

FOR SALE

OWNER-OCCUPIER
INVESTOR OPPORTUNITY

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SINCE 1983
BLOOMINGHILL FLOWERS
416-781-7135 1724

CARBON

1724-1726
AVENUE ROAD
TORONTO



THE PROPERTY

NEIGHBOURHOOD OVERVIEW

On behalf of the Vendor, Aura Partners is pleased to offer for sale a 100% freehold interest in an exceptional two storey commercial and residential property at 1724-1726 Avenue Road, Toronto.

The offering presents retail/apartment/office users or investors with the opportunity to acquire a well improved multi tenanted property, offering approx 3,282 SF of excellent space on approx 3,046 SF of land. The Property offers excellent potential to occupy as a user with the rolling leases in the near term, or continue with strong cashflow upside generated through existing tenancies and future lease rollover.

Situated in North Toronto, the Property is located on the Avenue Road corridor just north of Lawrence Avenue. Neighboring the Ledbury Park and Bedford Park communities, it enjoys surrounding affluence that in part drives the retail, in addition to the high exposure along this high traffic corridor. The Property share a block with North of Brooklyn Pizza and Starbucks, and lies in close proximity to other coveted retailers such as Pusateri's and Bruno Fine Foods.

The neighborhood is also among a cluster of highly reputable schools including Havergal College, Lawrence Collegiate, Ledbury Park, and Bedford Park.

1724-1726 Avenue Road has easy accessibility via 24hr public transit, situated steps away from the Avenue Rd and Lawrence Ave bus routes, as well as easy access to the Highway 401 to the North and the Allen Expressway to the West.

BUILDING AREA

LOWER LEVEL:	1,676 sf
GROUND FLOOR:	1,659 sf
SECOND FLOOR:	1,623sf
TOTAL:	3,282 sf

LOT AREA	0.070 acres
SIZE:	3,046.18 sf
FRONTAGE:	26.25 ft
DEPTH:	115.19 ft

PIN:	101890162
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TAXES (2024):	\$37,186.58
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LEGAL DESCRIPTION: PT LT 178-180 PL 1706 TWP OF YORK; PT LT 98A, 99A PL 2247 TWP OF YORK AS IN NY754030 S/T & T/W NY754030; TORONTO (N YORK) , CITY OF TORONTO

