

FOR SALE

# 629 Danforth Avenue

TORONTO | ON

An exceptional investor opportunity to acquire a well-established commercial building along Danforth



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# THE OPPORTUNITY



# The Opportunity

**629 Danforth Avenue** gives investors a rare opportunity to secure a strong position in Toronto's iconic Greektown, one of the city's most active and established main street corridors. Located along the high-traffic Danforth strip, the property offers excellent visibility, consistent pedestrian flow, and immediate access to transit, making it a compelling long-term investment.

The building provides flexible space suited for a wide range of retail and commercial uses. It offers stable income potential today with room to enhance value over time. Ownership along this section of the Danforth rarely changes hands, and the neighbourhood's strong

customer base, long-standing businesses, and dense residential population support durable demand.

Located in the heart of a culturally rich and highly visited community, **629 Danforth Avenue** allows investors to own a property in an area that continues to attract residents, visitors, and businesses. The asset combines solid fundamentals with an irreplaceable location and meaningful upside for future growth.

***Please note offers will be considered on a first come first serve basis.***

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PROPERTY OVERVIEW



629 Danforth Avenue sits in a vibrant, well-established commercial and residential corridor of east-central Toronto – part of the neighbourhood commonly known as Greektown, Toronto/Danforth. Its strong visibility and accessibility to the surrounding area is transit-rich and embedded in a mixed-use community that combines retail, services and residential features.

The property benefits from the dense, walkable neighbourhood and strong foot traffic along Danforth, making it attractive for banking, retail, or other community-serving commercial uses and potential for long-term development via assembly.

DISCOVER

# 629 Danforth Avenue

LOCATION	Pape and Danforth	STOREYS	3
SITE AREA	4,618 SF	TENANTS	1 <sup>st</sup> FL   National Bank 2 <sup>nd</sup> & 3 <sup>rd</sup> FL   Pink Dance Studio
BUILDING AREA	9,940 SF	TAXES (2025)	\$76,722
PROPERTY DESCRIPTION	Commercial / Retail	LEASE TYPES	NNN
ZONING	Commercial Residential 3.0	LISTING PRICE	Contact Listing Team

# 3

## LOCATION OVERVIEW

# A Growing and Evolving East-End Corridor



Danforth Avenue is one of Toronto's most established and vibrant urban corridors, extending eastward from the city's downtown core through a series of well-connected and culturally rich neighbourhoods.

Known for its strong main-street character, **629 Danforth** offers subway lines, multiple bus routes, and a highly walkable streetscape that supports steady pedestrian activity throughout the day. The area features a diverse mix of residential and commercial uses, with mid-rise apartments, independent retailers, professional services, and an extensive selection of restaurants contributing to a dynamic, community-oriented environment.

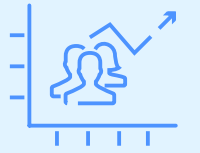
**629 Danforth** is home to a blend of long-established families, young professionals, and newcomers, creating a socially and economically balanced population with above-average household income and high rates of education and employment.

Overall, **629 Danforth Avenue** combines excellent transit access, a dense and diverse consumer base, and a lively commercial landscape, making it one of Toronto's most desirable districts for businesses, residents, and visitors alike.



