



# 199 CHURCH STREET

PRIME USER / INVESTOR OPPORTUNITY







# 199 Church

## CONDOMINIUMS

199 Church Street is a 484-unit residential condominium built by CentreCourt and Parallax Development Corporation in Toronto's downtown core. This mixed-use development stands 39 stories tall and is known for its modern design and quality finishes.

The Property is situated steps from Toronto's Yonge-Dundas Square in the heart of the City. The neighbourhood features numerous amenities including restaurants, cafes, shopping centers, and public transportation options.

The retail offering is situated in the historical brick podium component of the development and features two right-sized commercial units of **2,145 SF** and **1,009 SF**. The units have over **72 FT** of frontage and exposure on Church Street, heritage charm and ceiling heights of approximately **10 FT**.

72+ FT  
Church Street  
Frontage

3,154 SF  
Gross Leasable Area

1,270 SF  
P1 Level Storage



# TRAFFIC GENERATORS

## TORONTO EATON CENTRE

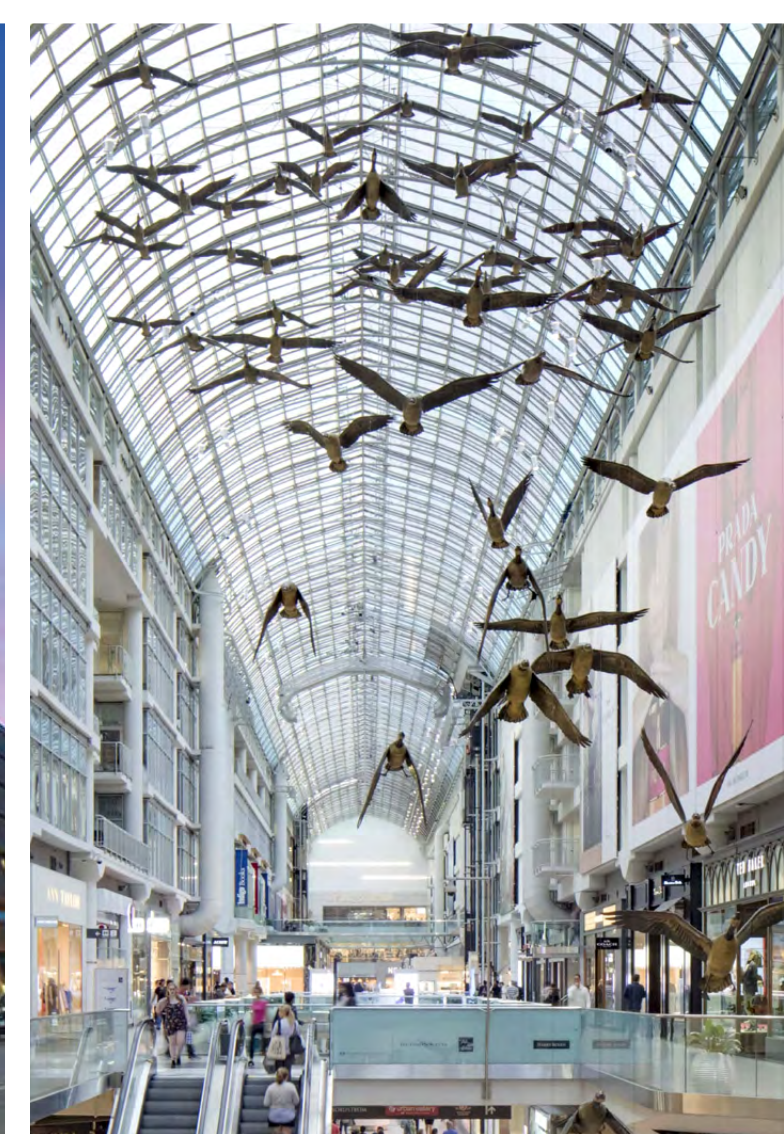
Toronto's Eaton Centre is the city's top tourist attraction with over 52 million visitors annually and is the busiest centre in North America in terms of annual pedestrian counts. It is also one of the top malls in Canada by sales per square foot and the 2<sup>nd</sup> largest in Canada by square footage.

## YONGE-DUNDAS SQUARE

Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year.

## TORONTO METROPOLITAN UNIVERSITY

Toronto Metropolitan University (Formally Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. TMU has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.





# AREA OVERVIEW

Located in Toronto's downtown core, 199 Church Street is just steps to public transit, Yonge-Dundas Square, Toronto Eaton Centre, and Toronto Metropolitan University. The surrounding neighborhood offers a range of remarkable independent boutiques as well as renowned national and international retailers. Toronto Eaton Centre and Yonge-Dundas Square are only 200 metres west of 199 Church Street, attracting more than 50 million visitors annually.

