

MIDTOWN
TORONTO

COMMERCIAL
OPPORTUNITY

ON
YONGE
STREET

2781 YONGE STREET
TORONTO, ON

STAN VYRIOTES, Broker
stan@dwsv.ca • 416.738.5908

DAVID WEDEMIRE, Sales Representative
david@dwsv.ca • 416.885.3153

VANESSA LYNCH, Sales Representative
vanessa@dwsv.ca • 416.347.3812

THE
WINSLOW



SITE DETAILS

THE CURRENT SPACE

Amazing opportunity to own or lease commercial space in one of Toronto's most exclusive residential neighbourhoods, Lawrence Park. Home to many well-known social clubs, restaurants, parks and ravines. Lawrence Park is a treasured landmark in Toronto's landscape. One of the many benefits of being located directly off Yonge Street is the ease of accessibility and commuting. The Lawrence Subway Station is within walking distance from the site.

2781 Yonge Street is located south of Lawrence Avenue East across from Glencairn Ave in a vibrant social setting, where retail therapy, great food and a leisurely walk down Yonge will bring patrons to boutique shopping and some of the best restaurants Toronto has to offer. Local clubs including the Rosedale Golf Club, The Lawrence Park Tennis Club, The Granite Club and the Lawrence Park Lawn Bowling and Croquet Club are just minutes away drawing patrons from all over the city.

Base Rent

Contact Listing Agent

Sale Price

Contact Listing Agent

Square Footage

Ground Floor 4,302 Sq.Ft.

Demising Options

Common Corridor will be approximately 400 SF in size.