1,551,802

2025 TOTAL  
POPULATION



1,608,257

2030 PROJECTED  
TOTAL POPULATION



\$166,057

AVERAGE HOUSEHOLD  
INCOME



37

MEDIAN  
AGE



958,346

WORKFORCE  
POPULATION



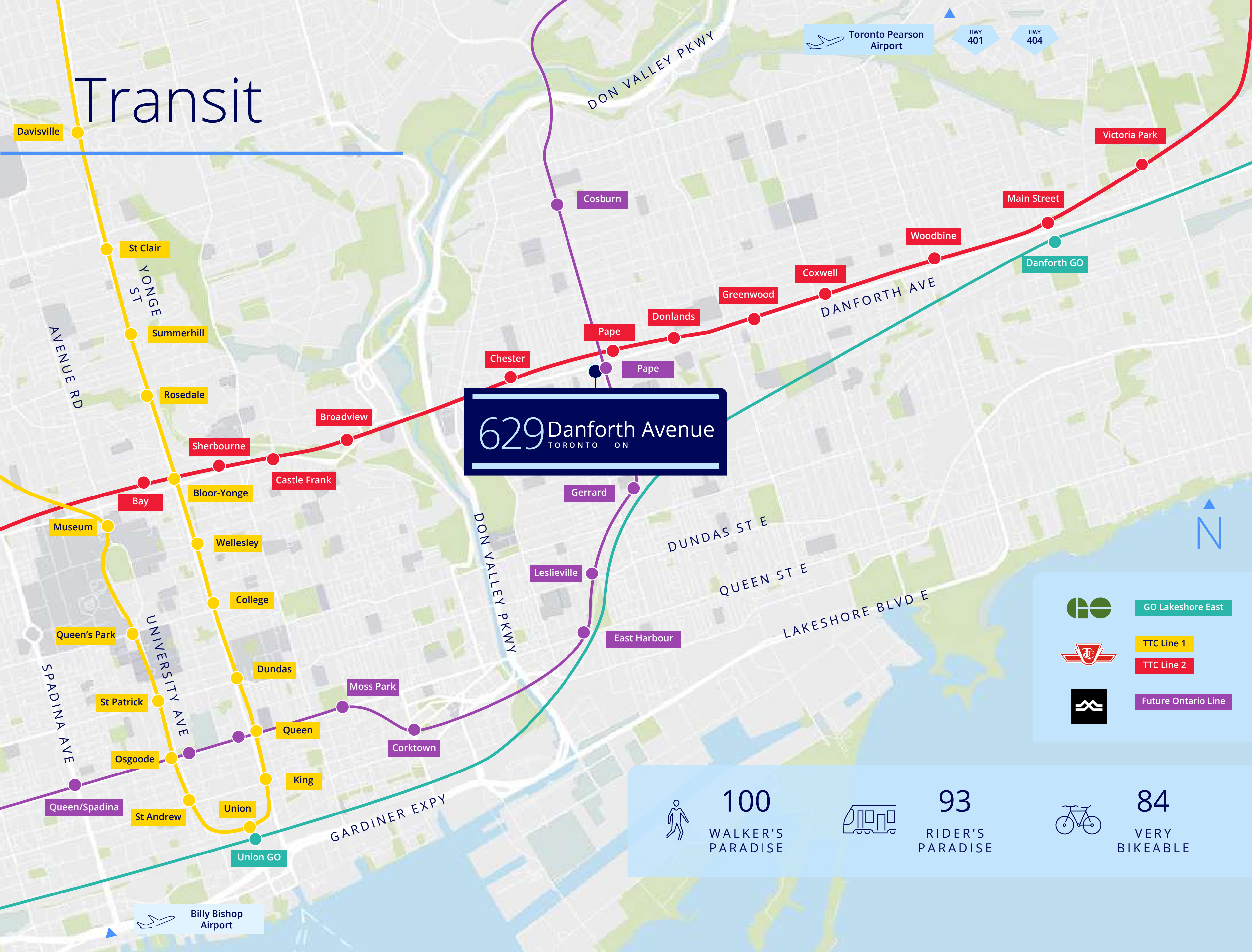
91.8%

EMPLOYMENT  
RATE





**SOURCE:**


COLLIERS | HYDRA 2025  
2025 RESULTS WITHIN 10KM RADIUS

# Transit




**629 Danforth Avenue**  
TORONTO | ON

-  GO Lakeshore East
-  TTC Line 1
-  TTC Line 2
-  Future Ontario Line



**100**  
WALKER'S PARADISE



**93**  
RIDER'S PARADISE



**84**  
VERY BIKEABLE

- 

### TTC SUBWAY

  - Pape Ave at Danforth Ave | 1 min walk
  - Pape Ave at Harcourt Ave | 2 min walk
  - Pape Station | 2 min walk
  - Pape Ave at Wroxeter Ave | 5 min walk
  - Chester Station | 7 min walk
- 

### COMMUTER RAIL

  - Danforth GO Station | 7 min drive
  - Union GO Station | 11 min drive
  - UP Pearson Express | 12 min drive
  - Exhibition GO | 16 min drive
- 

### AIRPORTS

  - Billy Bishop Toronto City Airport | 19 min drive
  - Toronto Pearson International Airport | 35 min drive
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### HIGHWAYS

  - Don Valley Parkway | 14 min drive
  - Highway 407 | 25 min drive
  - Highway 427 | 36 min drive
  - Highway 401 | 45 min drive
  - Highway 410 | 48 min drive
- 

