

**FOR SALE**



# 459 Roncesvalles Avenue, Toronto ON

Retail & Residential Offering on Roncesvalles Avenue

# THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (hereinafter referred to as "JLL" and/or the "Advisor") is pleased to present an opportunity to acquire 459 Roncesvalles Avenue (the "Property" or "Site"), a 1,700 square foot ("SF") commercial retail and residential asset. The Property boasts 16 feet ("FT") of frontage on Roncesvalles Avenue, with direct access to high-order transit, positioned just 500 meters south of the Dundas Street West TTC and Bloor GO station.

The Property offers an opportunity to acquire an asset with in-place holding income and near-term rental upside. The currently vacant retail unit offers a value-add opportunity for investors, or the ability for owner-users to take possession of the 850 SF unit. The Site's strategic position within the desirable Roncesvalles neighbourhood presents an attractive land bank opportunity, offering future redevelopment potential through the assembly of adjacent plots of land.

# THE PROPERTY

## Salient Details



**1,700 SF**  
GLA



**1,572 SF**  
Site Area



**16 FT**  
Frontage



**80 FT**  
Depth



**850 SF**  
Commercial Area



**850 SF**  
Residential Unit



**\$35.00 PSF**  
Market Rent



**CR 3.0**  
Zoning



# INVESTMENT HIGHLIGHTS



## Premier location

Situated in the highly desirable Roncesvalles neighbourhood, the Property offers excellent visibility and exposure just steps from the Bloor Street West & Dundas Street West intersection.



## Owner-user opportunity

Vacant 850 SF retail unit in turnkey condition, offering an excellent opportunity for owner-users to modify the space for their own use with limited CAPEX required.



## Secure holding Income

The Property offers secure in-place holding income with value-add potential through the lease-up of the vacant retail unit.



## Transit Oriented

The Site benefits from direct access to higher-order transit, located less than 500M from the Dundas Street West TTC & Bloor GO stations.



## Intensifying area

The Roncesvalles neighbourhood is experiencing rapid intensification, with more than 3,998 multi residential units either planned or under construction as of Q2-2024. With a myriad of local amenities including shops, restaurants and green spaces, the locale is primed for continued intensification.



# LOCATION OVERVIEW

The Roncesvalles neighbourhood is a trendy, vibrant and artistic locale, renowned for its diverse mix of high-end retail and various housing options. The area offers a balanced mix of local and national retailers and extensive mix of parks and green spaces including High Park, which encompasses more than 400 acres, serving as Old Toronto's largest park. The area also benefits from exceptional transit connectivity with direct access to both the Dundas Street West Station on TTC Bloor-Danforth line 2 as well as the Bloor GO station which also serves the newly constructed up express line, proving ease of access to downtown Toronto in ~7-Minutes. The amenity rich area has seen an influx of new development with more than 8 development project either under construction or proposed which will see more than 3,998 units completed over the coming years.

## DEVELOPMENT ACTIVITY

1. Howard Park – 130 Units
2. Dundas / Bloor – Blocks 1-7 – 1,949 units
3. Lithuania House – 117 Units
4. 1540 Bloor West – 353 Units
5. Indian / Bloor – 99 Units
6. House of Assembly – 254 units
7. Sterling / Perth - Bldg. A,B & C – 892 units
8. Sterling / Bloor – 204 units



459 Roncesvalles Ave,  
Toronto ON



# Financing and offering process

## *Free and clear*

The Property will be offered for sale free and clear of existing financing.

## *Offering process*

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

### **Brandon Gorman\*\***

*Executive Vice President*

Brandon.Gorman@jll.com

+1 416 855 0907

### **Jackson Safrata\***

*Vice President*

Jackson.Safrata@jll.com

+1 416 238 9961

### **Fletcher Blakely\***

*Analyst*

Fletcher.Blakely@jll.com

+1 416 238 4817

\* Sales Representative

\*\* Broker

