

FOR SALE

1363 - 1367

Danforth Ave.



BOSLEY
COMMERCIAL

FEATURES

BUILDING DETAILS

Building Size : 8,978 sq. ft.
(above grade)

Parking: 3 cars

Lot Size: 46 x 100 feet

Realty Taxes (2024): \$26,924.98

Legal Description: LT 122, 121 PL 463E;
PT LT 120 PL 463E
TORONTO

Asking Price: \$4,998,000.00

PROPERTY HIGHLIGHTS

* Corner property located on Danforth Ave.
at Gillard Ave. 150 meters to Greenwood
Subway Station entrance.

* Configured as Main Floor retail and 10
apartments.

* Generating a 5.78% capitalization rate
with excellent opportunity for upside po-
tential.

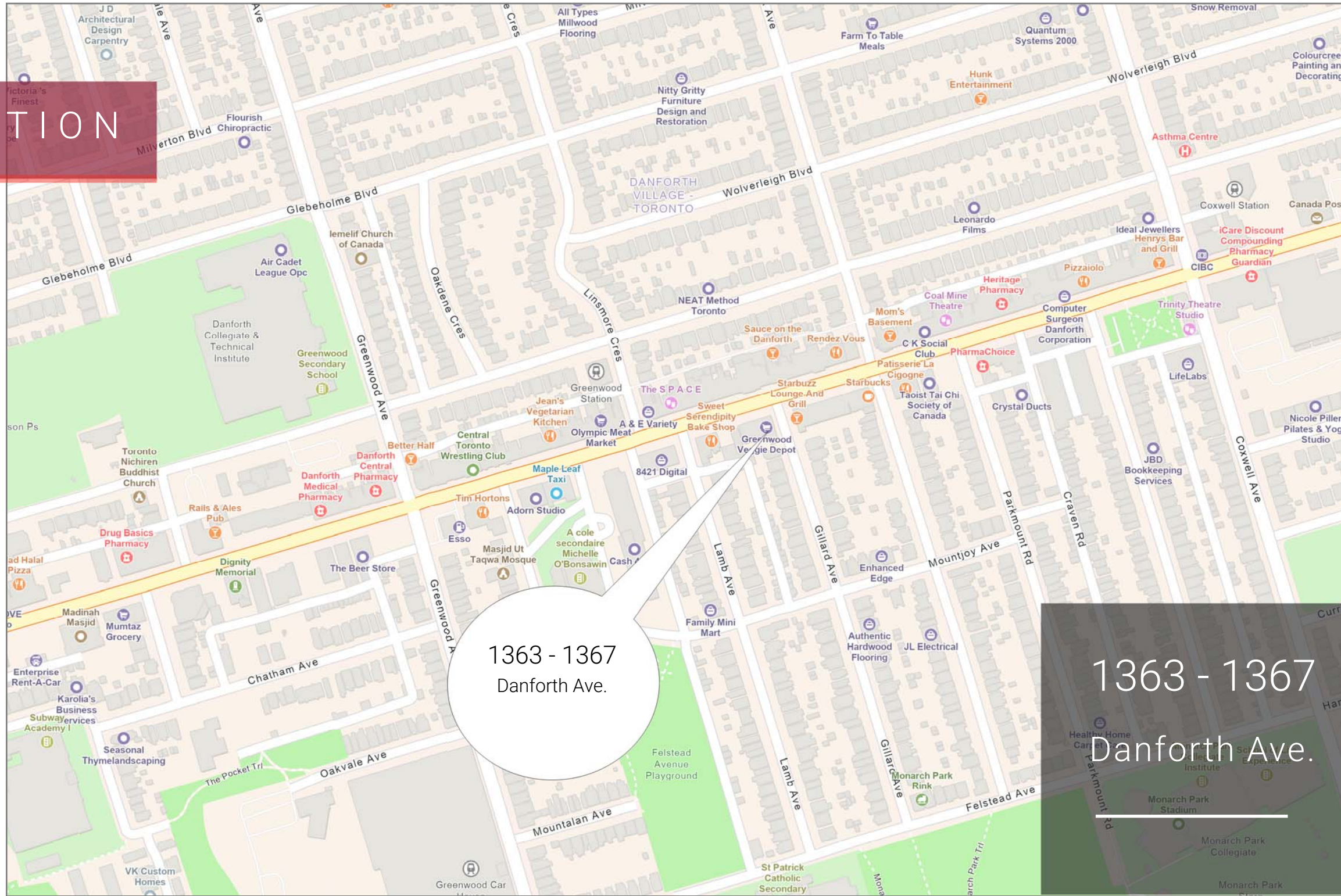
* Located in the Greenwood Major Transit
Area with a proposed minimum density
target almost double the current popula-
tion.

