



2666 YONGE STREET

PREMIUM RETAIL FOR SALE

EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services, Inc. (herein referred to as “JLL” and/or the “Advisor”) is pleased to offer for sale a premium retail unit located at 2666 Yonge Street, Toronto (the “Property”). Fronting on Yonge Street just north of Eglinton Avenue, this right-sized retail building features 15 FT of frontage in the prime Yonge & Eglinton retail corridor.

With significant residential intensification taking place in the immediate area – approximately fifteen new developments totaling more than 6,200 residential units are proposed or under construction – and serviced by the Yonge Subway Line, and the future Eglinton Crosstown LRT Line, Yonge & Eglinton will continue to be one of the best neighborhoods to live and shop in, in Toronto.



543 SF
Retail



+/- 15 FT
Yonge Street Frontage



INVESTMENT HIGHLIGHTS



Small-format unit suitable for a variety of retail uses



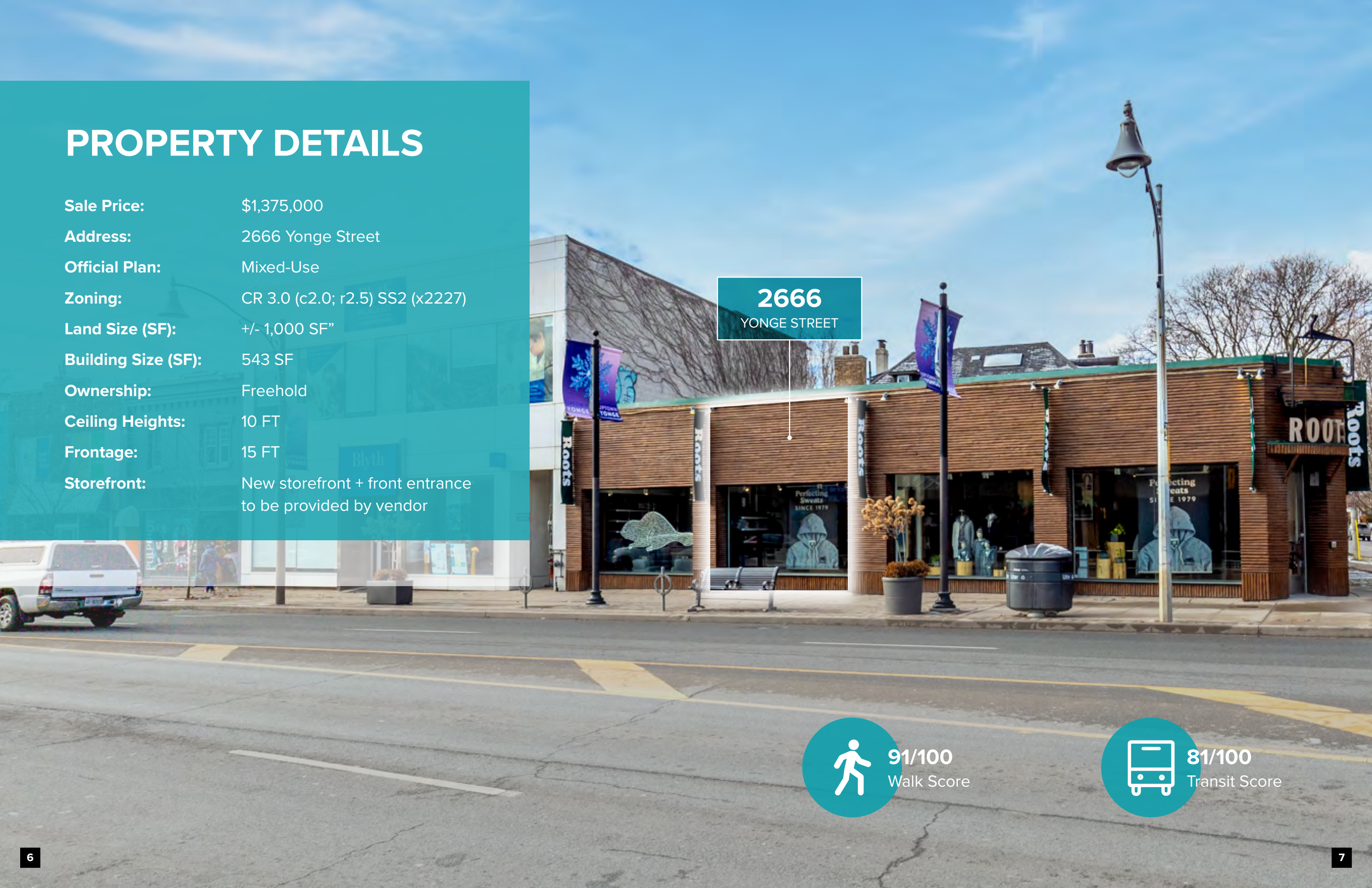
Convenient access to Eglinton Station and the future Eglinton Crosstown LRT



Significant intensification occurring in the immediate neighbourhood

PROPERTY DETAILS

Sale Price:	\$1,375,000
Address:	2666 Yonge Street
Official Plan:	Mixed-Use
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2227)
Land Size (SF):	+/- 1,000 SF”
Building Size (SF):	543 SF
Ownership:	Freehold
Ceiling Heights:	10 FT
Frontage:	15 FT
Storefront:	New storefront + front entrance to be provided by vendor

