

# The Roncy

422-430 RONCESVALLES AVENUE, TORONTO, ONTARIO | UNIT 9

**Prime User / Investor Opportunity**



INVESTMENT SUMMARY

**DSV**  
BUILDING GROUP

 **worsley**  
urban

 **JLL**<sup>®</sup>

# The Opportunity

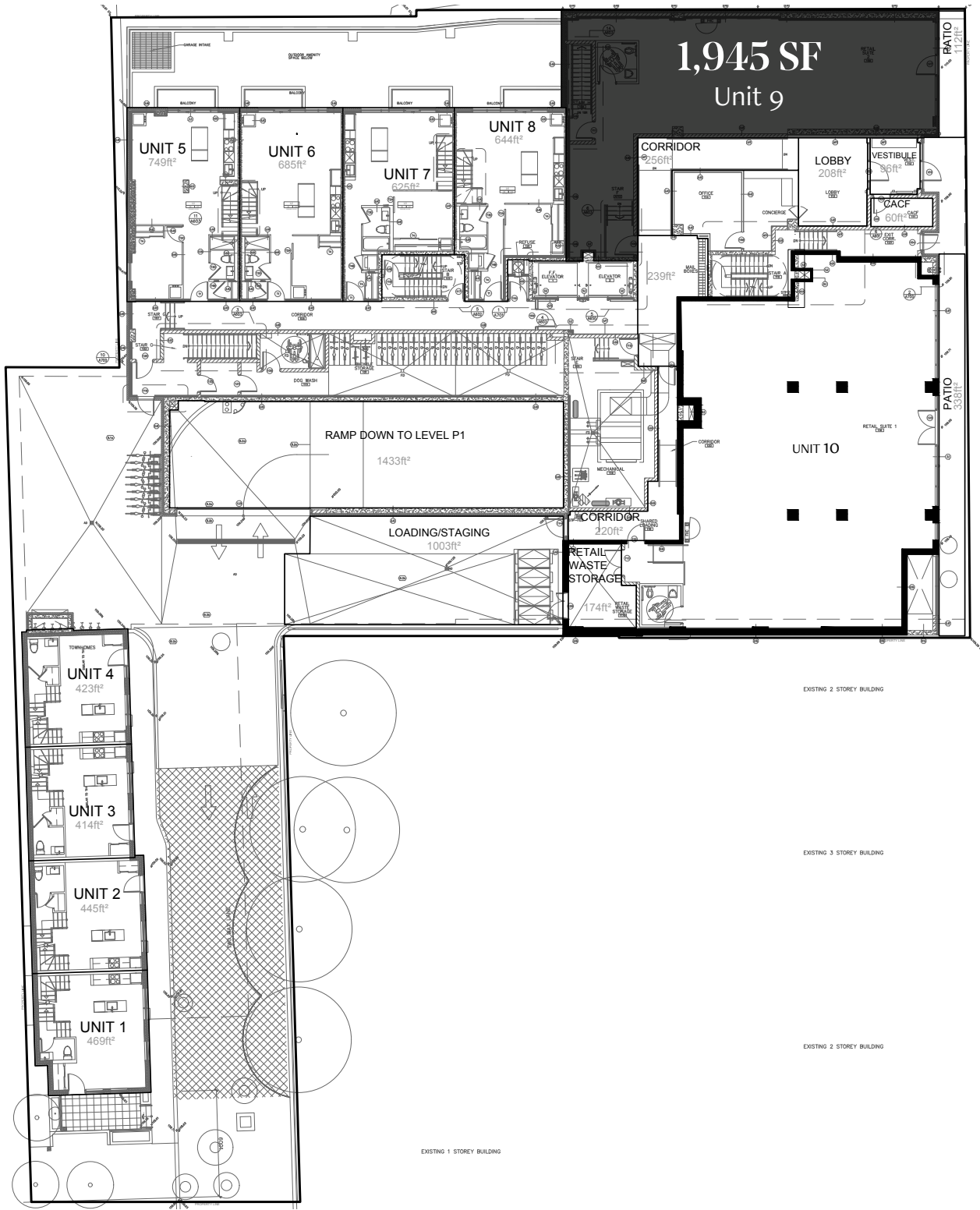
Jones Lang LaSalle Real Estate Services Inc. (“JLL” and / or the “Advisor”) is pleased to offer for sale a newly constructed retail condo located at Unit 9, 422-430 Roncesvalles Avenue (the “Property”). The Property features a right-sized retail premises with 1,945 square feet on the main floor and 1,165 square feet of basement space suitable for a wide range of commercial uses. The Property will be delivered upon construction completion in shell format providing flexibility for investors and owner-users alike. JLL is also offering the adjacent Unit 10 for sale which is 100% occupied by Pet Valu on a 10-year lease agreement and may be purchased together with Unit 9 or separately.

