THE SAINT

89 CHURCH STREET
RETAIL FOR SALE

IN THE HEART OF DOWNTOWN TORONTO

CBRE

89 CHURCH STREET

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CBRE Limited (the "Advisor") is pleased to offer for sale 89 Church Street, Toronto (the "Property" or the "Site"), an unparalleled corner retail opportunity in downtown Toronto.

Located at the ground level of the newly built The Saint Condos by Minto, 89 Church Street offers a rare opportunity to own a prime retail asset in the heart of downtown Toronto. This 613 sq. ft. corner unit at Church and Lombard Street benefits from exceptional visibility, steady pedestrian traffic, and a vibrant surrounding community anchored by dense residential, office, and institutional uses. Delivered 100% vacant, the space is ideal for both investors seeking a high-demand leasing opportunity and owner-users looking to establish a presence downtown Toronto.

Price: $650,000

THE SAINT
PROPERTY DETAILS

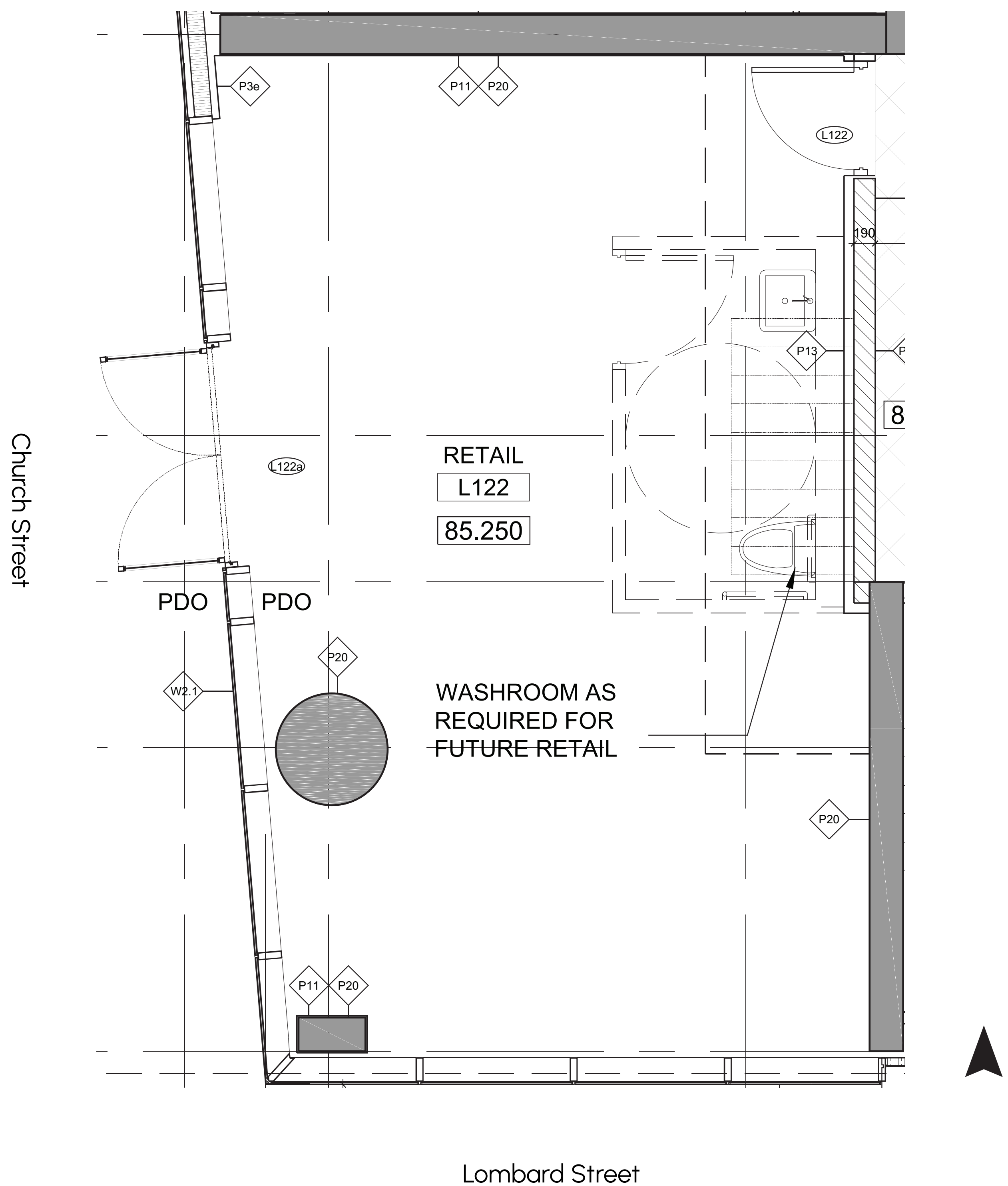
Address:	89 Church Street, Toronto
Size:	613 sq. ft.
Frontage:	35 sq. ft.
Depth:	20 sq. ft.
Condo Fees:	$848.04 / month
Possession:	Immediately

