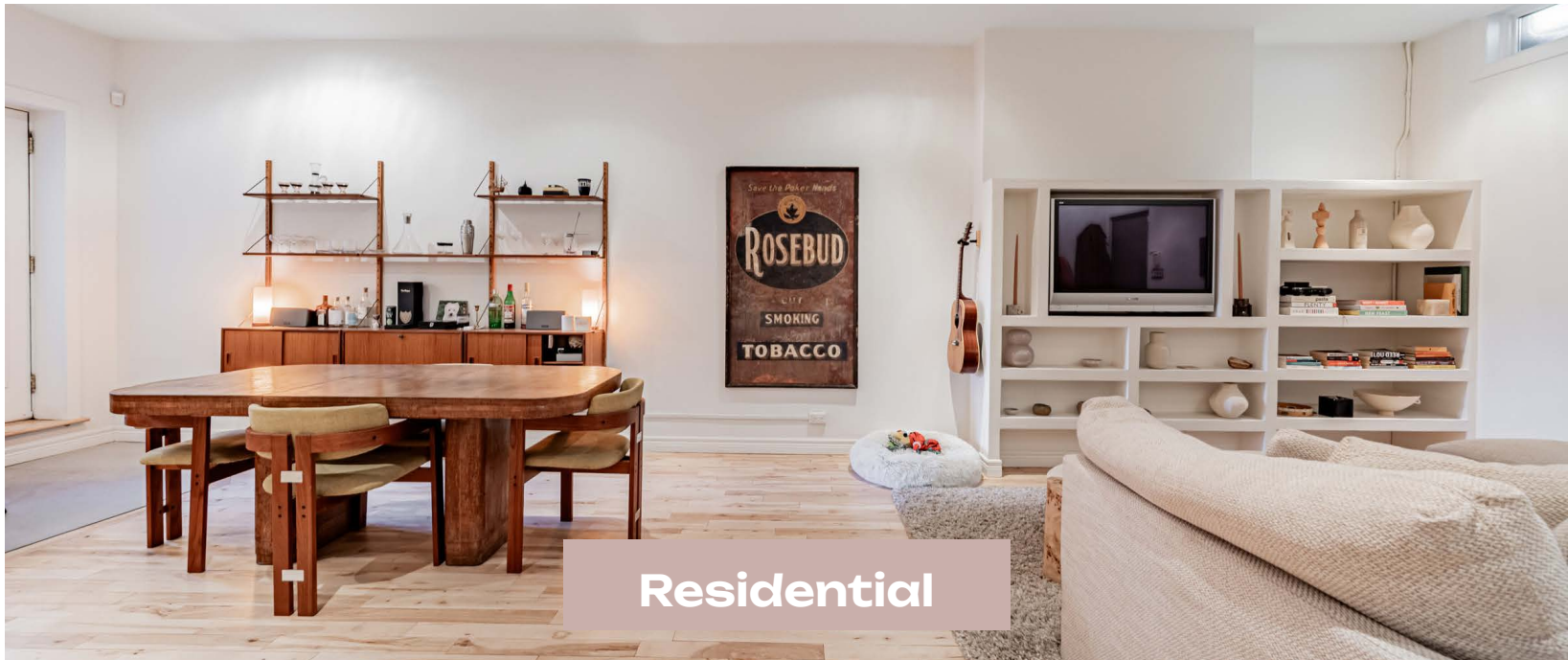
- Prime location on Toronto's coolest retail strip, steps to Queen Street West and Trinity Bellwoods Park
- 4,355 sq. ft. of flexible space, suitable for retail, office, studio, or residential use
- Strong existing retail tenancy who are paying below market rents, providing excellent potential for rental income upside
- Residential unit can be delivered vacant upon closing, allowing for immediate occupancy



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Floor Plans



Tenant Overview - Province of Canada



Tenant/Premises	
Tenant Name	Province of Canada Inc.
Premises	Ground Floor, 104 Ossington Avenue
Rentable Area	650 SF
Term	
Term	3 Years
Commencement Date	January 1, 2025
Expiry Date	January 31, 2028



Tenant Overview - Recording Studio



Tenant/Premises	
Tenant Name	Gus Van Go Productions Inc.
Premises	Rear Studio, 104 Ossington Ave
Rentable Area	980 SF
Term	
Term	5 Years
Commencement Date	November 1, 2025
Expiry Date	November 1, 2030

Residential Unit



Aerial
Looking southeast towards
downtown Toronto

Financial Core

Liberty Village

Trinity Bellwoods Park

Shaw Street

Queen Street West

501 Queen
Streetcar
Line

Ossington Avenue

Argyle Street

CBRE

The Location

Ossington Avenue has firmly cemented its reputation as Toronto's hottest street and a top destination for dining, drinking, and shopping. Its dynamic energy have made it a magnet for both locals and tourists, drawn by its unique mix of curated retail, cuisine and culture.

Ossington's commercial real estate market has been on fire, with a wave of new retailers and restaurants opening their doors in recent months. Local hot spots such as Uncle Studios, Andrea's Cookies and Linny's Luncheonette, as well as top global brands such as Carhartt WIP and CHICHA San Chen have recently made Ossington their home. This surge in activity has solidified Ossington as one of the city's most sought-after corridors for businesses looking to align with a cool, urban crowd.



Ossington Avenue - Neighbouring Tenants



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