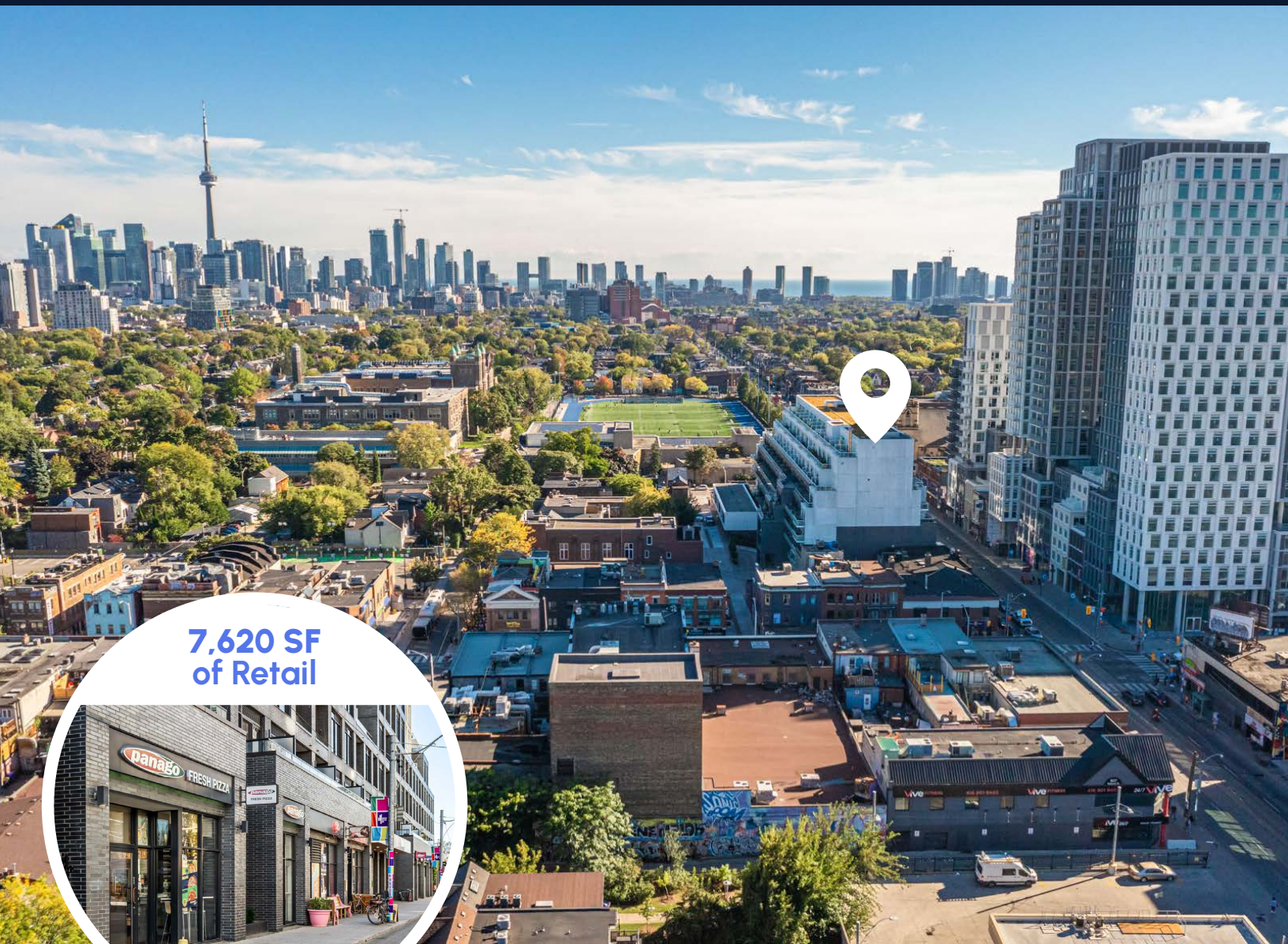


Retail for Sale at **B.STREETS CONDOS**

771-787 Bathurst Street

At Bathurst & Bloor | Across the Street from Mirvish Village



**7,620 SF
of Retail**

CBRE

B.STREETS CONDOS | RETAIL FOR SALE

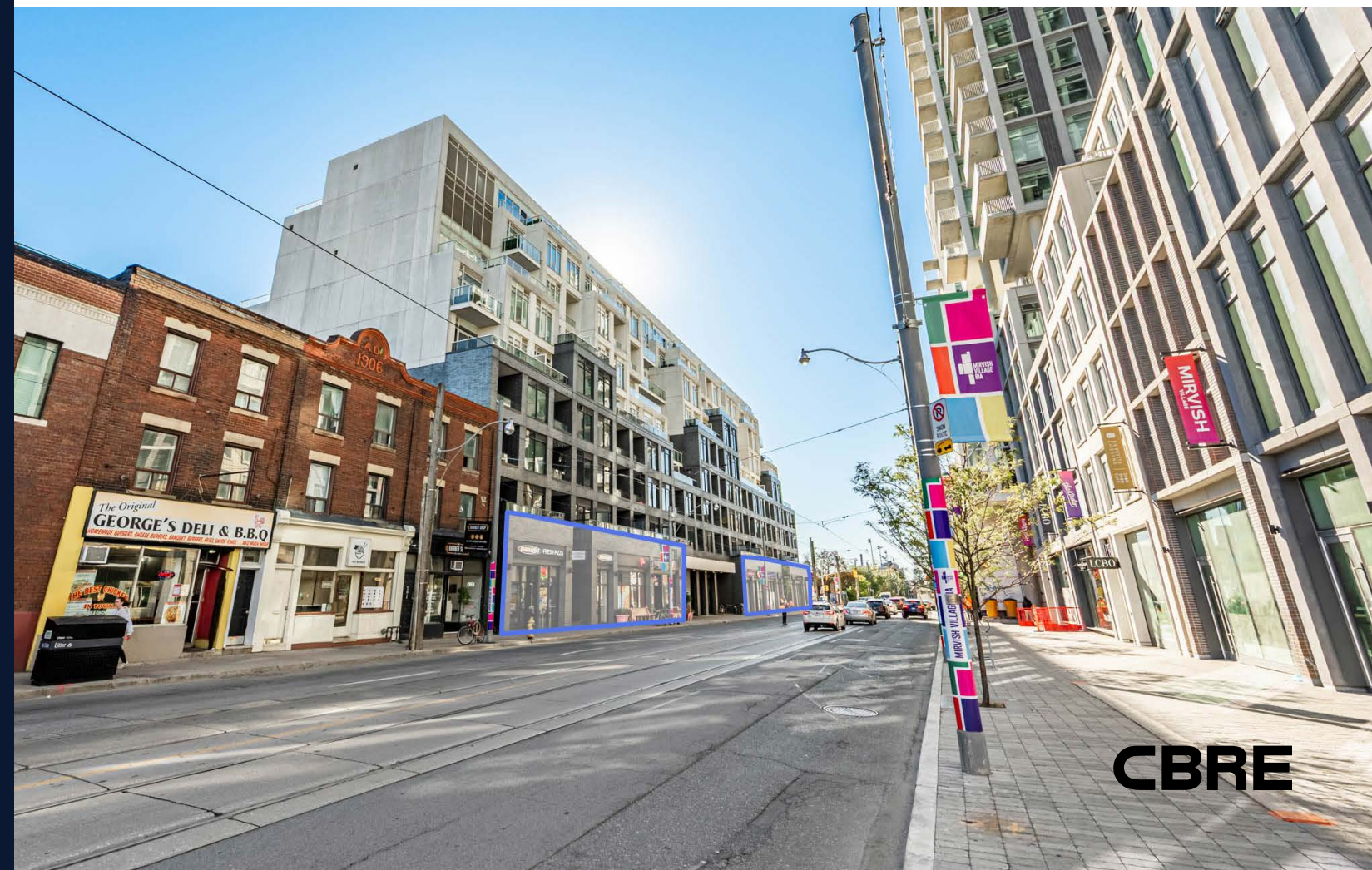
The Offering

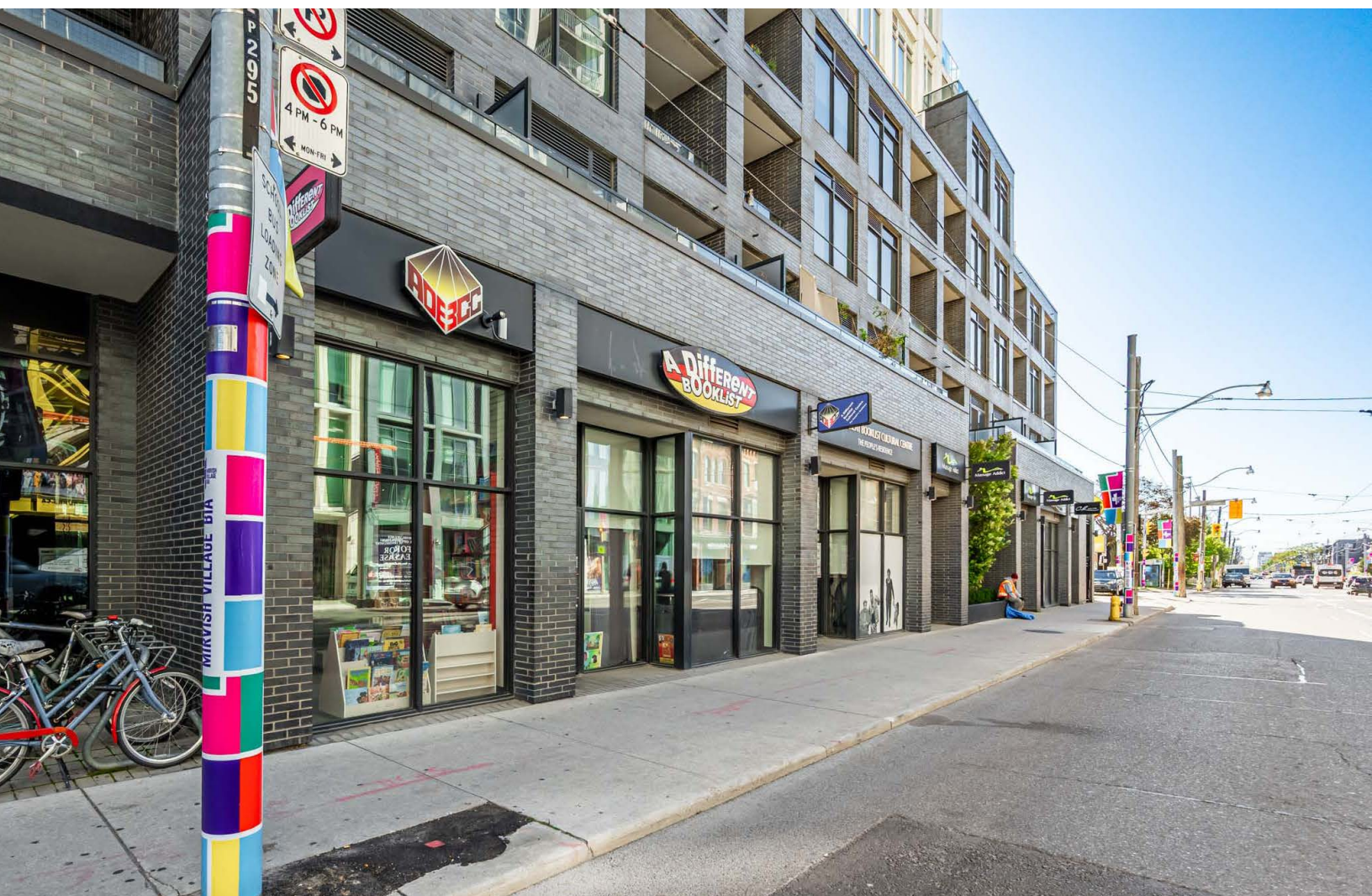
CBRE Limited (the "Advisors") are pleased to offer for sale 771-787 Bathurst Street (the "Property"), a rare opportunity to acquire a professionally managed and proven cash-flowing retail asset in the heart of Toronto's vibrant Annex neighbourhood. Situated at the base of the B.Streets Condominiums, this Property features five fully-leased ground-level strata retail units with stable, income-producing tenants.

Strategically located directly across from the highly anticipated Mirvish Village development, a brand new mixed-use community that features 890 residential units and 200,000 square feet of new commercial space. The Property is ideally positioned to benefit from significant pedestrian traffic and long-term area growth.

The property also enjoys unparalleled connectivity, located just steps from Bathurst Subway Station and within walking distance to the University of Toronto, making it a high-visibility and high-demand retail destination in one of the city's most dynamic urban corridors.

771-787 Bathurst Street offers investors a turnkey retail investment with strong in-place income and significant upside in rental rates in one of Toronto's most sought-after neighbourhoods.