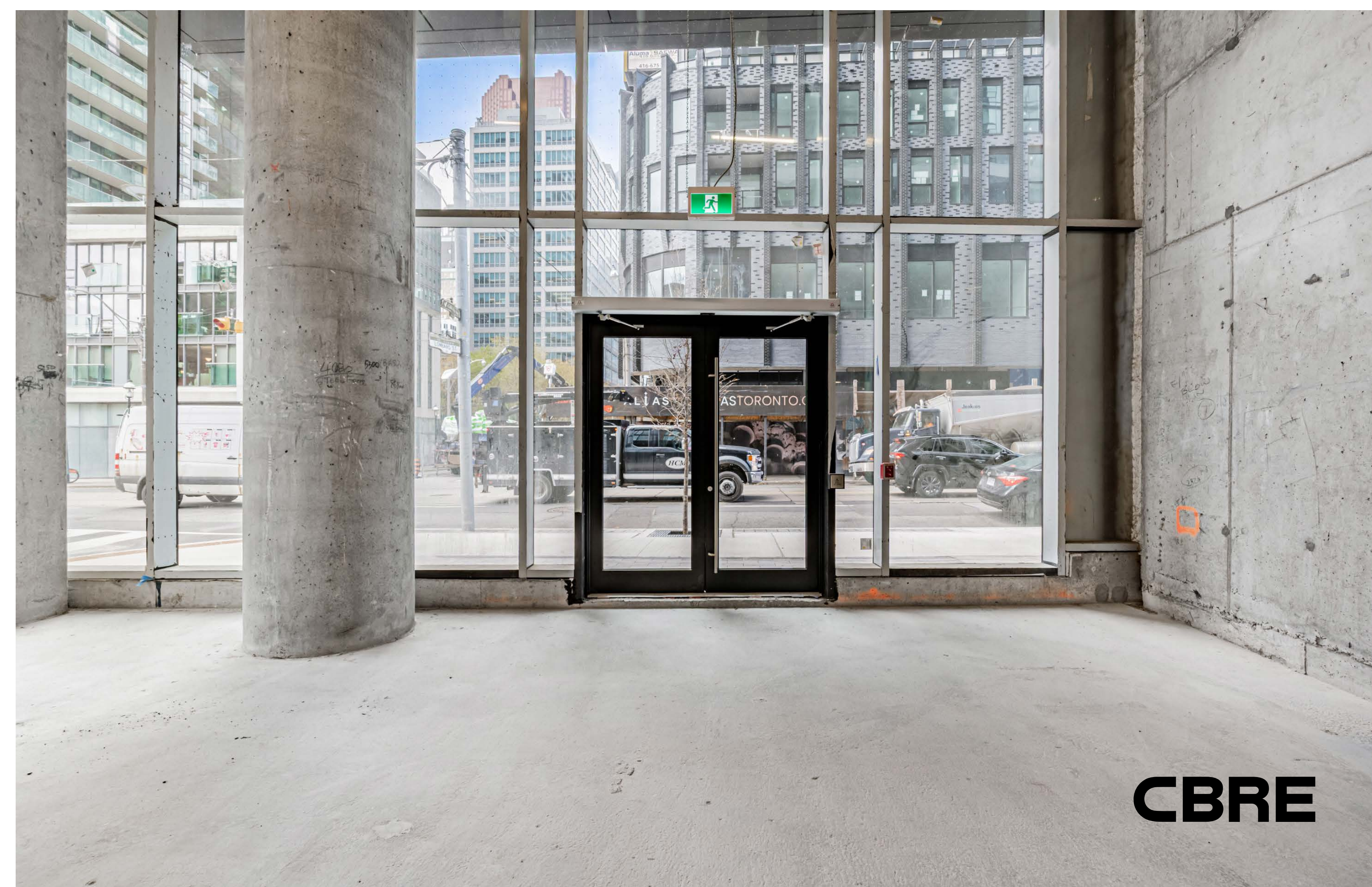
- Located on the ground level of The Saint, a brand-new condo by Minto
- Corner frontage at Church Street and Lombard Street
- Unit has a dedicated garbage room and loading
- Incredible ceiling heights and floor-to-ceiling windows
- Proximity to many major Toronto tourist attractions and traffic drivers including the Eaton Centre, Yonge-Dundas Square, St. Lawrence Market, St. James Park, the Financial Core and George Brown College
- Easy access to the Gardiner Expressway and steps to Queen subway station
- Ideal for a variety of uses and perfect for both investors and owner-users

