

# 33 HAZELTON AVE, TORONTO



INVESTMENT SUMMARY

Colliers International (the “Advisor”) is pleased to offer for sale 33 Hazelton Avenue (the “Property”), a four-storey mixed-use asset featuring premier boutique retail and office space, situated in the heart of Yorkville. Commanding a prominent position at the corner of Scollard Street and Hazelton Avenue, the property is situated where Yorkville’s vibrant retail spine meets the quiet, tree-lined charm of Hazelton Avenue, offering the perfect balance of energy and exclusivity.



# EXECUTIVE SUMMARY

Home to designer boutiques, Michelin-rated restaurants, and world-class art galleries, Yorkville has evolved into a centralized hub of prestige. A tightly knit 1 km radius where Victorian-era architecture and cobblestone streets create timeless charm. Anchored by the famed “Mink Mile” along Bloor Street, Yorkville stands as home to an unrivalled collection of world-class brands - a premier destination where global retailers choose to make their Canadian debut.

Comprising four floors and a Lower Level renovated in 2017 and 2024, the building’s exterior features red brick masonry complemented by decorative stone detailing along the south and west façades, with stained glass elements accenting select windows. The building’s interior is configured with three Lower Level units, each with a private entrance, and four distinct suites occupying the upper floors, serviced by an elevator. Boasting 22,060 square feet of Gross Floor Area (GFA) (and 21,608 square feet of Net Rentable Area), the property is leased to six high-quality tenants generating strong and consistent cash flows. With a 3.16-year Weighted Average Lease Term (WALT) and a Year 1 Net Operating Income (NOI) of \$920,345, the property offers investors an exceptional blend of income stability and potential leasing upside. Over the past four years, the property has undergone over \$800,000 in capital improvements, featuring full interior modernization and significant upgrades to its core mechanical systems.

A true generational asset, 33 Hazelton Avenue presents a once-in-a-lifetime opportunity for an investor or end user to acquire a mixed-use building at one of the most prestigious addresses in Canada. An irreplaceable corner asset in the heart of Yorkville, the property offers enduring value through its premier location, architectural distinction, and stable income profile.





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**HERITAGE MEETS  
 MODERN REFINEMENT**  
 Blending original brickwork,  
 preserved stained glass, and  
 refined modern finishes, the  
 building pays tribute to its  
 late-19th-century heritage.

## Property Details

A timeless heritage asset, 33 Hazelton Avenue seamlessly blends classic architectural character with thoughtful modern upgrades, offering a rare combination of historic charm and contemporary functionality.



# PROPERTY OVERVIEW



## Property Highlights

### Iconic Corner in Irreplaceable Location

Anchored at the intersection of Scollard Street and Hazelton Avenue, 33 Hazelton Avenue occupies an iconic corner in one of Canada's most prestigious postal codes. Ideally positioned just steps from Toronto's famed Mink Mile, yet nestled along a quiet, tree-lined street, the Property offers the perfect balance of vibrancy and sophistication. Ideally suited for boutique offices or high-end service tenants seeking connectivity within a refined, business-friendly streetscape.

### Turnkey Investment with Upside

While fully stabilized today, the property's lease structure and premium location present future value-add potential through rental escalations and long-term appreciation. With average Yorkville rents of \$70 per square foot, businesses pay a premium for the prestige, visibility, and client base the address provides. The property's 3.16-year WALT and staggered lease expiries provide predictable income while minimizing rollover risk and allowing the owner to capture future rent growth in the future.

### Strong Tenant Mix

The property is 100% leased to a diverse roster of established tenants, providing stable, reliable cash flow with minimal management oversight. The tenant mix comprises six high-quality occupiers, including Canadian Fine Arts, Is Beauty, Elite Body Sculpture, The Feldman Agency, and Signal 1 AI. (tenancy overview on Page 26 and 28).

