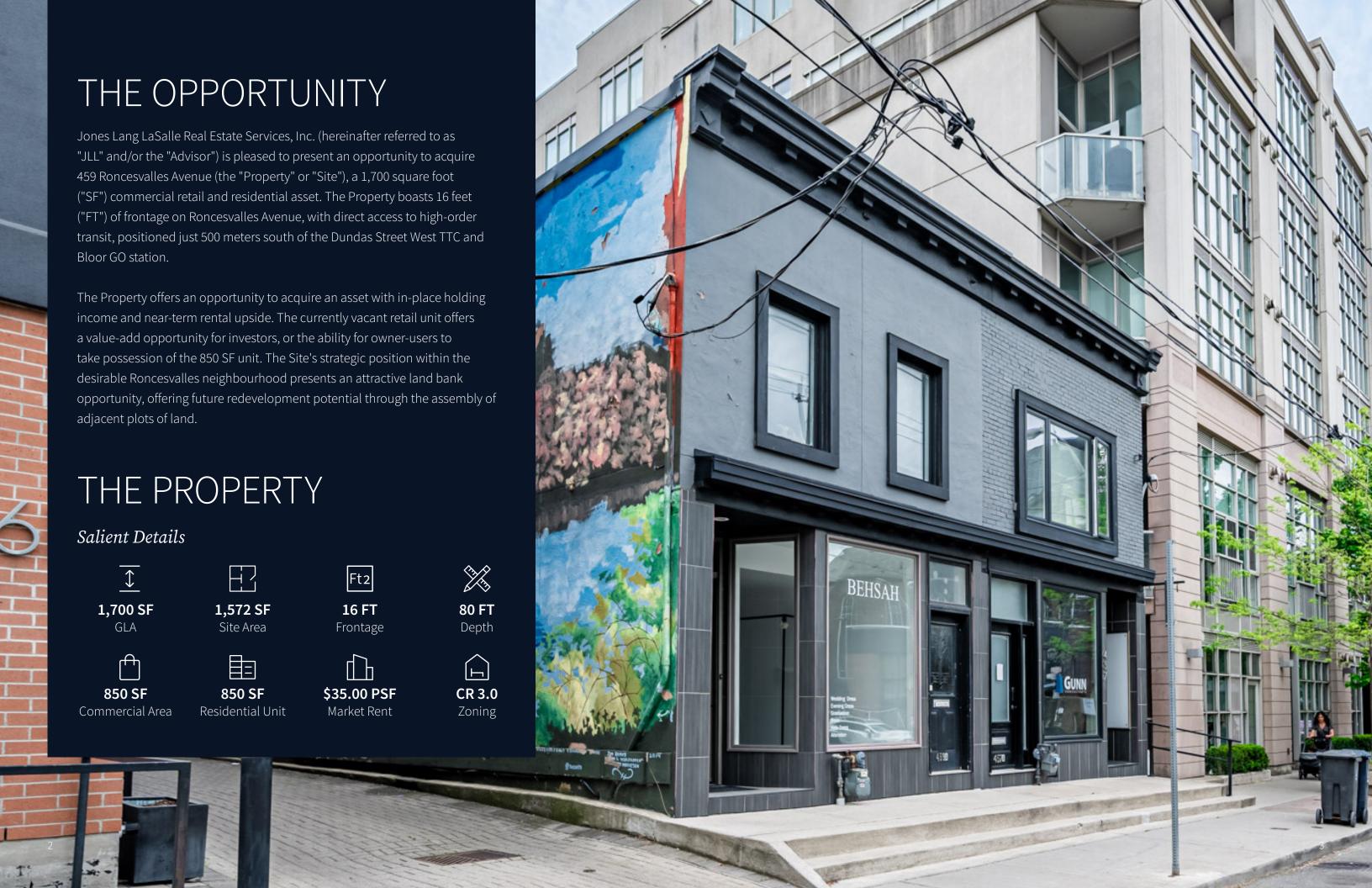


459 Roncesvalles Avenue, Toronto ON

Retail & Residential Offering on Roncesvalles Avenue





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.