Price: $650,000

Offers Reviewed on an As-Received Basis.

FLOOR PLAN
613 SF





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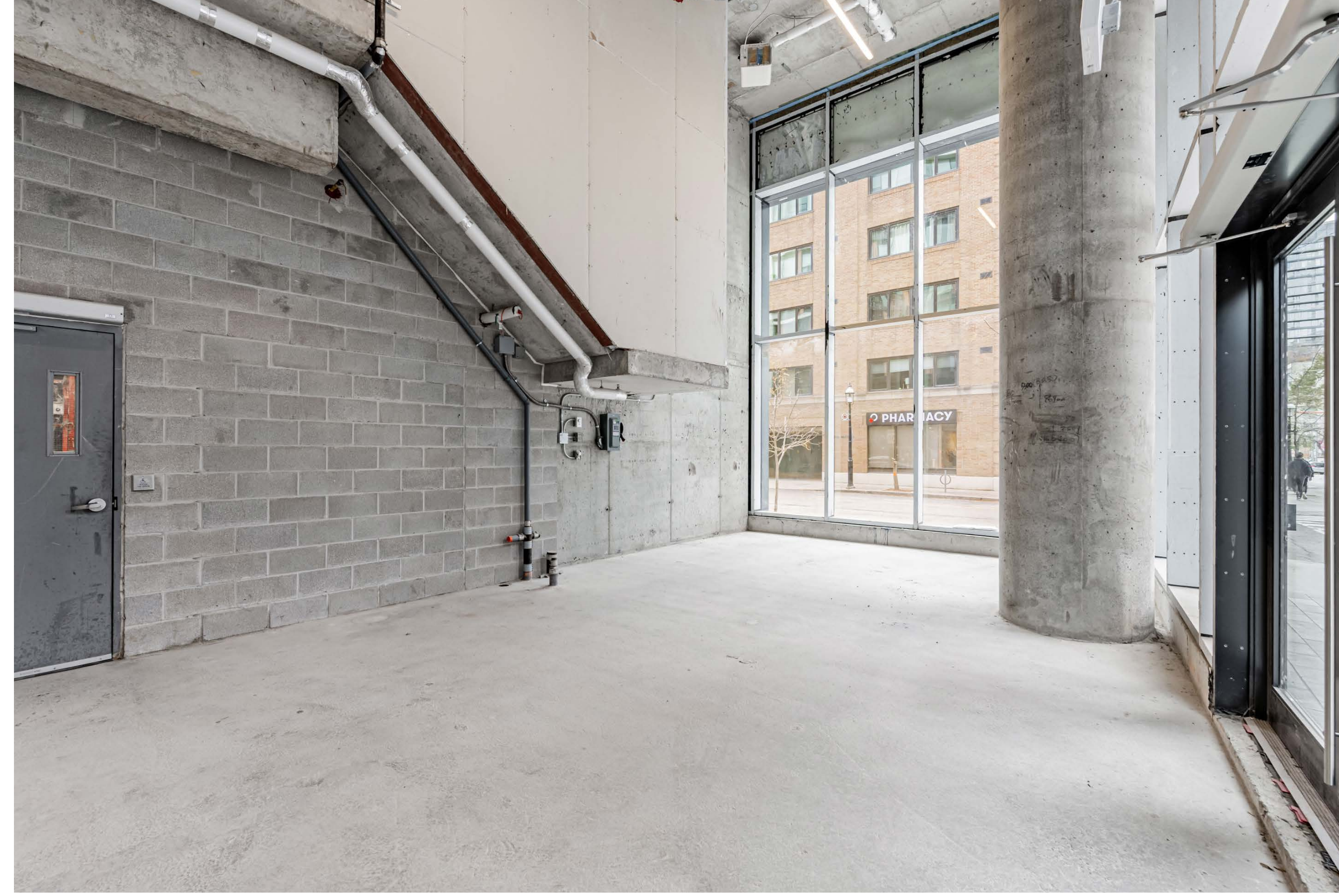