ASKING PRICE:	\$2,550,000
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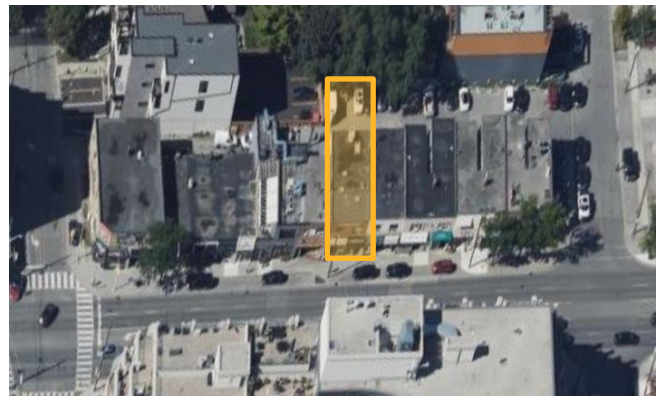
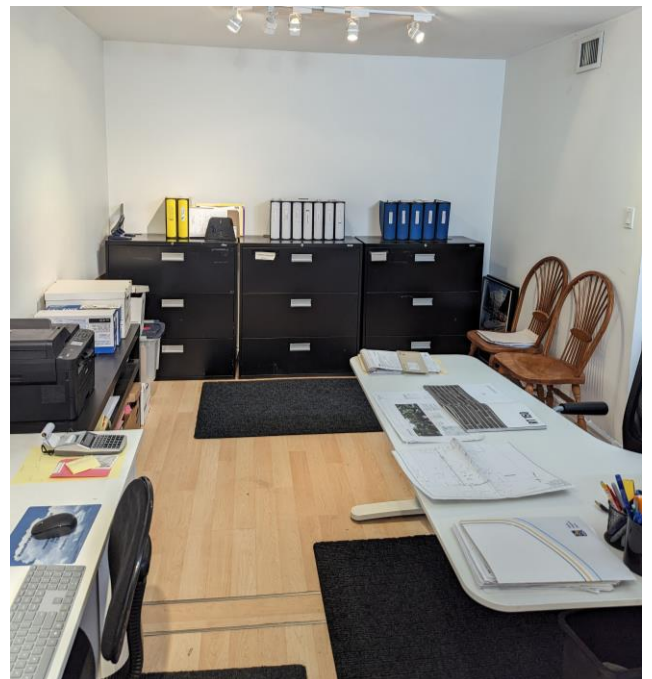
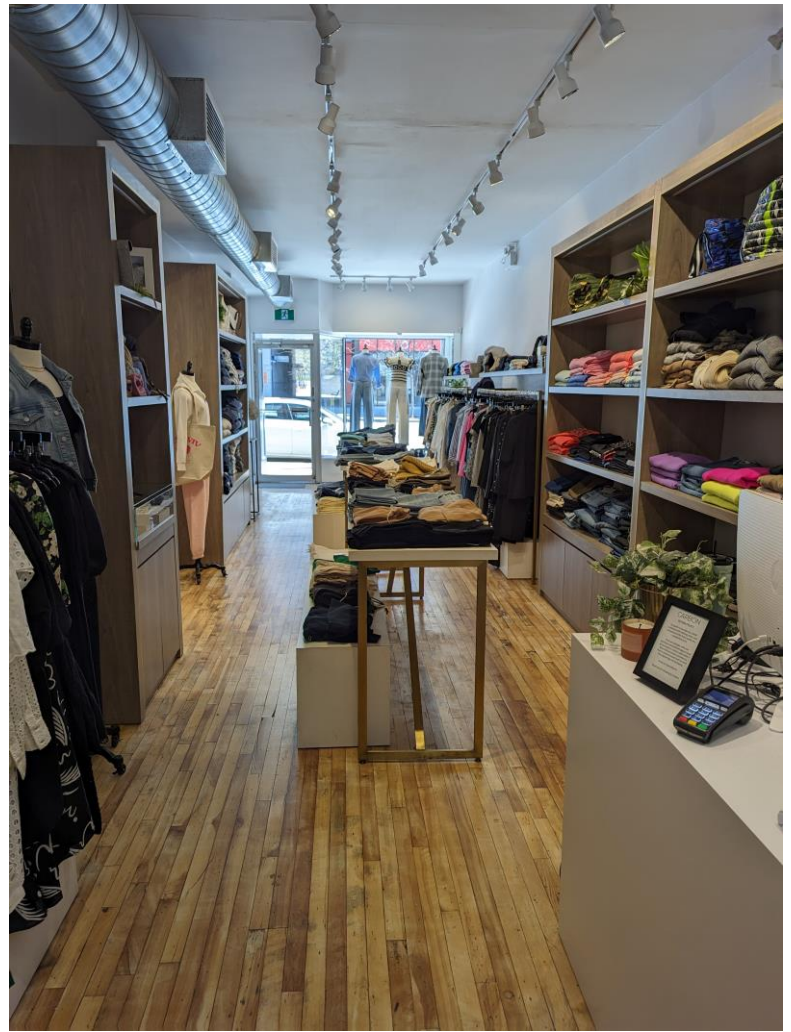
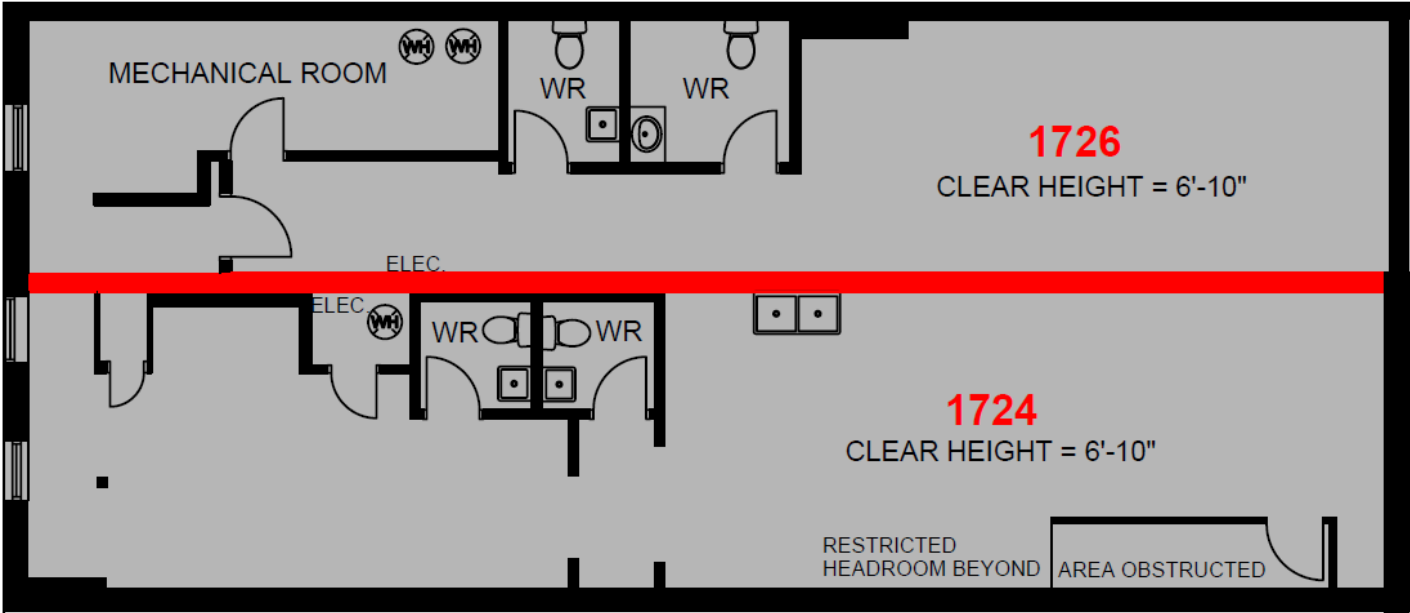