* Excellent opportunity for an investor or
user with future development possibilities.



1363 - 1367
Danforth Ave.

LOCATION



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Danforth Ave.

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Danforth Ave.

Development Sites in Close Proximity to 1367 Danforth Ave.

975 Danforth Ave.



Name	paradigm
Status	Pre-Construction
Stories	9
Units	51

1030 Danforth Ave.



Name	Theo Condos
Status	Pre-Construction
Stories	8
Units	54

1177 Danforth Ave.



Name	Platform Condos
Status	Complete
Stories	9
Units	102

690 Coxwell Ave.



Name	NRB Modular
Status	Pre-Construction
Stories	6
Units	20

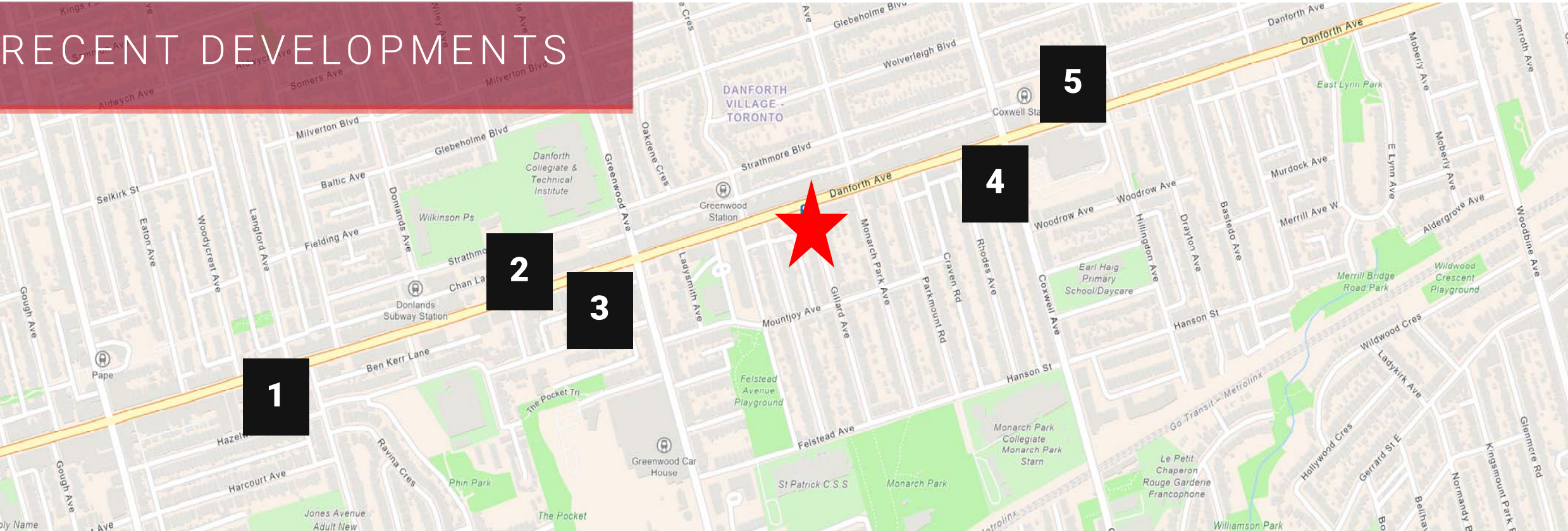
975 Danforth Ave.