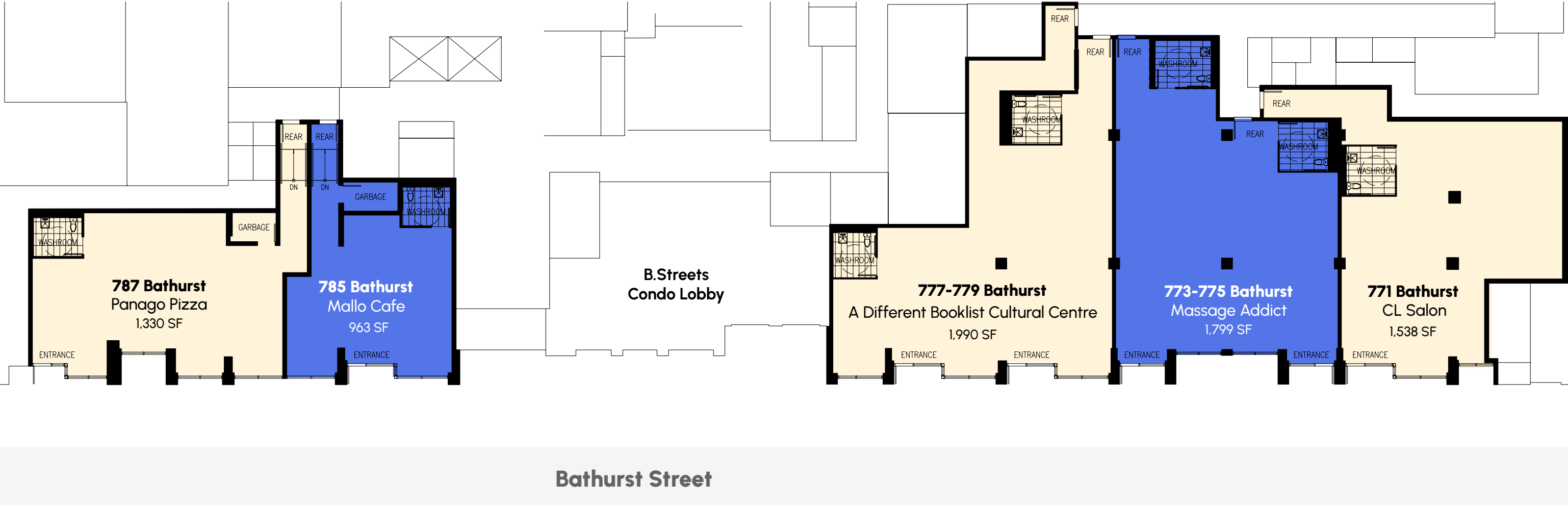
Property Details

Address:	771-787 Bathurst Street, Toronto		
Asking Price:	\$5,850,000		
Size:	771 Bathurst Street:	1,538 sq. ft.	
	773-775 Bathurst Street:	1,799 sq. ft.	
	777-779 Bathurst Street:	1,990 sq. ft.	
	785 Bathurst Street:	963 sq. ft.	
	787 Bathurst Street:	1,330 sq. ft.	
Total Size:	7,620 sq. ft.		

Construction Year: 2014

- Located just south of the corner of Bathurst and Bloor, steps from the Bathurst TTC subway station
- Five fully-leased strata retail units at the base of B.Streets Condos a 9-storey, 195-unit condominium building
- Turnkey investment with strong in-place income and significant upside in rental rates
- Across the Street from Mirvish Village Development which is comprised of 890 rental units and 200,000 sq. ft. of commercial space
- Neighbouring retailers include LCBO, BMO, Central Tech Stadium, Hot Docs Cinema, Niagara College for the Performing Arts, Dollarama, A&W, Bestco (coming soon), Pizzeria Badiali (coming soon) and Kids & Company (coming soon)

Floor Plans



B.STREETS CONDOS



The Location

771-787 Bathurst Street is located in the heart of **The Annex**, a vibrant, historic neighborhood in Toronto, known for its diverse culture, tree-lined streets, and proximity to the University of Toronto's St. George campus where 60,000 students plus staff attend. It features a mix of Victorian and Edwardian homes, and a main retail strip along Bloor Street West, lined with boutique shops, cafes, and restaurants. The area is popular among students and young professionals, offering a lively atmosphere with bars and cultural venues like Lee's Palace, the Bata Shoe Museum and the Royal Ontario Museum nearby. The Annex is also well-connected by public transit, making it easily accessible from all parts of the city.

The Property is strategically located just south of the prominent intersection of Bloor and Bathurst, with Mirvish Village across the street and Bathurst subway station steps away.

Transit Connectivity

The Property is conveniently located a minute walk to Bathurst subway station, a key transit hub connecting seamlessly to various bus and streetcar routes. Bathurst station is on Line 2 (Bloor-Danforth Line) which travels east to west, between Kipling and Kennedy Stations. A connection to Line 1 is only two stops away, connecting the Property to downtown Toronto in only a matter of minutes.



