

549 King Street East

Premium Condo Retail Offering





The Opportunity

The Property is comprised of one retail unit of 2,755 SF, ideally suited for an owner-occupier or value-add investor. This unit features premier frontage at the high-profile intersection of King Street East and Sumach Street with excellent ceiling heights of 10 FT. Situated in the heart of Corktown, in Toronto's resurgent East End, the local area is undergoing unprecedented revitalization catered towards an affluent and young community of professionals.

Within a 5 KM radius of the Property, Canada's two largest mixed-use conversions of former industrial lands, the East Harbor Project and the West Don Lands are set to further gentrify the node and attract new municipal investment. Amongst this new investment is the new Metrolinx Downtown Relief Line which will be accessible at Berkeley Street and King Street East to the west. As this area continues to see resurgent consumer demand and supportive demographic growth, owners of the Property will undoubtedly benefit from broad-based pricing, appreciating commercial real estate values, and enhanced amenities in the immediate area.

Asset Overview

PROPERTY	549 KING STREET EAST
Unit B	2,755 SF
Frontage(s)	70 FT
Ceiling Height	10 FT
Shipping & Receiving	Street Level Loading
Walk & Transit Score	81/92
Status	Stratified Freehold
Realty Taxes (est. 2023)	\$10.12 PSF
Operating Costs (est. 2023)	\$5.15 PSF



Investment Highlights

Rapidly intensifying locale and the West Don Lands

Positioned at the base of a 134 unit residential condominium in the heart of the vibrant Corktown neighborhood, the Property benefits from unparalleled existing and forthcoming transit connectivity, an abundance of retail, world-class restaurants, nightlife amenities, cafés, and greenspaces. Further, the Property is located directly opposite the West Don Lands project, an 80-acre mixed-use Master-Planned community which will bring 6,000 new residents and 23-acres of greenspace to the immediate area. This rapidly intensifying hub is expected to become a new recreation and shopping destination when the project completes in varying stages over the next decade.

Amenity rich locale with forthcoming transit via the TTC relief line

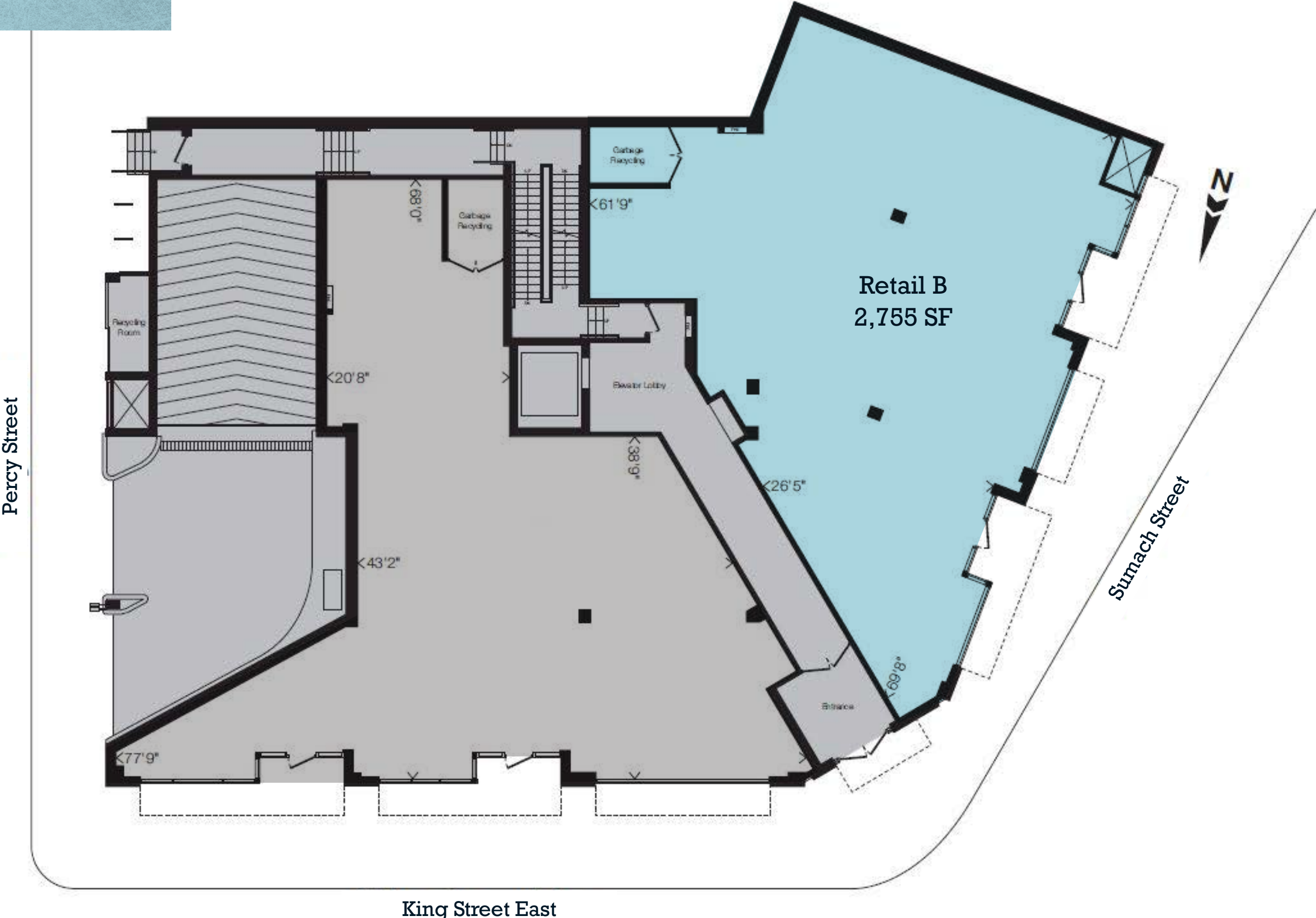
The new Metrolinx TTC Relief Line, a rapid transit line that would connect Bloor-Danforth to the Downtown Core, will further integrate and reduce commuting times between Toronto's burgeoning Corktown locale and the City's broader transit infrastructure. The new line will extend from Pape to the Downtown Core and will be accessible at the nearby intersection of Berkeley Street at King Street East. As this locale continues to intensify, forthcoming transit and municipal infrastructure will service the Property and enable greater inbound traffic flow volumes to the Property.