Name	CS&P Architects
Status	Pre-Construction
Stories	7
Units	16

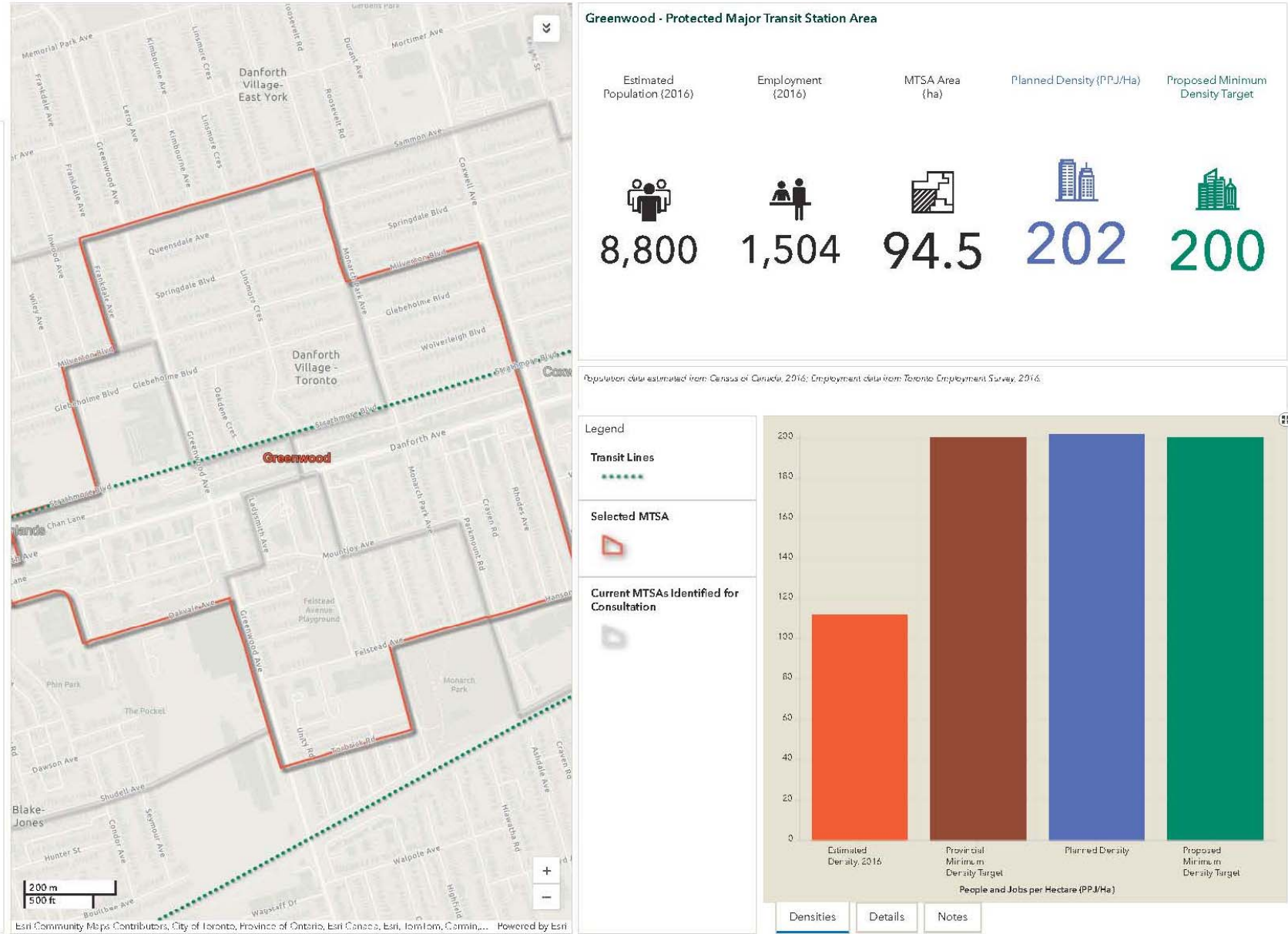
1363 - 1367
Danforth Ave.

RECENT DEVELOPMENTS

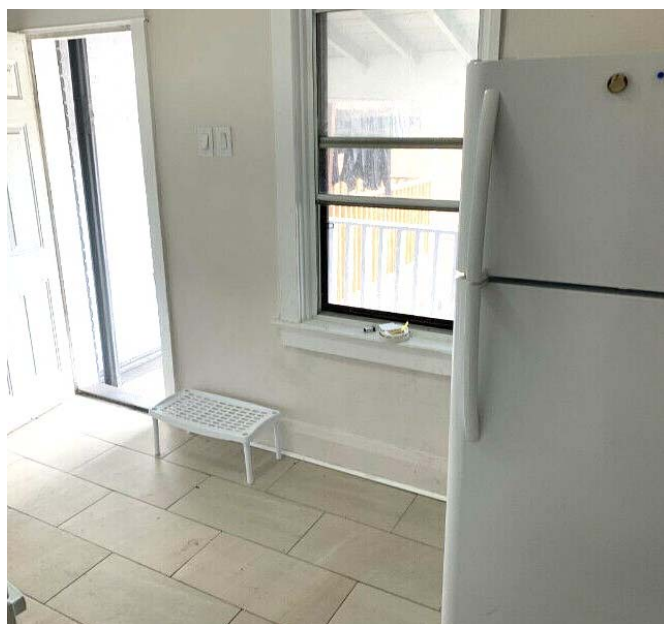


PROJECTED DENSITY

Planned Density for Greenwood Major Transit Station Area is Double the 2016 Estimated Population



1363 - 1367
Danforth Ave.