### Connectivity & Convenience

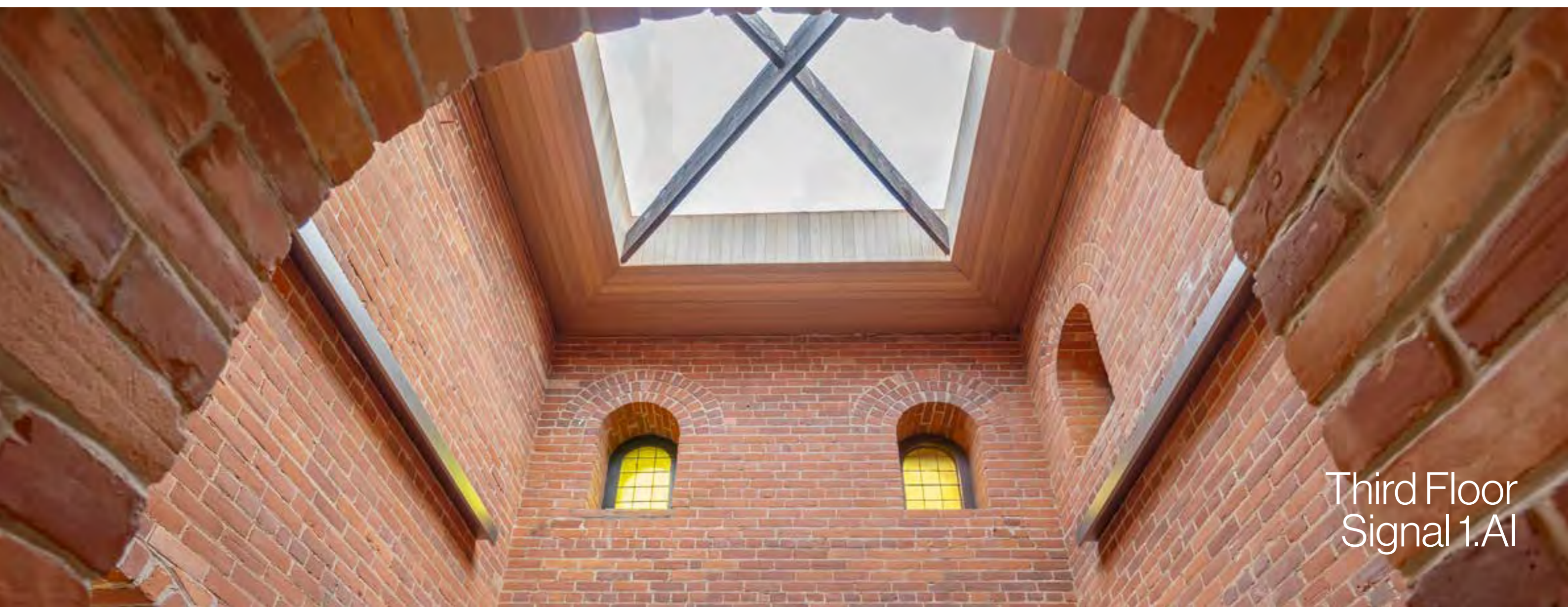
The site offers exceptional transit accessibility and proximity to major commuter routes, with the Don Valley Parkway just a 10-minute drive away and five subway stations within a 1 km radius. From the Property, Bay Station (Bloor–Danforth, Line 2) is just a 3-minute walk away, while Bloor–Yonge, St. George, Museum, and Rosedale Stations (Yonge–University, Line 1) are all within a 10-minute walk, providing seamless connectivity across Toronto.

<b>Address</b>	33 Hazelton Avenue
<b>Municipality</b>	Toronto
<b>Asset Type</b>	Retail and Office
<b>Storeys</b>	4 Storeys + Lower Level
<b>Gross Floor Area (GFA)</b>	22,060 SF
<b>Net Rentable Area (NRA)</b>	21,608 SF
<b>Land Area</b>	6,534 SF (0.15 Acres)
<b>Stabilized NOI (Year 4)</b>	\$989,800
<b>Year 1 NOI</b>	\$920,345
<b>Official Plan</b>	Mixed Use