\$159,993
Household Income



420,765
Population

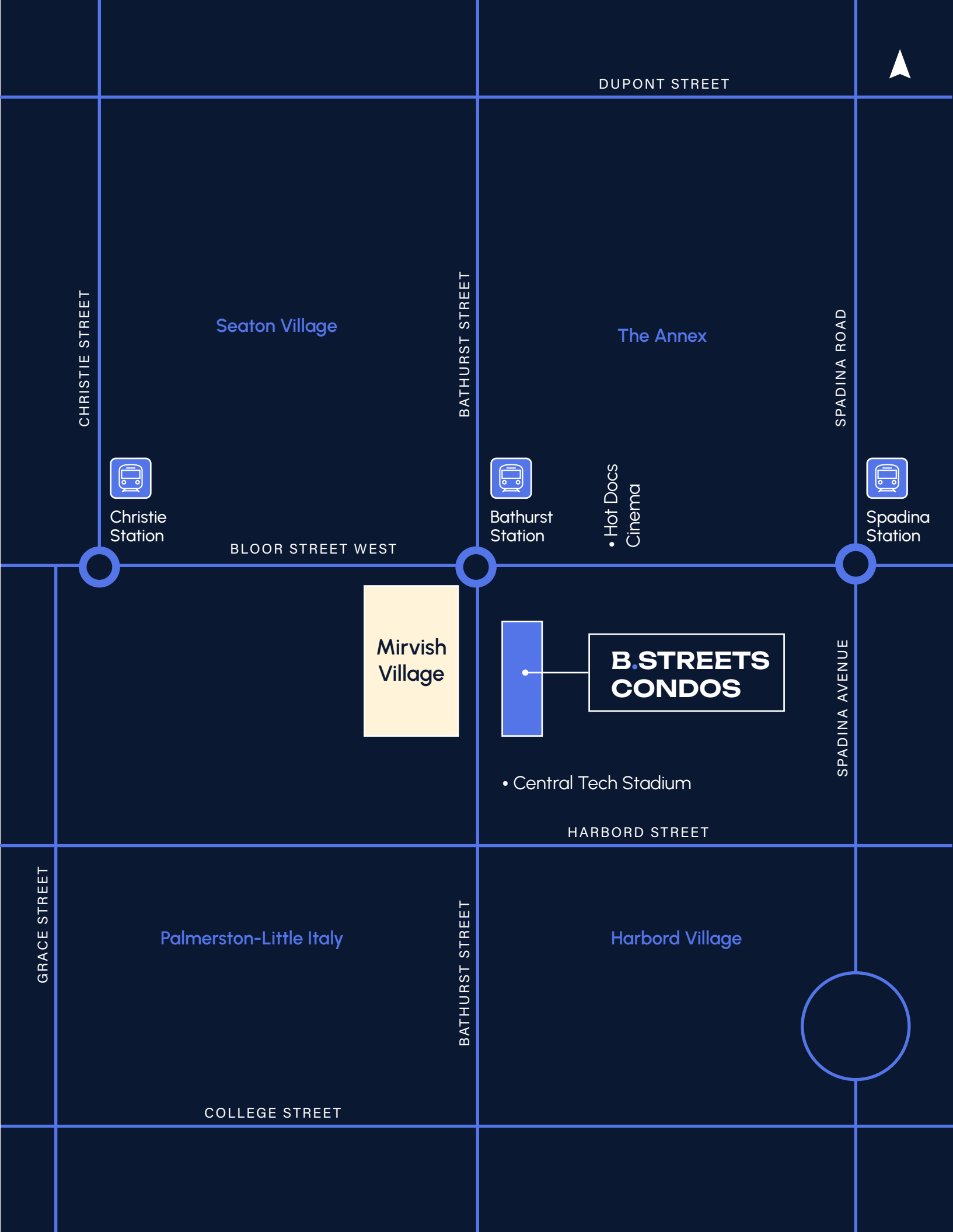


5.5%
Population Change
(2025-2030)



671,894
Daytime
Population

2025 Demographics within 3km of the Property



771-787 Bathurst Street
**B.STREETS
CONDOS**

Mirvish Village

Bloor Street West

Bathurst Street

TTC Line 2 (Bloor-Danforth Line)

Bathurst Subway Station

Neighbouring Tenants



Panago Pizza | 1,330 SF



Mallo Cafe | 963 SF



A Different Booklist | 1,990 SF



Massage Addict | 1,799 SF



CL Salon | 1,538 SF



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CBRE

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