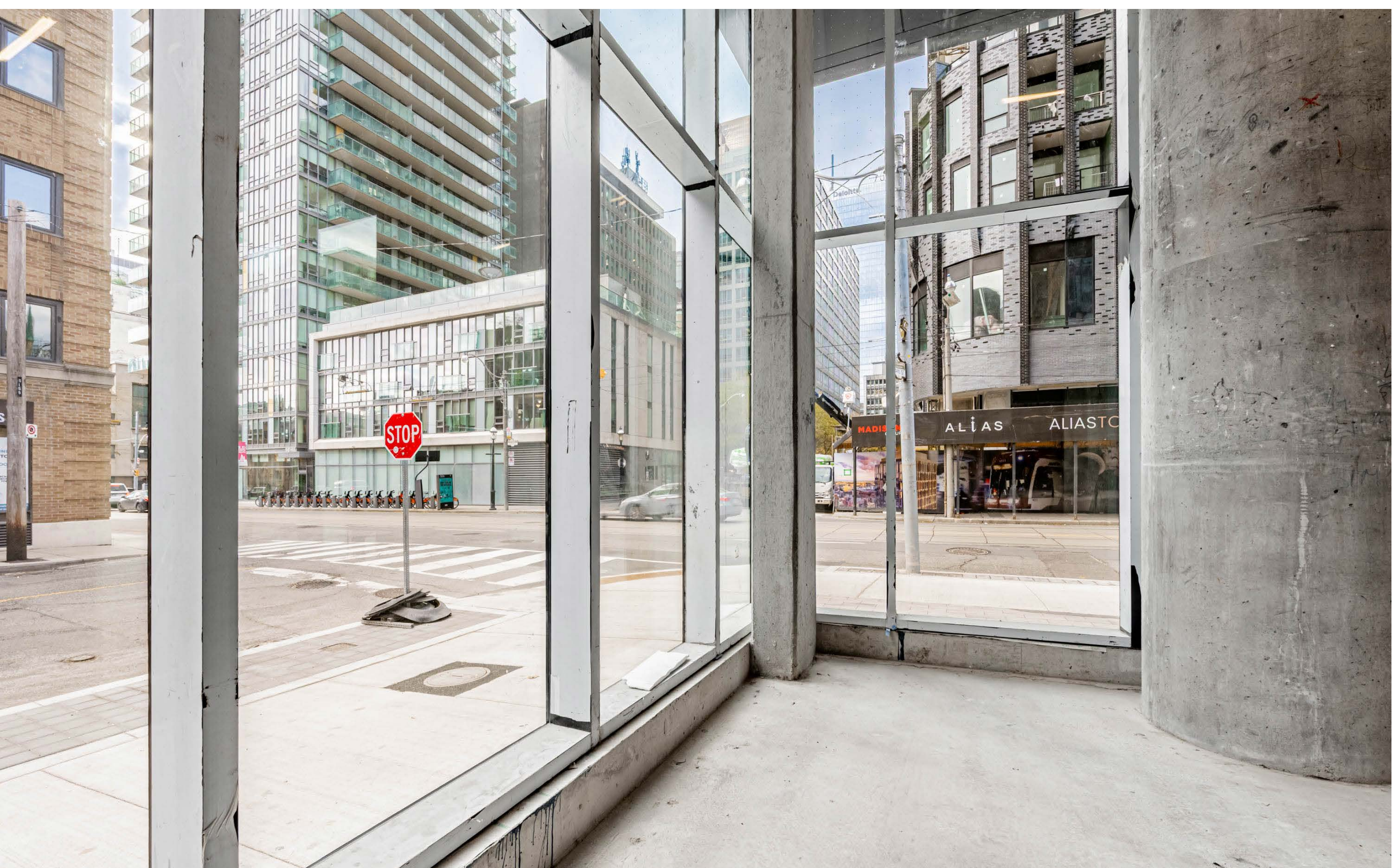

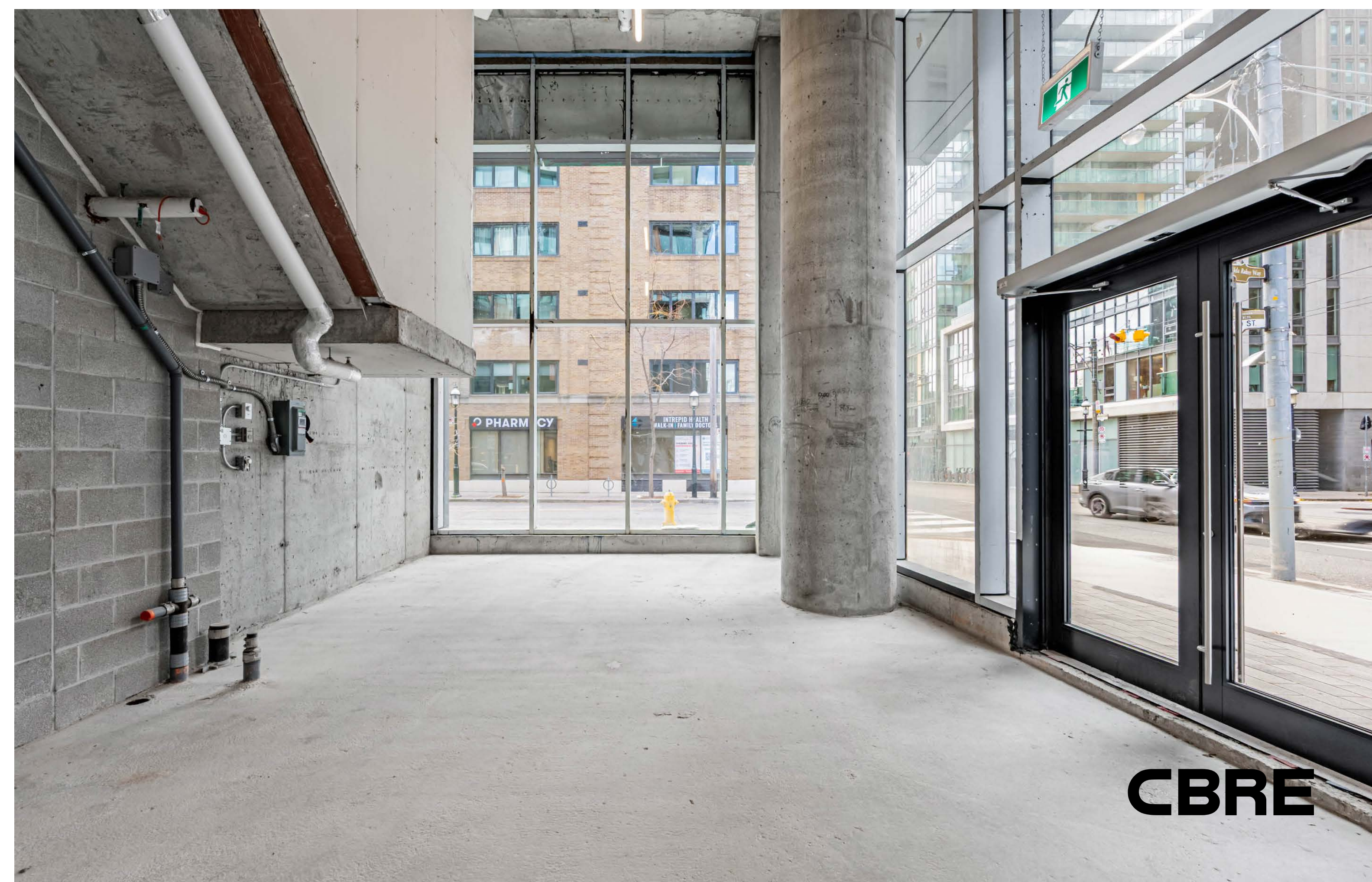

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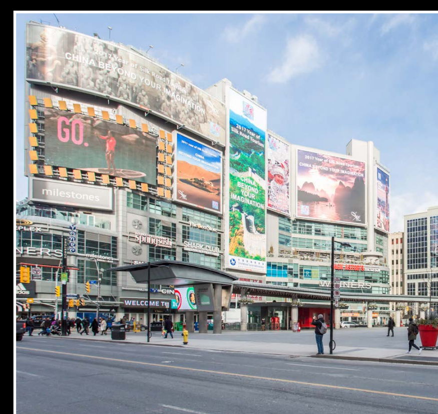
THE LOCATION | DOWNTOWN TORONTO