## Highlights

- Brand new vacant retail unit strategically positioned at the base 90 residential units in The Roncy by Worsley Urban.
- Right-sized premises at 1,945 square feet plus basement space with flexible zoning permitting an array of commercial uses.
- Excellent signage and branding opportunity along Roncesvalles Avenue in the intensifying Roncesvalles / Junction Triangle neighborhood.
- Surrounded by numerous national and regional retail tenants including Dairy Queen, LCBO, Pet Valu, Starbucks and Tim Hortons.



Floor Plan



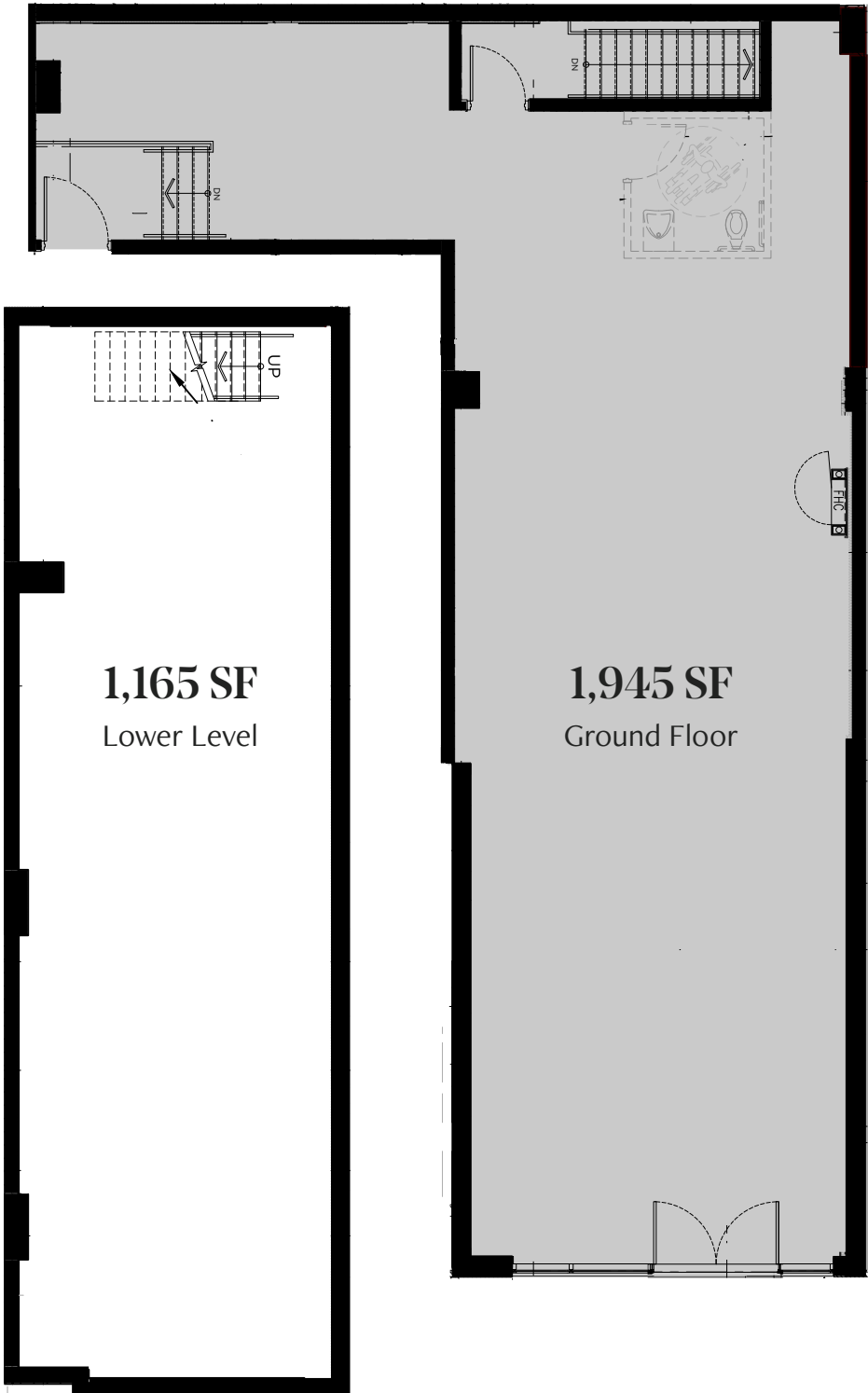
HOWARD PARK AVENUE

RONCESVALLES AVENUE

Salient Details

Address:	422 - 430 Roncesvalles Avenue
Retail Premises:	Unit 9
Purchase Price:	\$1,945,000
Ownership:	Condo Retail
Status:	Vacant
Possession Date:	October 1, 2021
Ground Floor:	1,945 SF
Basement:	1,165 SF
Total Premises:	3,110 SF
Condo Fees (Est 2021):	\$777.50 / Month
Taxes (Est 2021):	TBD - City has yet to assess taxes. Estimated at \$12.11 per Altus.
Parking:	Available for purchase - \$60,000 per stall
Ceiling Height:	13 FT
Frontage:	20 FT
Shipping / Receiving:	Building loading bay accessible via rear cooridor
Signage:	Exterior signage permitted subject to Declaration

# Floor Plan



# Area Overview

The Property is located just one block south of the Roncesvalles Avenue and Dundas Street West intersection in the intensifying Roncesvalles / Junction Triangle neighborhood. The area is going through significant intensification led by well-known mixed-use developments including Junction House by Slate, Stockyards District by Marlin Spring and The Roncy by Worsley Urban. Development activity within the surrounding area is expected to bring an additional ~6,500 residential units to the market throughout the next +/- 5 years.

The Property is well positioned on Roncesvalles Avenue immediately north of Howard Park Avenue in the rapidly gentrifying Roncesvalles Village node, which has recently experienced an increase in density and influx of new residents. Surrounded by an extensive transit network centred at the Bloor & Dundas transit hub two blocks to the north, the Property benefits from exceptional connectivity and transit amenities including TTC subway and streetcar, GO Transit and Union-Pearson (UP) Express service.

## Demographics

27,616  
Population

37.8  
Median Age

12,684  
Total Households

90  
Walk Score

20,997

Daytime Population

8%

Growth Rate (2020-2025)