Unit 1: 1,338.82 SF

Unit 2: 903.52 SF

Unit 3: 1,285.32 SF

Ceiling Height

Approx. 17 SF

Parking

5 Spaces

CAM / Taxes

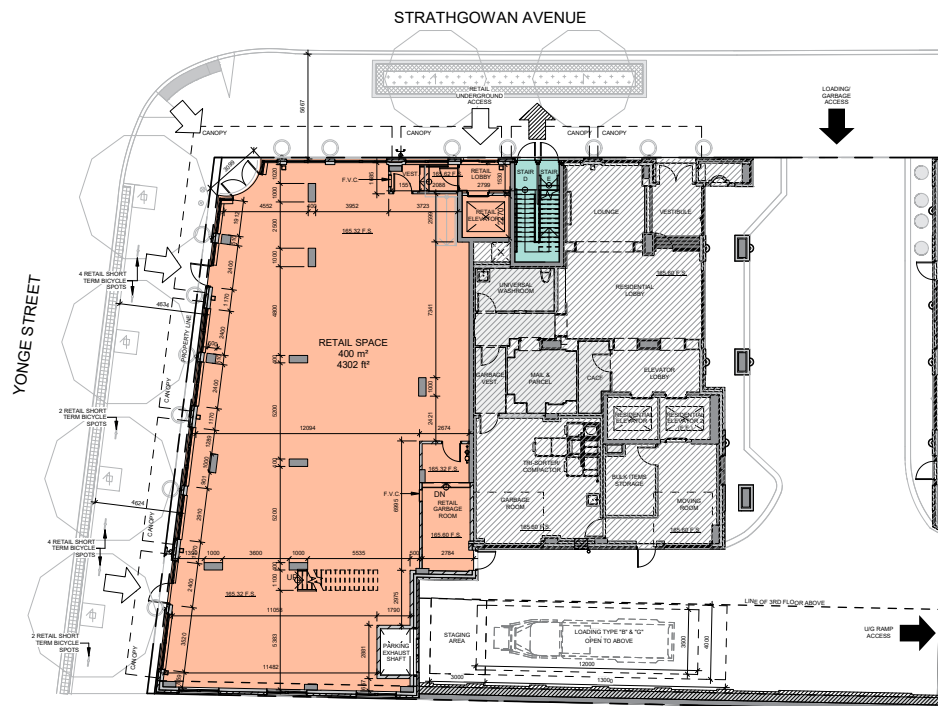
Contact Listing Agent



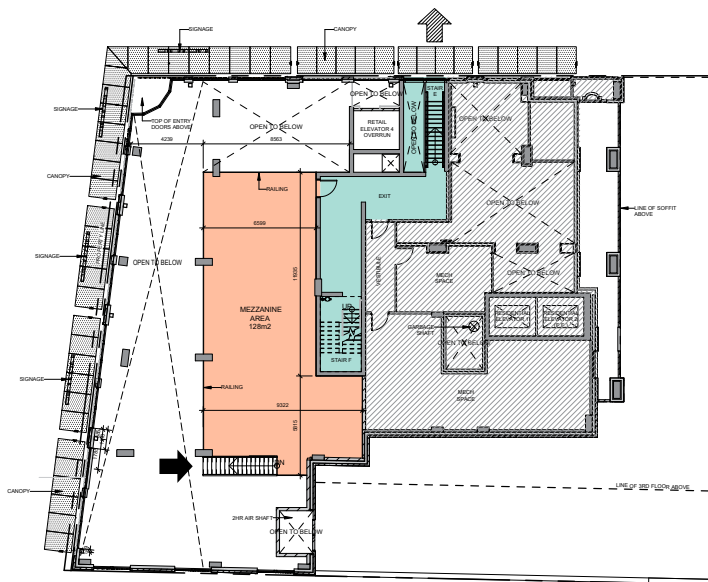
FLOOR PLAN

APPROXIMATELY 5,680 SQ.FT.