THE BUILDING



1365 & 1367
Danforth Ave.

MAIN FLOOR



FLOOR PLANS

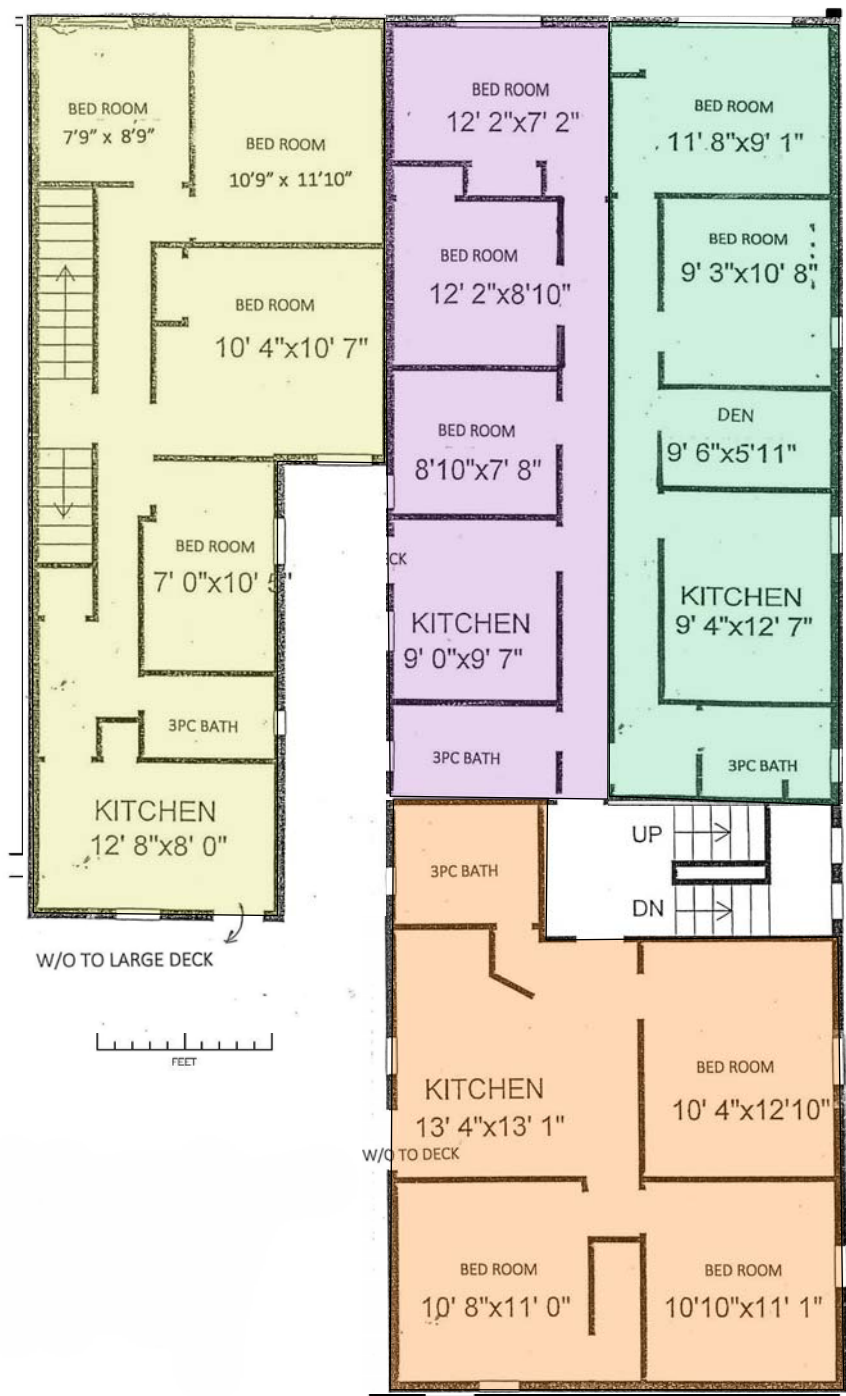
- Size:
- 3,076 sq. ft.
- Tenancy:
- Main Floor Retail, Leased to Apr. 2027 w/ 6 mth sale/demo clause.
 - 1 x 2 bedroom unit occupied by retail tenant and included in their rent.
 - 1 x 3 bedroom unit. Leased til Apr. 2025.