98 Church Street is ideally situated in the heart of downtown Toronto at the corner of Church Street and Lombard Street. This highly dense, rapidly growing neighbourhood benefits from strong pedestrian and vehicular traffic driven by a mix of residential, office, and tourist activity. The property is steps from major downtown attractions, transit routes, and an abundance of amenities. Its close proximity to Toronto's Financial Core, St. Lawrence Market, Yonge-Dundas Square, institutional uses and numerous hotels and residential towers positions the site within one of the city's most dynamic and vibrant urban districts.

AREA TRAFFIC GENERATORS

TORONTO EATON CENTRE

Toronto's #1 tourist attraction and North Americas busiest mall

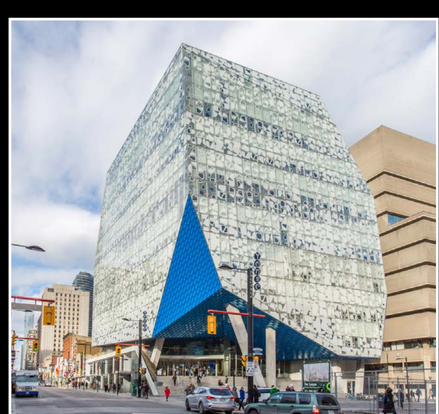


YONGE- DUNDAS SQUARE

Toronto's take on NYC's Time Square

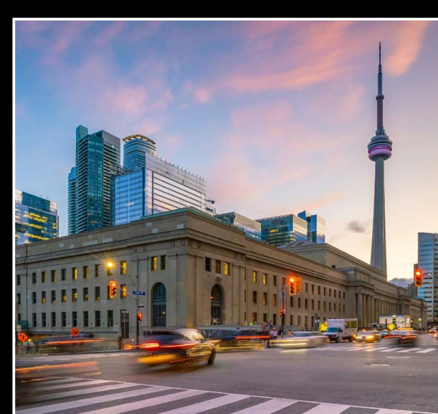
ST. LAWRENCE MARKET

A Toronto landmark, the largest and most popular indoor market in the city



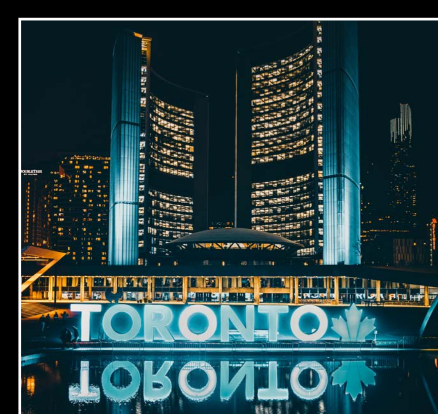
TORONTO MET + GEORGE BROWN

Steps from both the Toronto Metropolitan University & George Brown College



FINANCIAL CORE

A major North American financial hub employing over 270,000 people



TORONTO CITY HALL

A popular destination for tourists to take photos in front of the "TORONTO" sign

RESIDENTIAL DEVELOPMENTS
WITHIN HALF A KILOMETRE

UNDER CONSTRUCTION

1. **Alias -** 592 units
2. **QueenChurch -** 443 units
3. **Queen Central -** 369 units
4. **Celeste Condominiums -** 516 units

8,730 INCOMING RESIDENTIAL UNITS
WITHIN 0.5KM OF 89 CHURCH STREET

PRE- CONSTRUCTION

1. **100 Lombard -** 702 units
2. **110 Adelaide Street East -** 600 units
3. **133 Queen East -** 440 units
4. **119-127 Church -** 690 units
5. **23 Toronto Street -** 833 units
6. **15 Toronto Street -** 394 units
7. **34-50 King East -** 361 units
8. **185 King East -** 437 units
9. **65 George -** 16 units
10. **18 Dalhousie -** 478 units
11. **69 Yonge -** 127 units
12. **55 Yonge -** 836 units
13. **60 Yonge Street -** 649 units
14. **49-51 Yonge Street -** 247 units

THE SAINT

ADVISORY TEAM

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