Ground Floor

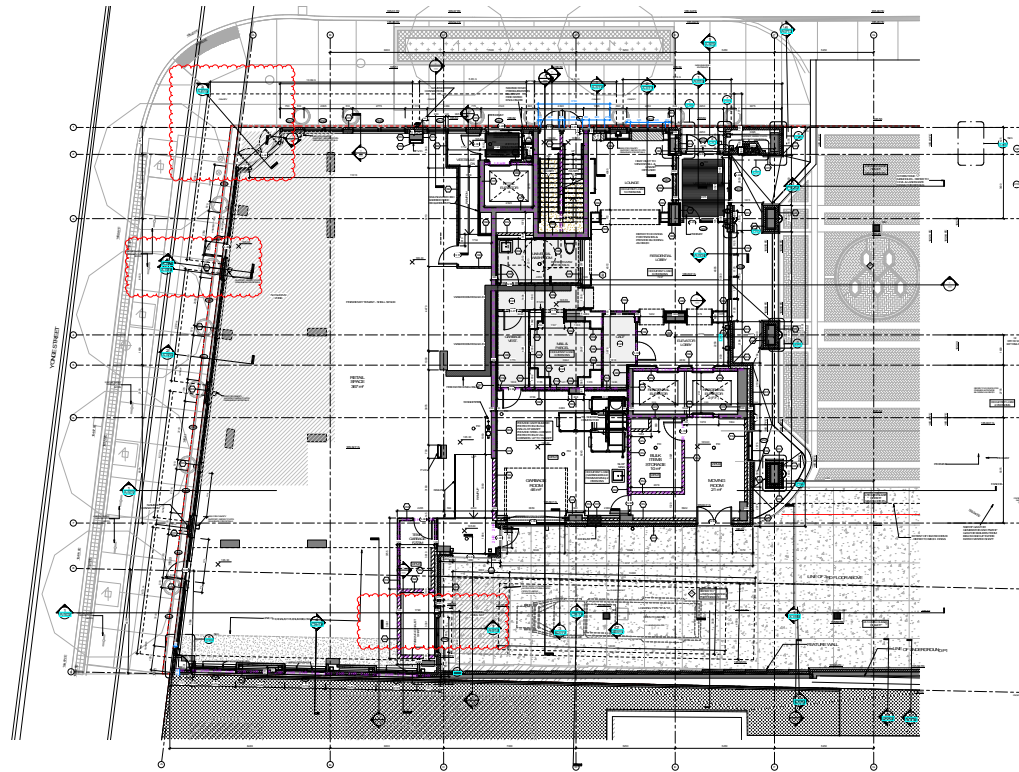


Second Floor



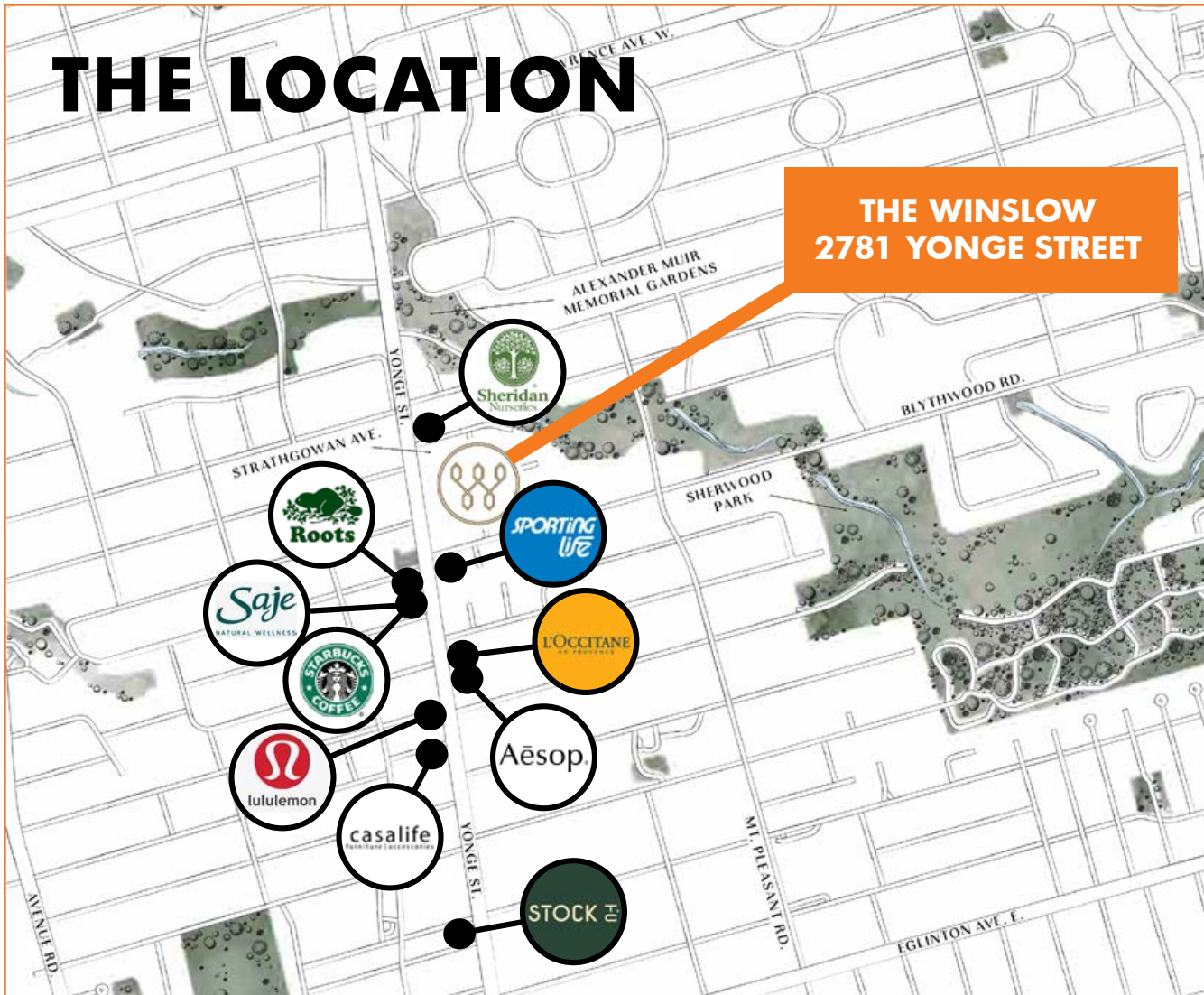
2781 YONGE STREET

DEMISING OPTIONS



THE LOCATION

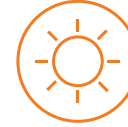
**THE WINSLOW
2781 YONGE STREET**



POPULATION
157,405



**AVG HOUSEHOLD
INCOME**
157,405



**DAYTIME
POPULATION**
158,949



WALK SCORE
89



TRANSIT SCORE
81



TRAFFIC COUNT
32,004

Source:
Statistics Canada,
3km radius

MIDTOWN, AN AFFLUENT NEIGHBOURHOOD

Midtown Yonge is surrounded by well-established affluent neighbourhoods of families with disposable income and in one of the most active condominium markets in Canada. With a focal point at the intersection of Yonge and Eglinton, this node is known to be one of the newest, most well-connected areas in the city, now serviced by both the Yonge subway line, new Eglinton Crosstown LRT line as well as several bus routes. The Property benefits from unparalleled growth in the immediate area, fueled by new condominium developments along Yonge Street which are drastically increasing the population density in the node, fostering Toronto's most coveted work-live-play nodes. In addition to connectivity and density, this stretch of Yonge Street is home to one of the best shopping strips within Toronto. People are drawn from affluent neighbouring areas (Rosedale, Forest Hill, Leaside, Moore Park, Yonge and Lawrence, Hogg's Hollow, ect.) and truly from all over the city, to shop at retailers such as Sporting Life, Roots, Sephora, Urban Outfitters, lululemon, and L'Occitane.



REMAX ULTIMATE REALTY INC.

STAN VYRIOTES

Broker

stan@dwsv.ca • 416.738.5908

DAVID WEDEMIRE

Sales Representative

david@dwsv.ca • 416.885.3153

VANESSA LYNCH

Sales Representative

vanessa@dwsv.ca • 416.347.3812