\$110,361

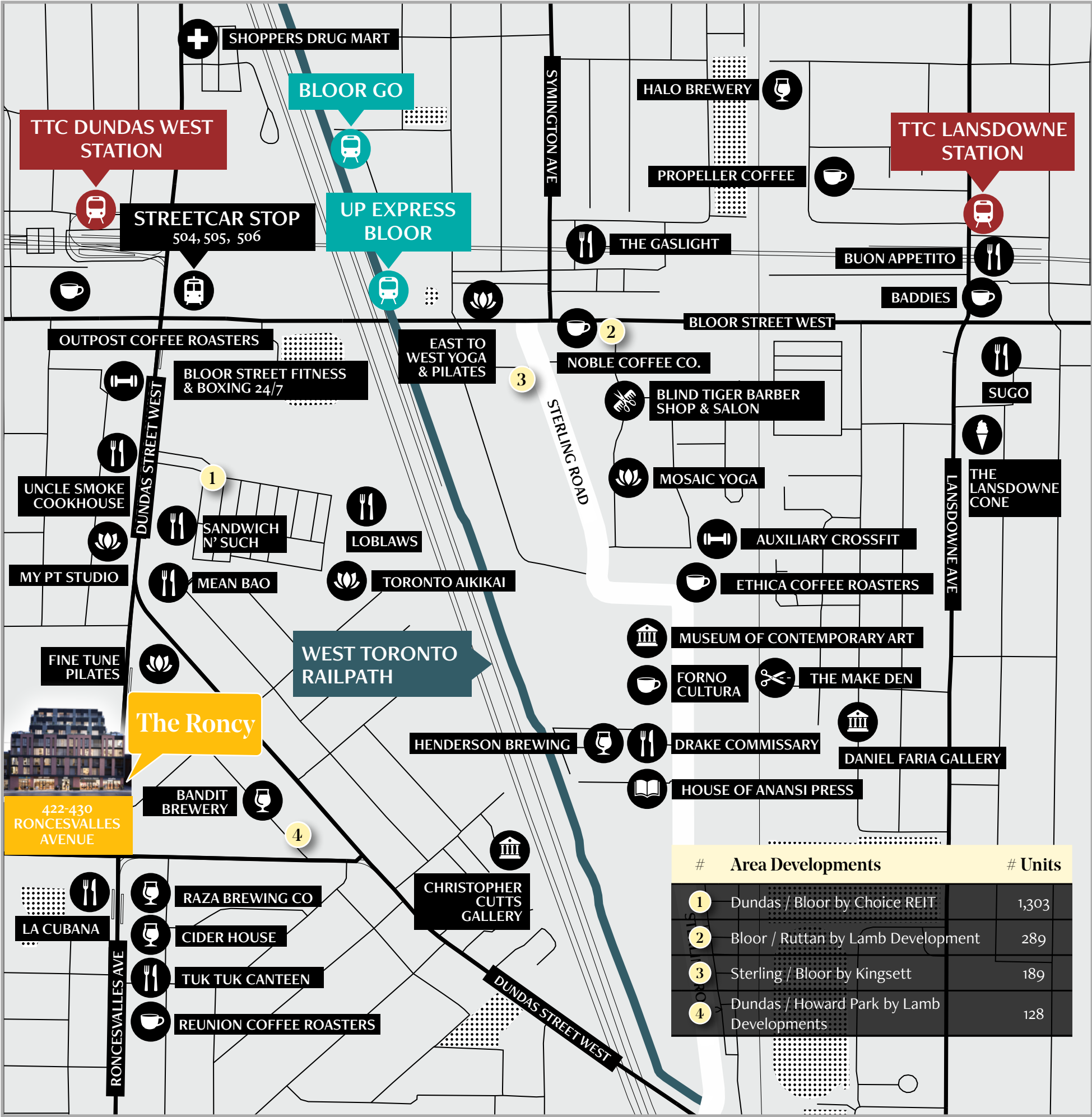
Average Household Income

97

Transit Score

Within 1km Radius

Source: Statistics Canada, 2021



# Submission Process

Interested parties are invited to provide submissions for the Property in the form of an initial Letter of Intent (“LOI”). Submissions should include, at a minimum, the information and terms outlined below:

- Purchase Price for the Property;
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests;
- Evidence of the prospective purchaser’s financial ability to complete the transaction, including the method of financing the purchase;
- Deposit amounts and structure;
- Terms and conditions of closing; and
- Schedule of timing and events to complete closing.

Submissions will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor’s ability to complete the transaction, and the proposed date and conditions of closing.

Prospective purchasers should note that the Vendors are under no obligation to respond to or accept any offers. The Vendors reserves the right to remove the Property from the market and to alter the process described above and the timing thereof, at their sole discretion. The Property described herein is to be purchased on an as-is-where-is basis.

Offer submissions will be reviewed and considered on an ongoing basis and on an as-received basis to the attention of:

## Agency Retail Group

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## Capital Markets Group

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\*\*Broker





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