This location boasts a perfect walk score and transit score, and can be easily accessed via multiple transit lines, including the Yonge Subway Line and the 505 Dundas streetcar. The neighbourhood is under significant development and population growth with over 15,000 units under construction or in planning.



12,723  
Population



25-34  
Median Age



24.4%  
Growth Rate  
Over Previous 5 Years



33,548  
Daytime Population



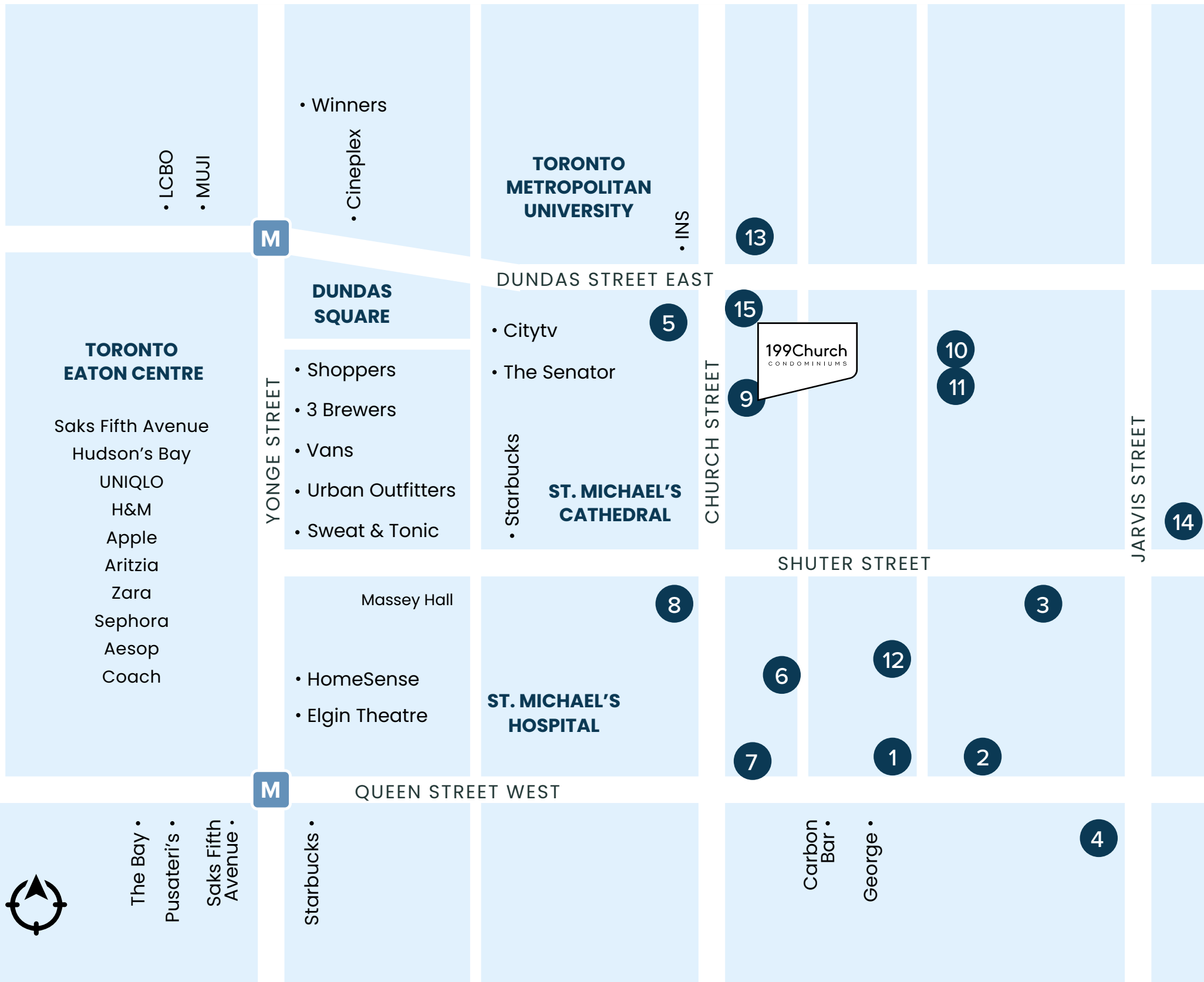
7,158  
Total Households



\$100,218  
Average HH Income



# AREA DEVELOPMENTS



#	Condo	# of Units	Status
1	88 Queen East	575 units	Under Construction
2	98 Queen East	372 units	Under Construction
3	Garden District Condos	234 units	Under Construction
4	133 Queen East	440 Units	Pre-Construction
5	250 Church Street	615 Units	Under Construction
6	18 Dalhousie	414 units	Pre-Construction
7	60 Queen East	364 units	Pre-Construction
8	The Metropolitan	442 units	Pre-Construction
9	199 Church	484 units	Under Construction
10	Max Condos	385 units	Under Construction
11	Ivy Condos	235 units	Under Construction
12	The Elm & Ledbury	542 units	Under Construction
13	241 Church	594 units	Pre-Construction
14	Hyatt Place	419 units	Under Construction
15	Social at Church & Dundas	598 units	Under Construction

