

FOR SALE

1980-1982 Eglinton Ave. W., Toronto



EGLINTON WEST STREETFRONT OPPORTUNITY



An excellent opportunity for an investor or user-owner, to acquire a mixed-use asset with 50 feet of frontage along Eglinton Avenue West. The Property is strategically located two blocks away from the planned Fairbank Crosstown Station to be completed in 2021. The ground floor consists of two newly renovated retail units, while the second floor is made up of six brand new apartments. The node is supported by a large residential base, along with a wide variety of both local and national tenants.

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Key Highlights

- 50 feet of frontage on Eglinton Avenue West
- Situated two blocks from planned Fairbank TTC Crosstown station
- Four parking spaces available at rear
- Significant value-add opportunity through the repositioning of the ground floor retail spaces

Property Details

- Frontage: 50 FT
- Depth: 115 FT
- Retail Area: 4,328 SF
- Apartment Area: 4,220 SF
- Total Building Area: 8,548 SF
- Zoning: CR 2.5 (C2.5; R2.5)
- Parking: Four (4) Spaces
- Official Plan: Mixed Use Area

Eglinton Crosstown

The new Eglinton Crosstown subway, with entrances at the southeast and northwest corner of Dufferin and Eglinton, is expected to open in 2021. The Toronto region is in the midst of a “transit renaissance” and access to the TTC subway system will attract more Torontonians to the neighbourhoods along Eglinton. The subject property will be located directly between the Fairbank and Caledonia Stations once constructed and will experience increased rental rates, as a result of the significant growth in the area.

Building Description

The building is a two storey structure with two retail units at grade, a finished basement at 1980 Eglinton, and six residential units on the second floor. The two retail units are currently vacant, and can be repositioned into a larger format retail or owner/occupier space. The second floor apartments consist of four one-bedroom, and two two-bedroom units. Two of the apartment units are currently vacant allowing the successful purchaser to capitalize on current market rental rates.

Offering Guidelines

The Property is offered for sale at a price of \$3,000,000 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 should be submitted to the attention of Elliot Medoff at 22 Adelaide Street West, Suite 2600, Toronto, ON, M5H 4E3.

Listing Agent:

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