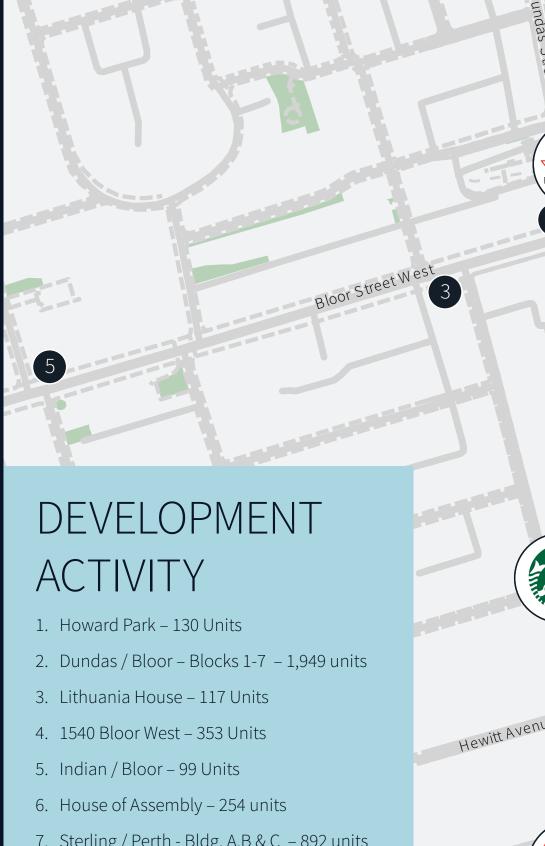
Intensifying area

The Roncesvalles neighbourhood is experiencing raid 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.

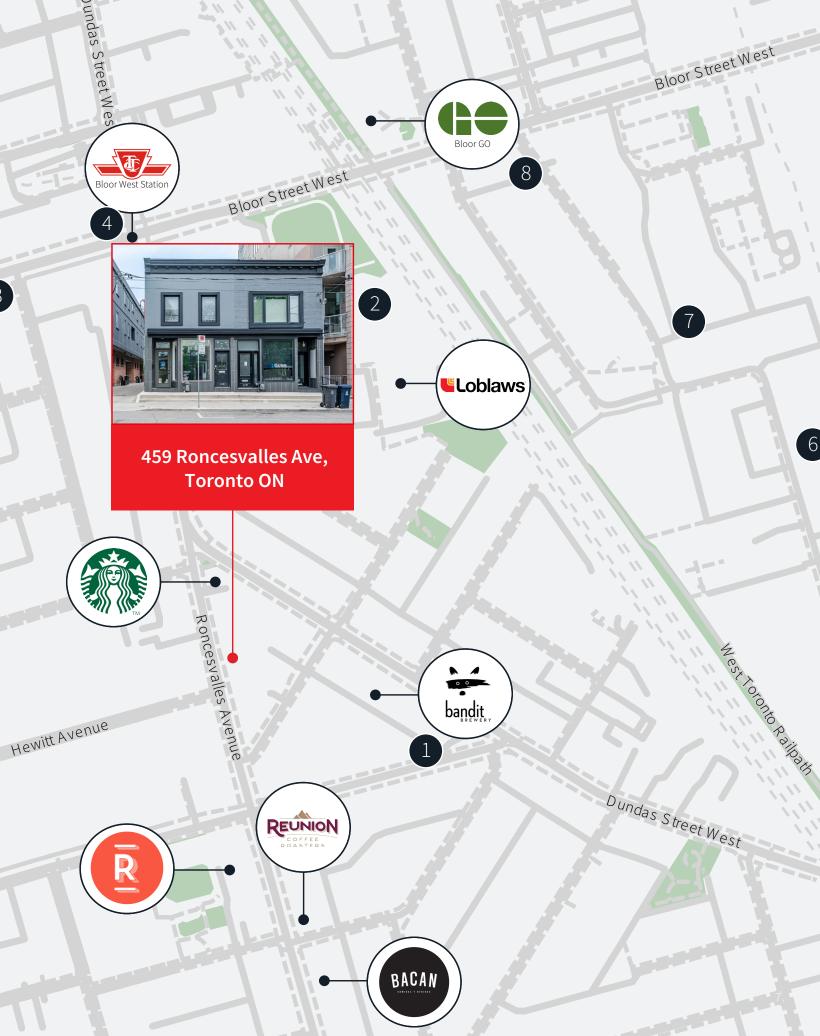


LOCATION **OVERVIEW**

The Roncesvalles neighbourhood is a trendy, vibrant and artistic locale, renowned for it's 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 that 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 then 3,998 units completed over the coming years.



- 7. Sterling / Perth Bldg. A,B & C 892 units
- 8. Sterling / Bloor 204 units



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