PHOTO GALLERY

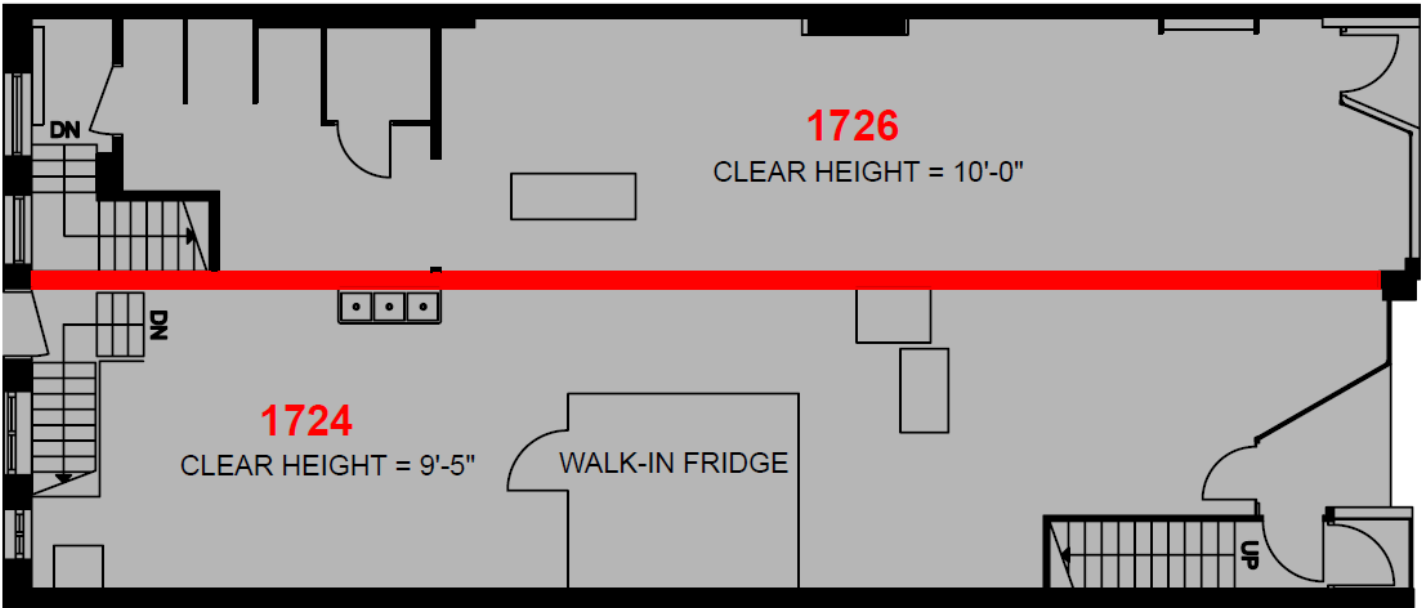


FLOOR PLANS

LOWER LEVEL
1,676 SF

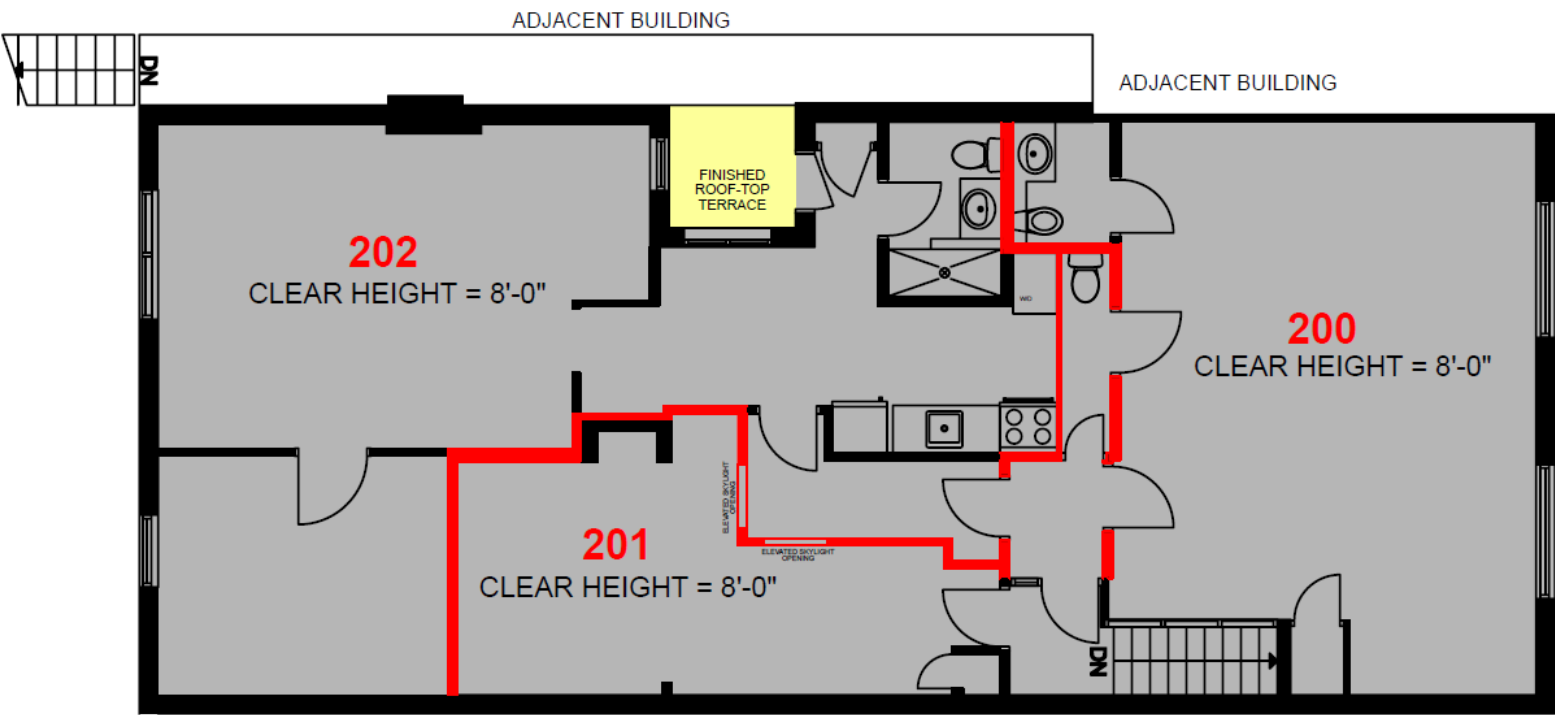


GROUND FLOOR
1,659 SF

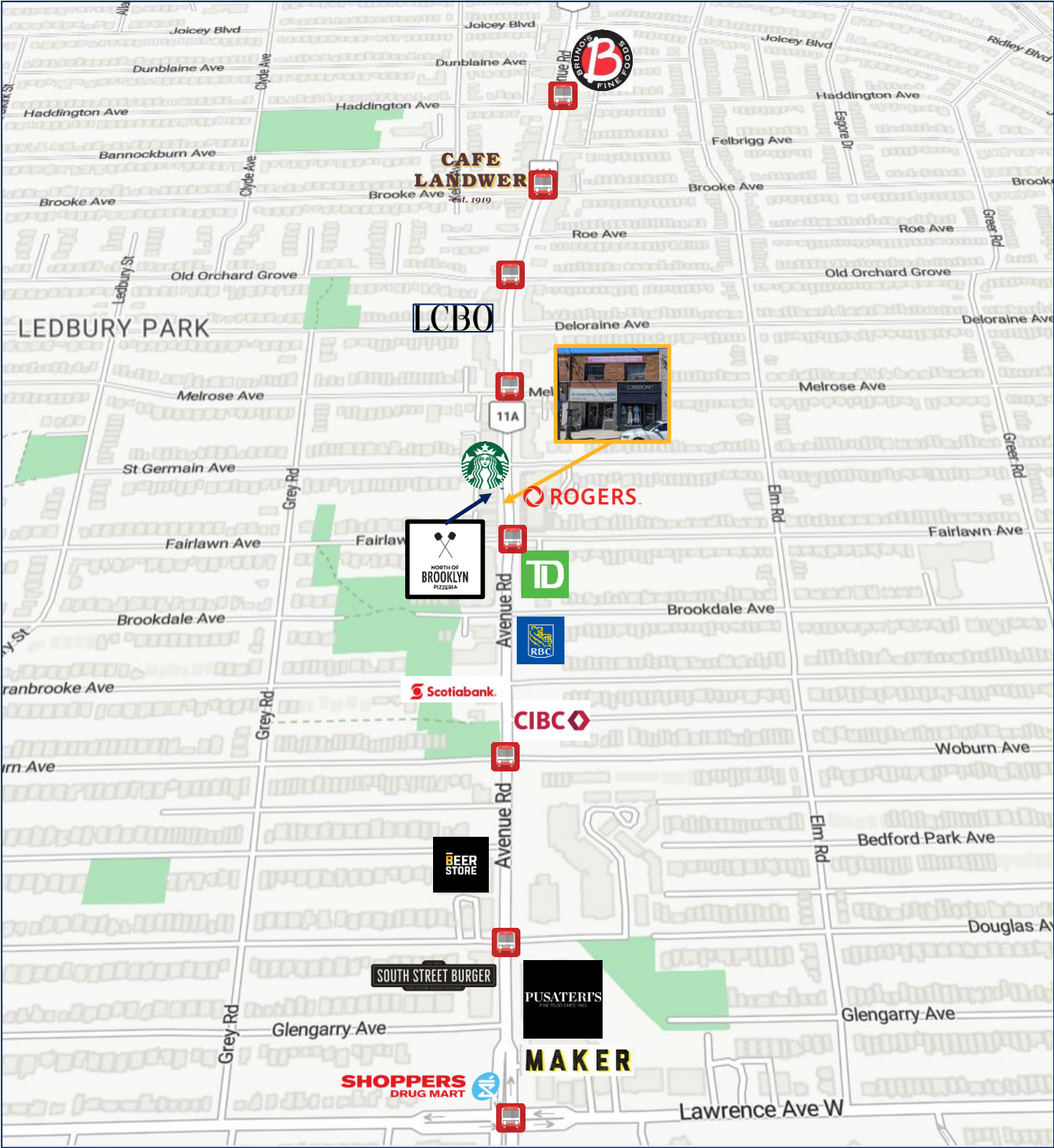


FLOOR PLANS

SECOND FLOOR
1,623 SF

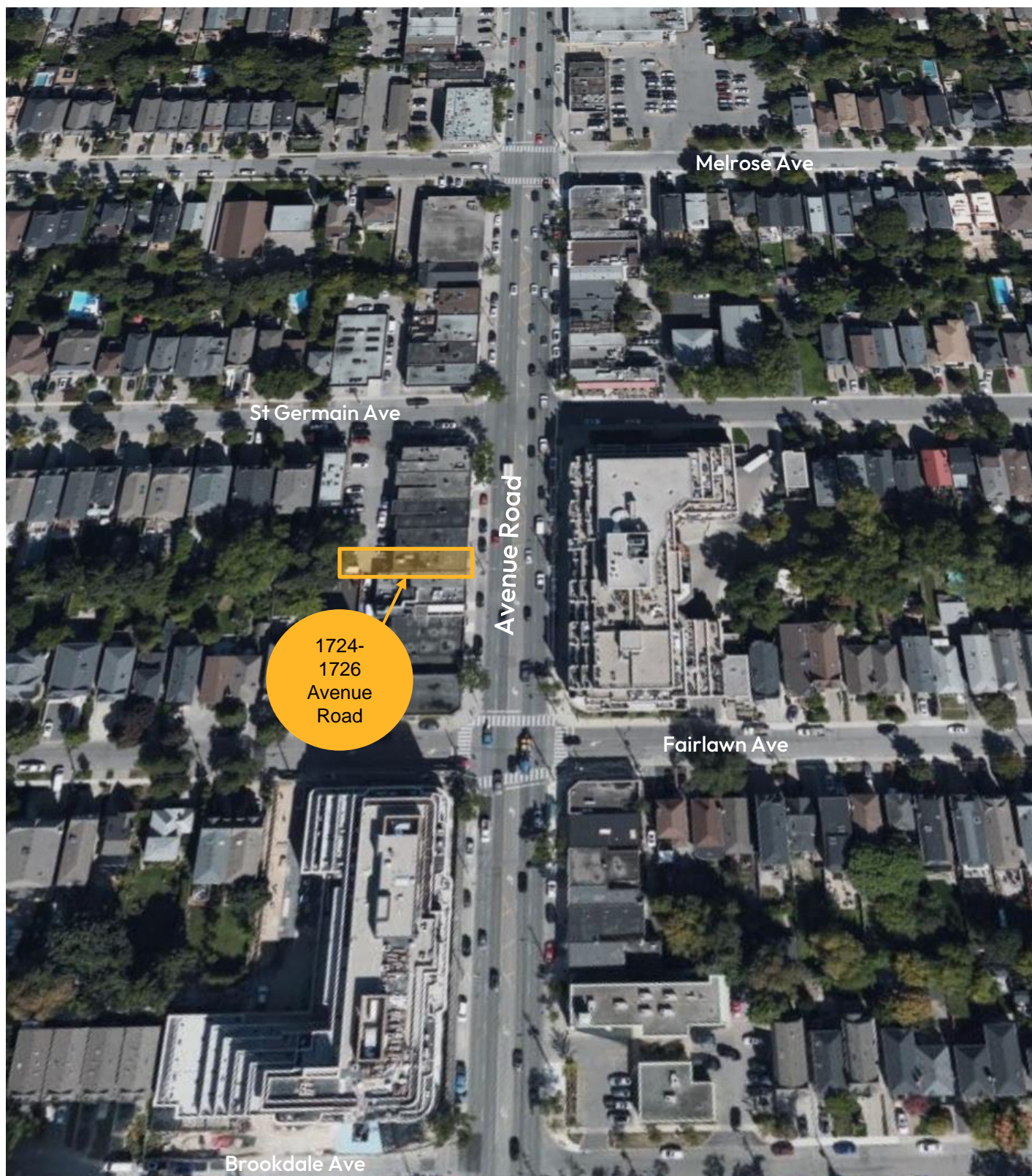


