



For Sale

1780 Avenue Road, Toronto



Urban Mixed Use Opportunity

An exceptional opportunity to acquire a corner property with over 100 feet of frontage located at Avenue Road and Lawrence Avenue, one of Toronto's best neighbourhoods. The site offers flexibility in terms of retail repositioning or mixed use development.

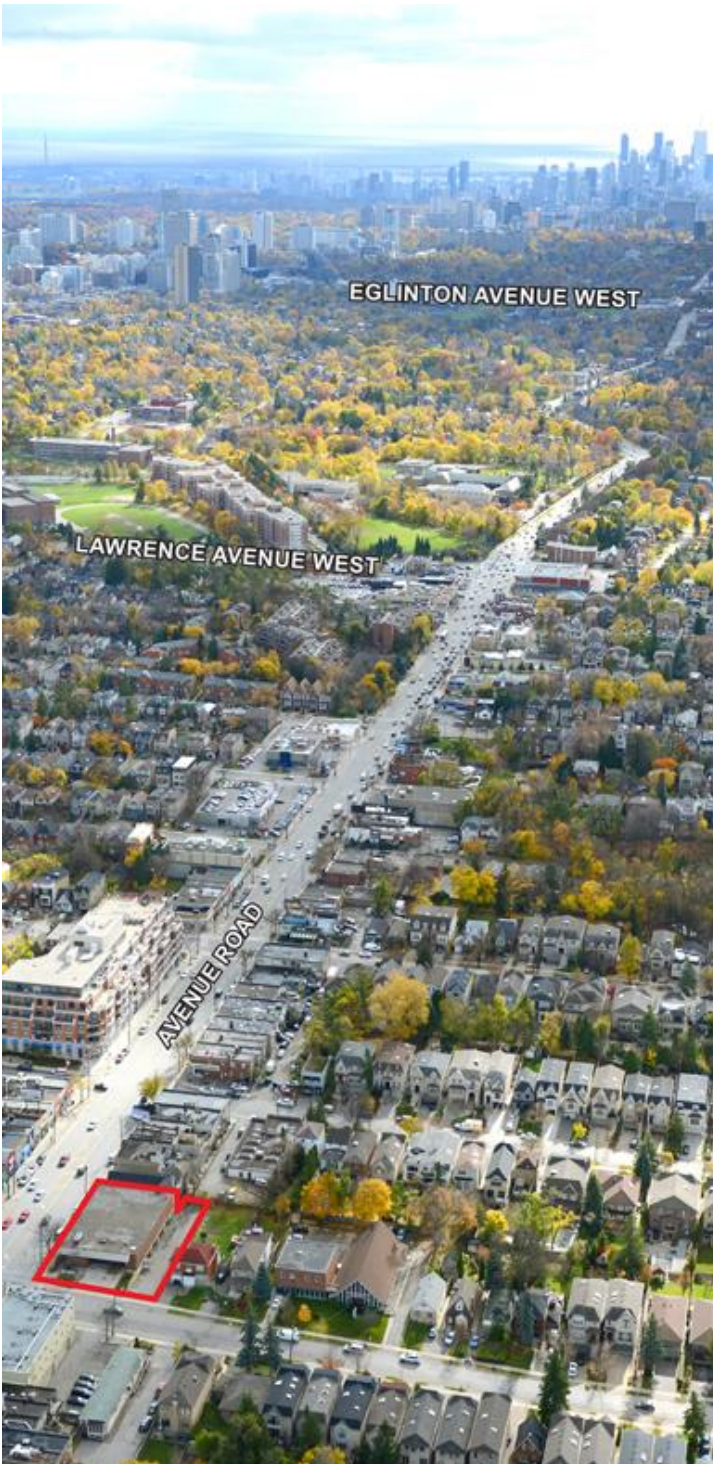
Asking Price: \$6,475,000

Location

The property is located on the west side of Avenue Road just north of Lawrence Avenue West. Situated on the corner of Avenue Road and Melrose Avenue, the site is located in the middle of some of Toronto's most affluent neighbourhoods including Lawrence Park, Lytton Park and Bedford Park. The general area has been a target for infill residential development activity, including Tribute's completed project to the southeast at 1717 Avenue Road and the former Mady Development project at 1704 Avenue Road. The area is also home to major retailers including the LCBO, Shoppers Drug Mart, Rexall, Starbucks, Pusateri's, Bruno's, No Frills, Aroma as well as all of the major banks.

Redevelopment

The site is designated as a Mixed Use Area as well as an Avenue in the City of Toronto Official Plan. This allows for a great deal of flexibility in terms of a future development for either residential with retail at grade, or as a pure retail asset. Examples of each are prevalent in the area, including the mixed use building on the north side of Melrose Avenue, as well as the two-storey LCBO at Deloraine Avenue. In addition the Vendor has obtained plans and renderings contemplating a mixed use three storey development with retail at grade and upscale offices on the second and third floors.



Key Highlights

- Corner site with prominent exposure and 120 feet of frontage on Avenue Road as well as access from Melrose Avenue
- Excellent location on Avenue Rd. north of Lawrence Ave. W.
- Ample on site parking available
- Site offers flexibility in terms of redevelopment potential





Mixed Use Retail & Office Redevelopment Concept

Property Details

Land Area	11,614 sf.
Frontage	120 ft.
Depth	90 ft.
Building Area (approx.)	11,845 sf.
Zoning	CR 3.0 (c2.0; r 2.8)
Official Plan	Mixed Use Area
Existing Improvements	Single storey building with basement, approx. 6,000 sf above grade



For more information please contact:

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Offering Guidelines

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been retained by Cresford Developments (the “Vendor”), on an exclusive basis, to sell 1780 Avenue Road, Toronto, Ontario (the “Property”). The Property is offered for sale at a price of \$6,475,000 and will be sold on an as-is, where is basis, free and clear of debt. The Vendor’s objective is to maximize sale proceeds while preference will be given to Offers with limited conditionality and timely closing. Offers will be considered by the vendor on an as received basis and should be submitted to the attention of Elliot Medoff and David Horowitz at 199 Bay Street, Suite 4610, Toronto, ON, M5L 1G3.

For more information please contact:

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