Highly-visible Corner Asset

Offering over 70 FT of premier wrap-around frontage along Sumach Street, the Property is amongst the most high-profile of the sparsely available remaining corner retail assets in the City. This high-profile intersection benefits from daily pedestrian and commuter traffic of 17,574 individuals. As the area continues to gentrify, retailers located near this iconic intersection will undoubtedly benefit from enhanced consumer foot traffic and future development.

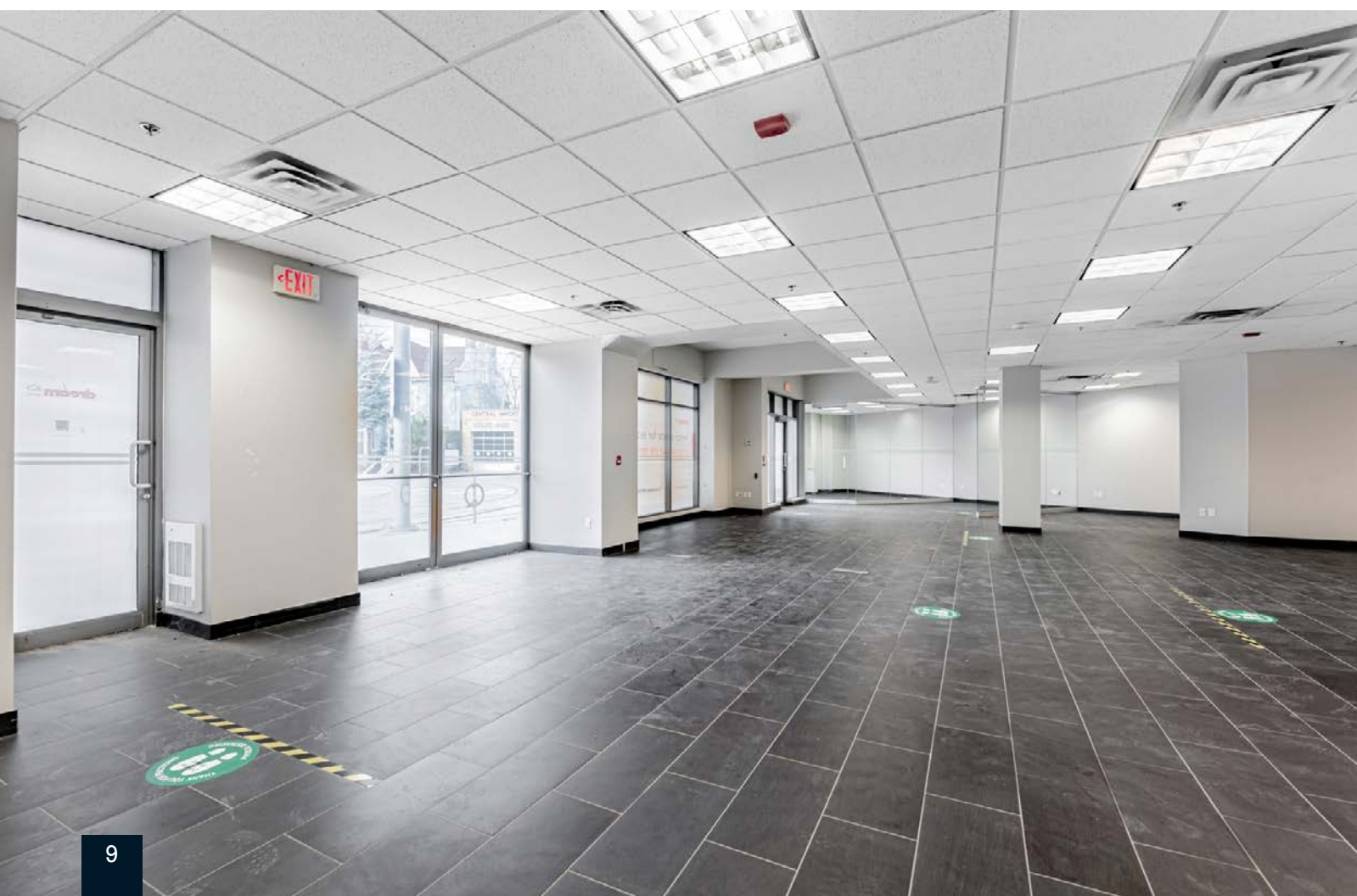
Source: ArcGIS Toronto Metadata; 2010

Floor Plan




King Street East


Interior




Positioning Map: Corktown




TOTAL POPULATION
3,107


MEDIAN AGE
35.2


MEDIAN INCOME
\$79,082

Demographic source: <https://www.areavibes.com/toronto-on/corktown/livability/>



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All renderings and site plans are artist's concept. Dimensions and details are subject to change.