### SURROUNDING CITIES

  - Downtown Toronto | 20 min drive
  - Etobicoke | 28 min drive
  - Markham | 29 min drive
  - Vaughan | 37 min drive
  - Oshawa | 46 min drive
  - Mississauga | 48 min drive
  - Brampton | 48 min drive

# A Community at Your Doorstep



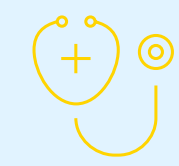
8

SERVICES



4

BANKS



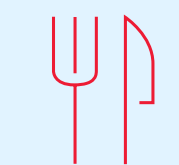
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MEDICAL



1

GAS  
STATION



45+

RESTAURANTS  
& CAFES



7

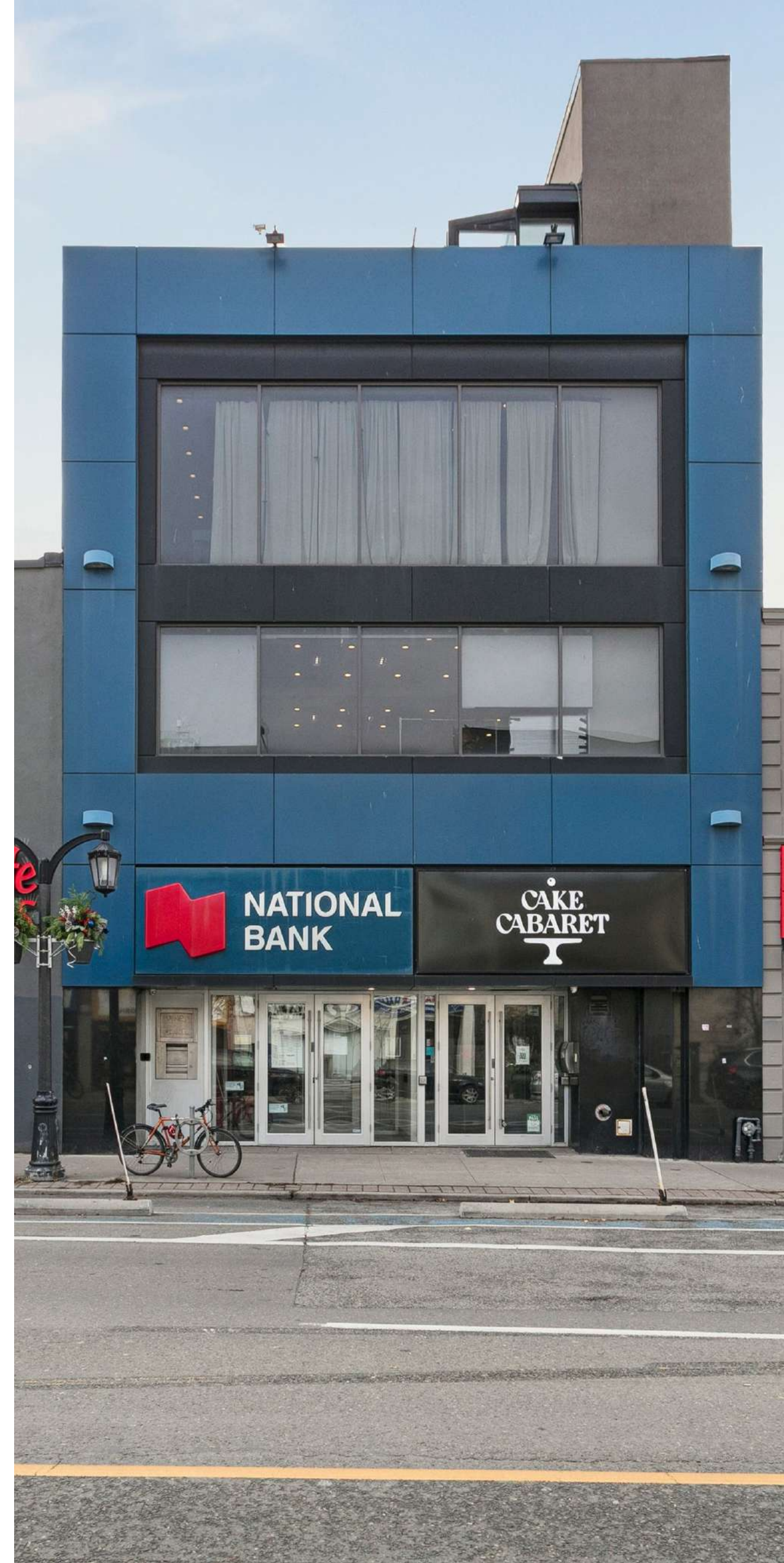
GYM &  
RECREATION



4

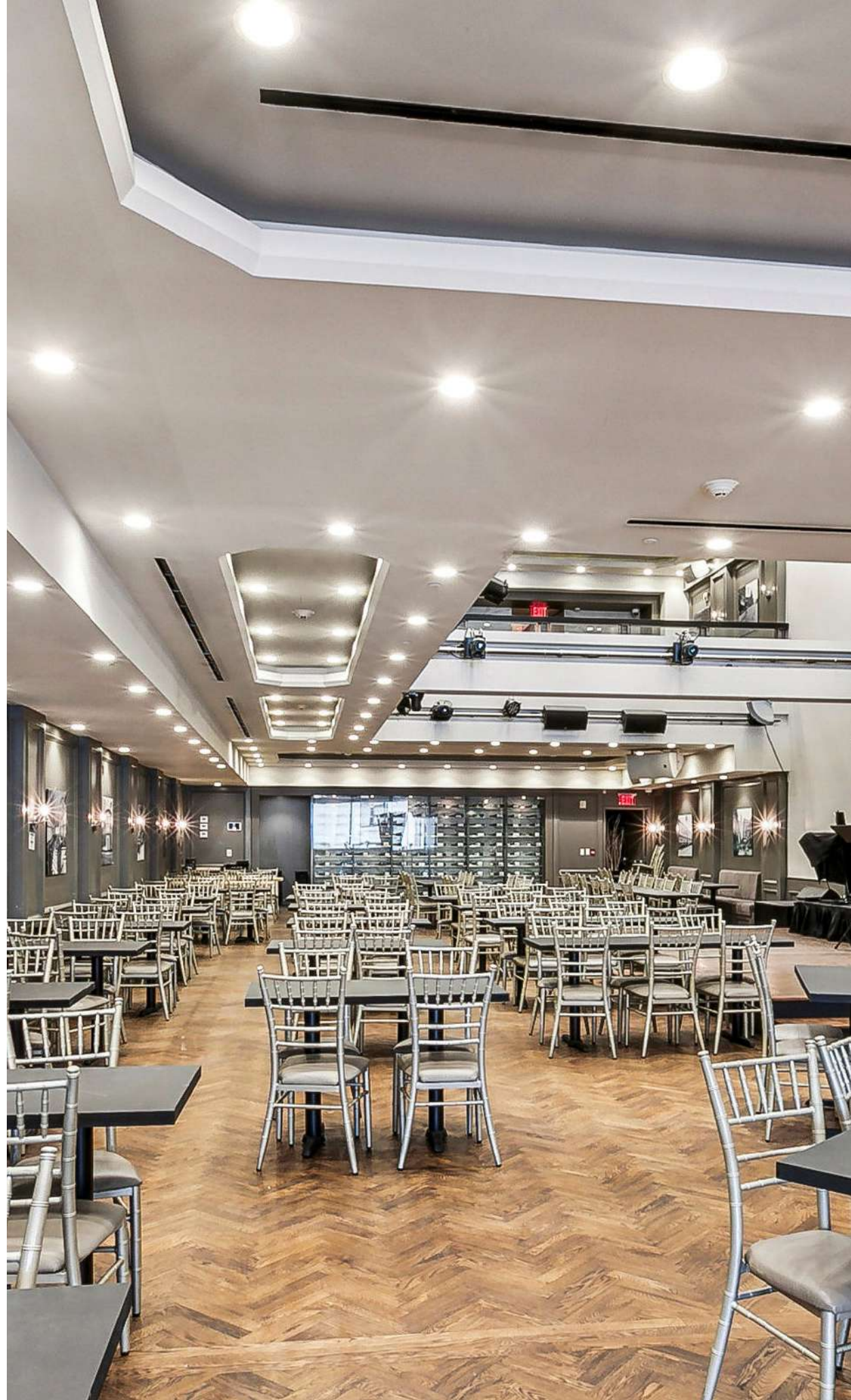
GROCERY &  
MARKETS

# 4 GALLERY



# Exterior

GALLERY



# Interior

GALLERY

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CONTACT

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# 629 Danforth Avenue

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For more information on this exclusive sale opportunity and pricing details, reach out to:

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