**+/-7,000**  
Incoming Condo Units





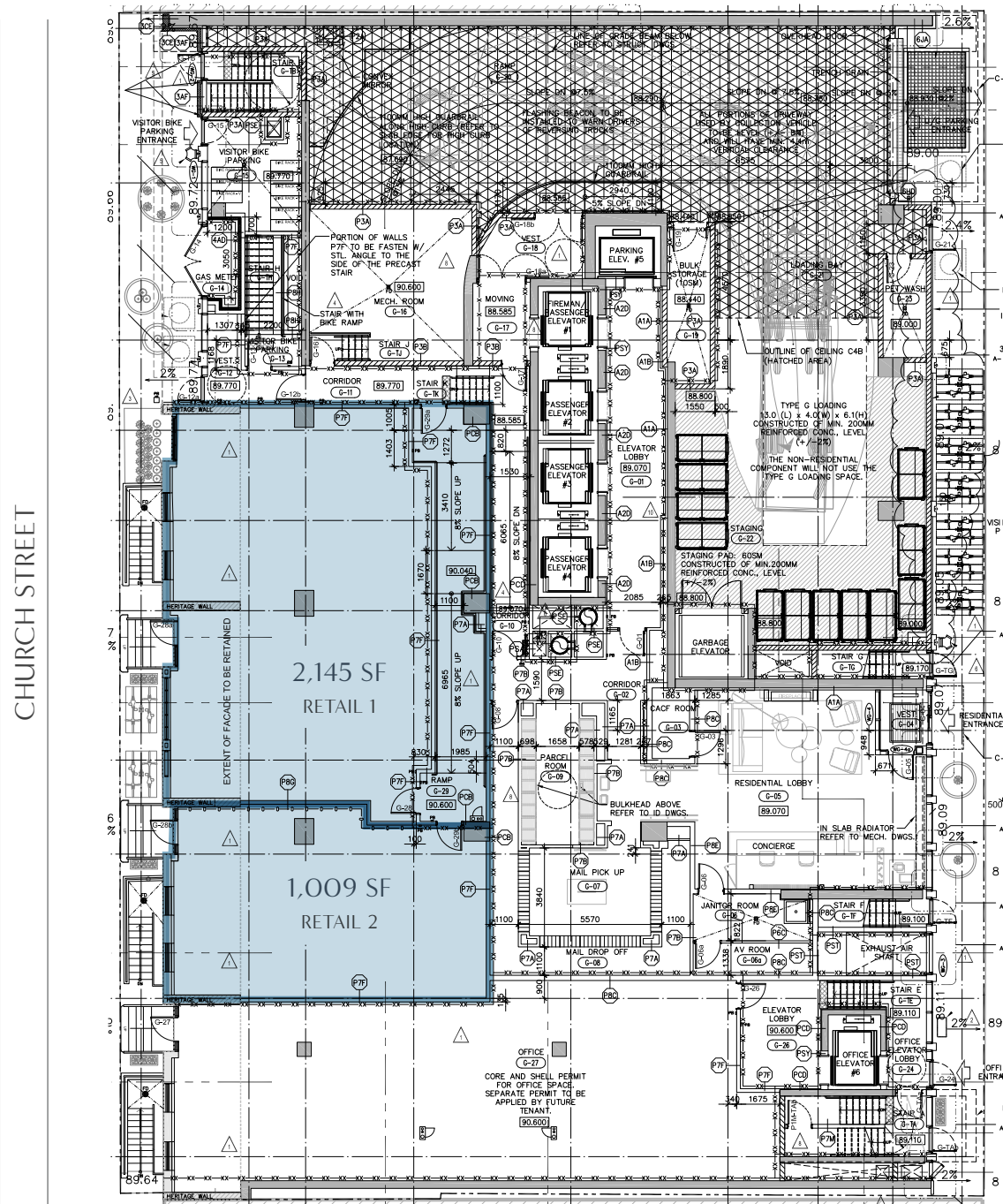
# PROPERTY DETAILS

<b>Address:</b>	199 Church Street, Retail 1 & 2	
<b>Purchase Price:</b>	\$1,000 PSF	
<b>Retail 1:</b>	2,145 SF (\$2,145,000)	} Can be sold together or separately
<b>Retail 2:</b>	1,009 SF (\$1,009,000)	
<b>Gross Leasable Area:</b>	3,154 SF	
<b>P1 Storage:</b>	1,270	
<b>Ownership:</b>	Freehold Retail	
<b>Status:</b>	Vacant	
<b>Possession Date:</b>	April 1, 2024	
<b>TMI (est. 2024):</b>	\$17.22	
<b>Parking:</b>	1 Condo Parking Stall Available	
<b>Ceiling Height:</b>	10 FT	
<b>Frontage:</b>	72.34 FT	
<b>Shipping/Receiving:</b>	Direct rear access	
<b>Garbage:</b>	Street Pickup	
<b>Signage:</b>	Window/interior signage only in accordance with Retail Signage Plan	