THE LOCATION



 TTC Bus Stop

THE LOCATION



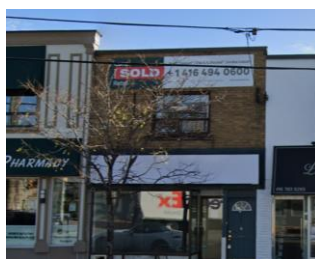
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COMPARABLE SALES

Comparable transactions within the surrounding area have traded within a range of \$840 to \$979 per square foot with a weighted average of \$926 per square foot.



1. 1728 Avenue Road



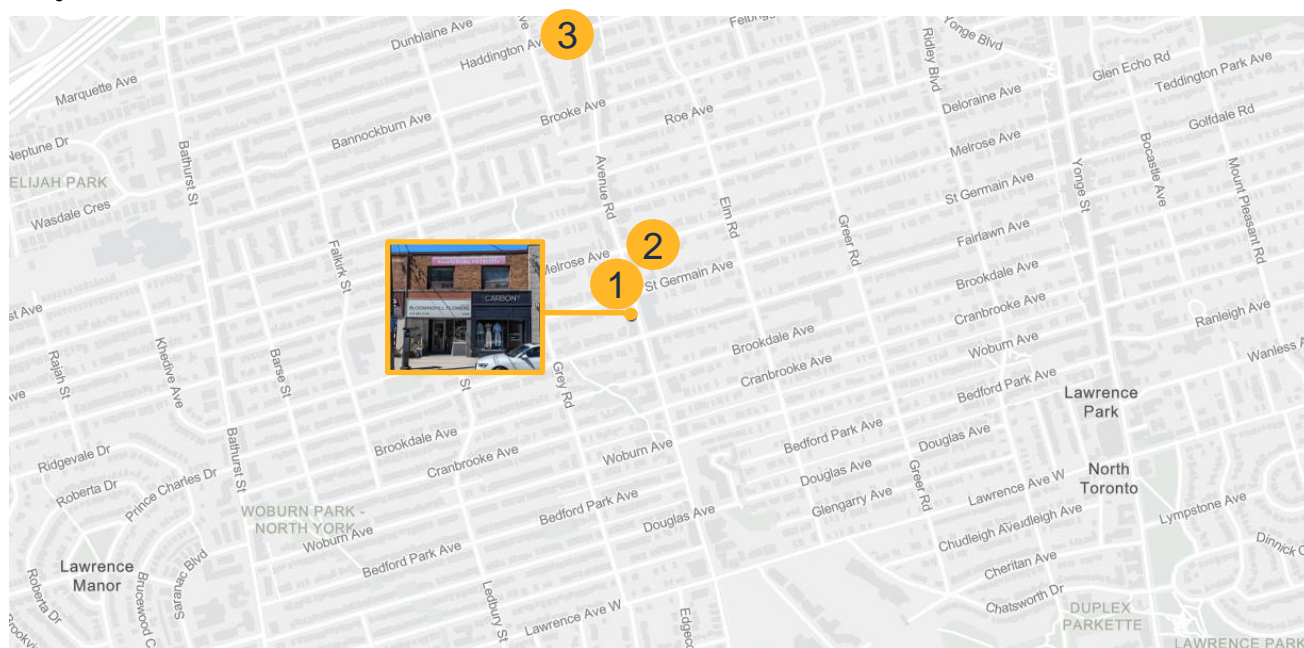
2. 1779 Avenue Road



3. 2066 Avenue Road

Date	January 2021	August 2023	January 2023
Price	\$2,420,000	\$1,700,000	\$1,980,000
Building Size* (sf)	2,880	1,773	2,022
Price/sf	\$840	\$959	\$979
Sale Type	Market	Market	Market
Purchaser	Avenue Jon Inc	2631594 Ontario Ltd	Premier Candle Corporation

*Estimated building size





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