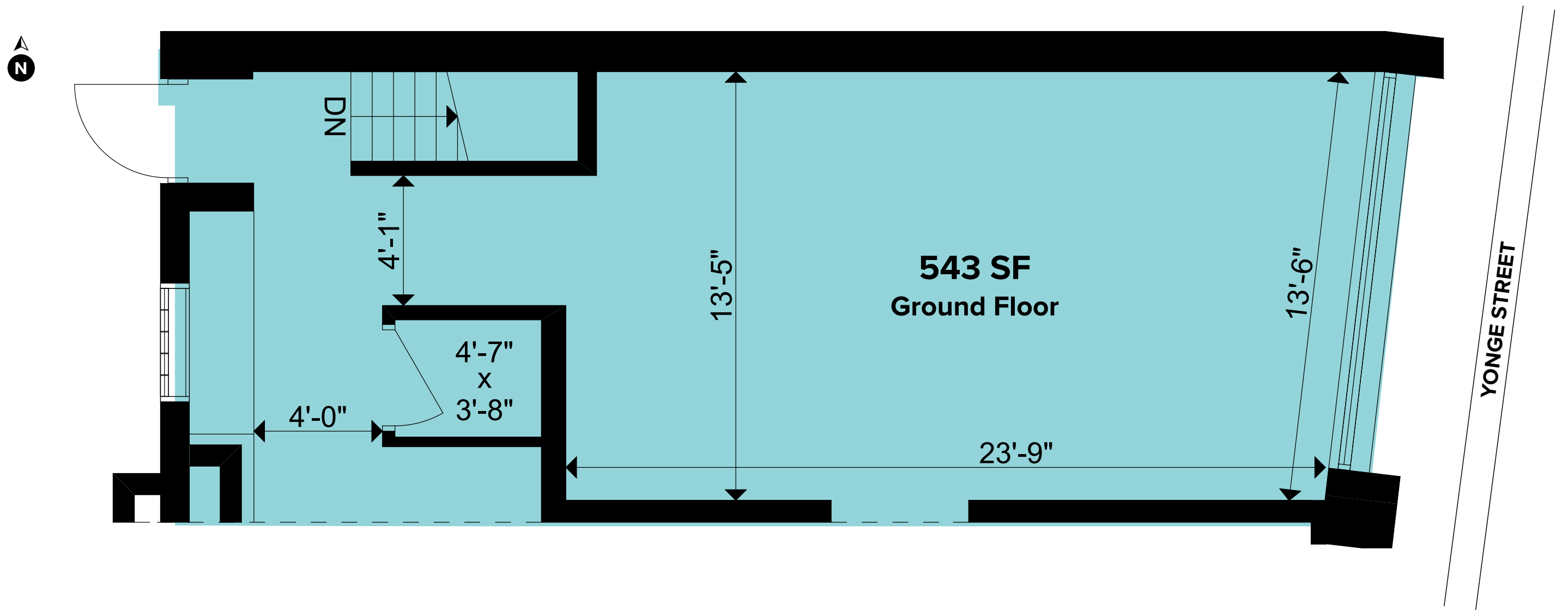


2666
YONGE STREET

 **91/100**
Walk Score

 **81/100**
Transit Score

FLOOR PLAN



AREA OVERVIEW



RioCan Centre

SEPHORA Indigo WINNERS
CINEPLEX ENTERTAINMENT URBAN OUTFITTERS Toys R Us

2666 YONGE STREET

6,345
Incoming Residential Units

NEIGHBOURHOOD RETAIL & DEVELOPMENTS

- | | | |
|--|---|---|
| <p>A 2221 Yonge Street
Tower Hill Development Corporation
605 Units
Under Construction</p> | <p>F 2500 Yonge Street
Madison Group
150 Units
Pre-construction</p> | <p>K 90 Eglinton Avenue East
Madison Group
456 Units
Pre-construction</p> |
| <p>B 2323 Yonge Street
RioCan
380 Units
Pre-construction</p> | <p>G 2577 Yonge Street
Pyxis
13 Units
Pre-construction</p> | <p>L 117 Broadway Avenue
Reserve Properties
932 Units
Pre-construction</p> |
| <p>C 44 Broadway Avenue
Collecdev
398 Units
Pre-construction</p> | <p>H 50 Eglinton Avenue West
Madison Group
688 Units
Pre-construction</p> | <p>M 2674 Yonge Street
Triage Development Corp.
96 Units
Pre-construction</p> |
| <p>D 65 Broadway Avenue
Times Group Corporation
778 Units
Pre-construction</p> | <p>I 36 Eglinton Avenue West
Lifetime Developments
663 Units
Pre-construction</p> | <p>N 2779 Yonge Street
Devron Developments
97 Units
Under Construction</p> |
| <p>E 2440 Yonge Street
Main + Main; First Capital
637 Units
Pre-construction</p> | <p>J 55 Eglinton Avenue East
State Building Group
461 Units
Pre-construction</p> | |

DEMOGRAPHICS

Within 2km Radius | Source: Statistics Canada, 2021

<p> 95,343 Population</p>	<p> 81,910 Daytime Population</p>	<p> 39.6 Median Age</p>	<p> 11% Growth Rate (2015-2020)</p>
<p> 42,465 Total Households</p>	<p> \$224,062 Avg. HH Income</p>	<p> 86 Walk Score</p>	<p> 81 Transit Score</p>



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CAPITAL MARKETS

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