Unit

	Retail
	#1
	#8

SECOND FLOOR



FLOOR PLANS

- Size:
- 2,951 sq. ft.
- Tenancy:
- 1 x 2 bedroom, plus den unit
 - 3 x 3 bedroom unit.
- All leases expire within the next year



THIRD FLOOR



FLOOR PLANS

- Size:
- 2,951 sq. ft.
- Tenancy:
- 2 x 2 bedroom units.
 - 1 x 3 bedroom unit.
 - 1 x 4 bedroom unit.
- All leases expire within the next year



Unit	
	#5
	#6
	#7
	#10



DEMOGRAPHICS

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TRENDING REPORT

1367 Danforth Ave, Toronto, Ontario, M4J 1N1



1,802

Population



38.2

Median Age



720

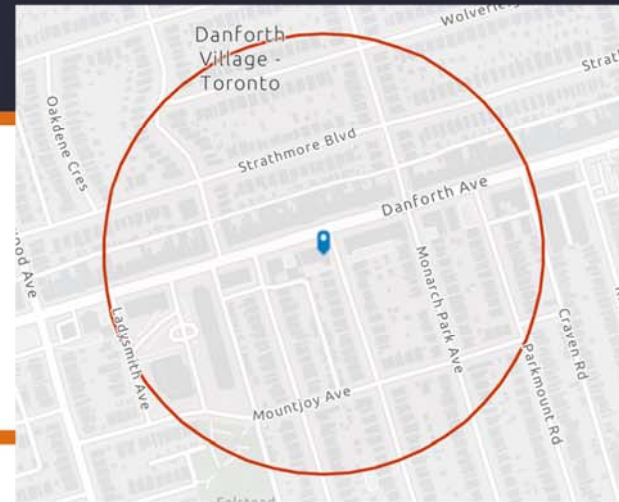
Households



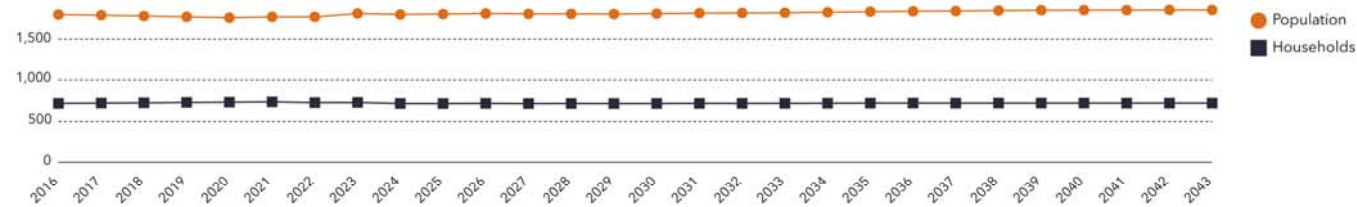
CA\$98,387

Median Income

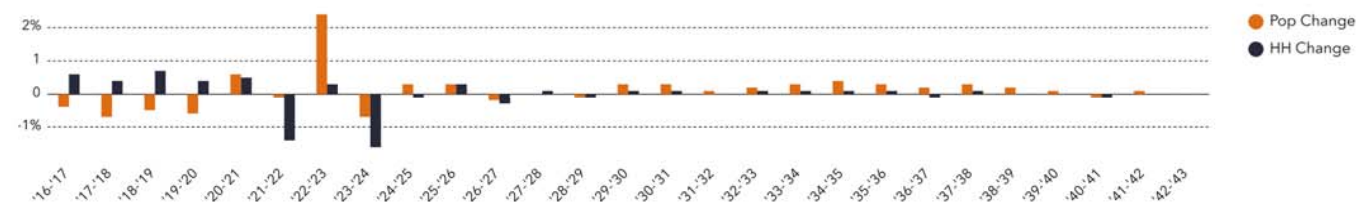
0.25 kilometers



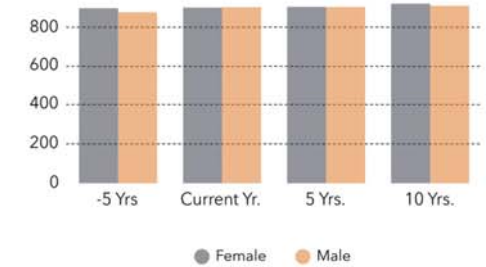
Population and Household Counts



Population and Household Percent Changes



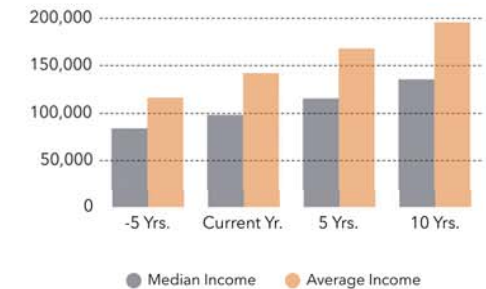
Gender Population Trends



Houses & Apartments Trends



Median & Average Income Trend

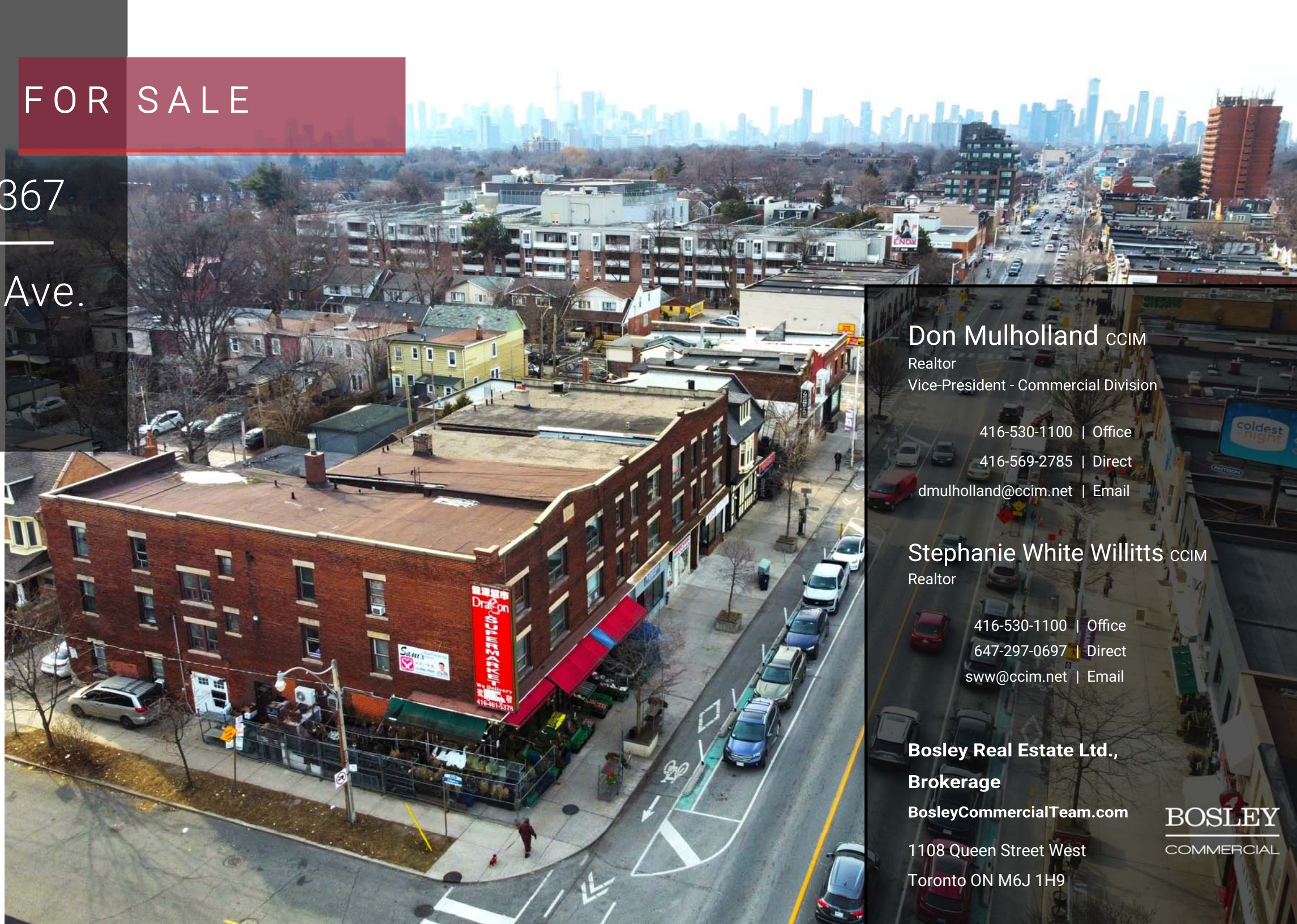


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