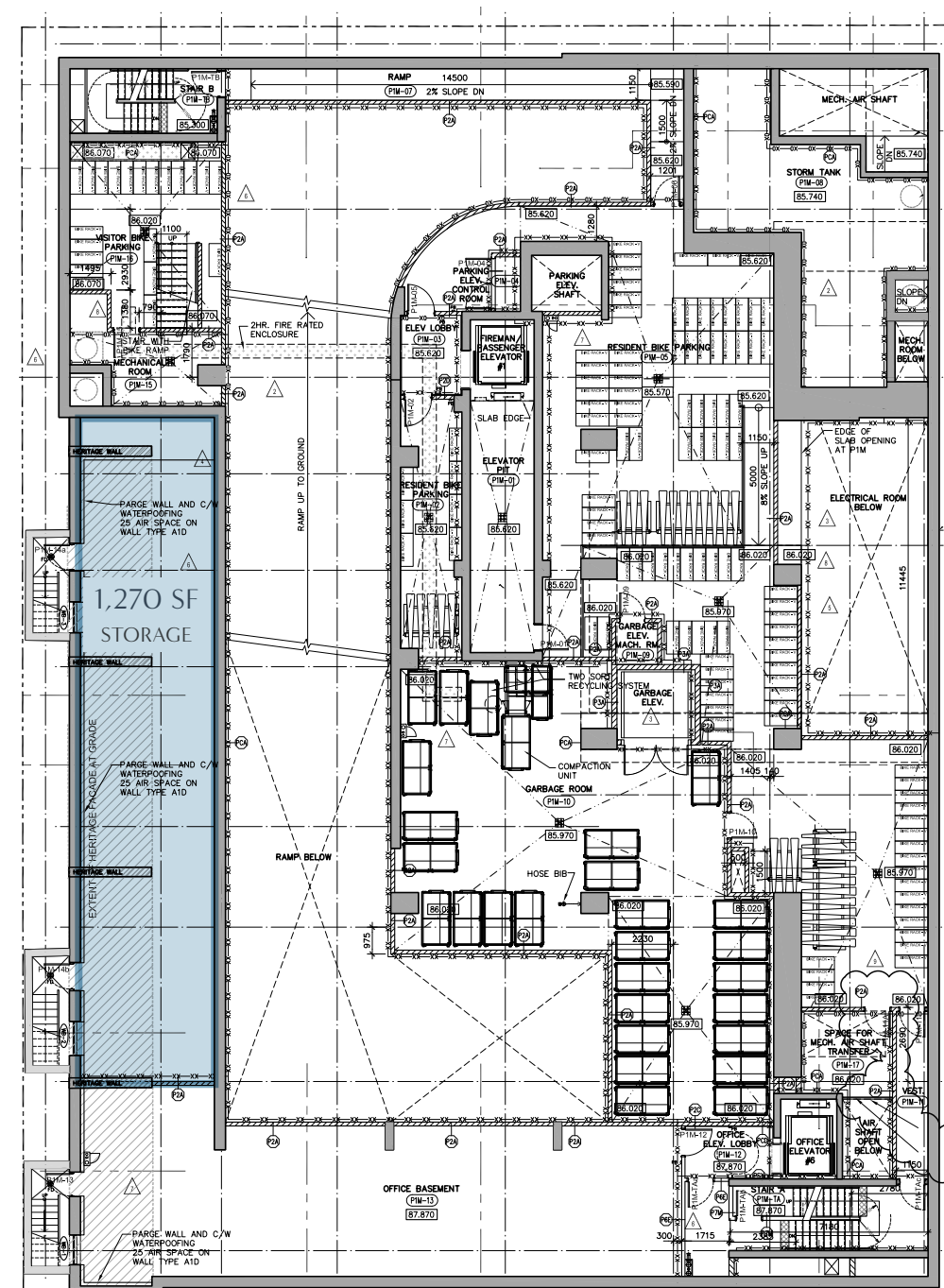




# FLOOR PLAN



GROUND FLOOR



P1 LEVEL

# 199 CHURCH STREET

## PRIME USER / INVESTOR OPPORTUNITY

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