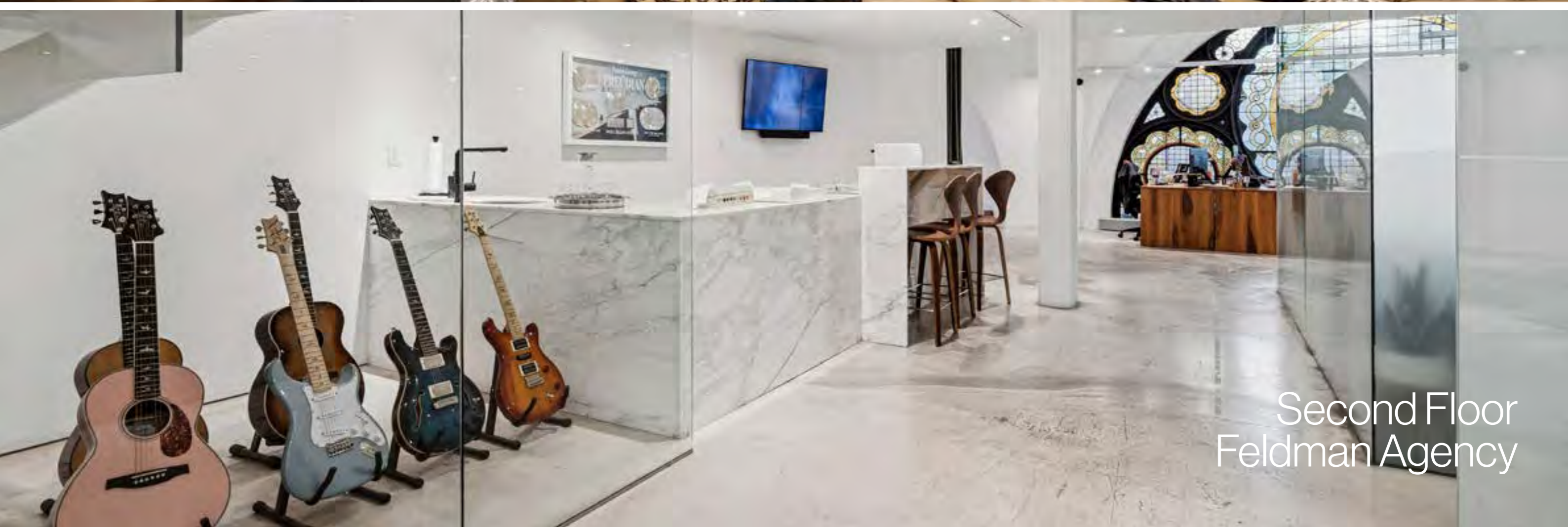
<b>Zoning</b>	CR1.5
<b>Frontage</b>	68.35 FT
<b>Depth</b>	92.50 FT
<b>Access</b>	Hazelton Avenue & Scollard Street
<b>WALT</b>	3.16 Years
<b>Built</b>	1890
<b>Elevator</b>	1 elevator opening on each floor, located on the north side of the building.
<b>Parking</b>	3 surface stalls on laneway off Scollard St.
<b>Property Taxes (2025)</b>	\$230,698
<b>Heritage Status</b>	Designated



Fourth Floor  
Signal 1.AI



Third Floor  
Signal 1.A1



Second Floor  
Feldman Agency



First Floor  
Elite Body Sculpture



Lower Level  
LDC

# Lower Level IS Beauty Clinic





Lower Level  
Canadian Fine Arts

# Floor Breakdown

## Lower Level

Renovated in 2024, the Lower Level comprises three separate units totaling 4,803 square feet of Net Rentable Area (NRA). On the southwest corner, stairs lead down to Unit B1 (1,918 SF) and Unit B3 (1,344 SF), while at the rear of the building, additional stairs provide access to Unit B2 (1,541 SF), located on the southeast corner.

## First Floor

Renovated in 2017, the main floor features high 12-foot ceilings, exposed red brick, and timeless stainless glass windows lining the building's frontage, overlooking Hazelton Avenue. The main entrance on the southwest side features an arched stone entryway framed with heritage detailing and broad limestone steps leading up from street level. The suite also benefits from two additional access points, including a north side door and a southeast rear exit enclosed by a black wrought-iron gate.

## Second Floor

Originally designed by Ina Quarto Fashions, the suite showcases exceptional interior design and aesthetic refinement. Featuring a man-made mezzanine floor that provides additional usable space for the tenant, a large stainless glass window restored in 2010 overlooking Scollard Street, and an enclosed kitchen and lunchroom separate from the main workspace.

## Third Floor

Upon entry, a linear kitchen opens into a bright, open-concept office area, enhanced by new skylights installed in 2022, remotely operated to open for ventilation. At the centre of the suite, the former bell tower features 20-foot vaulted ceilings that rise dramatically above a portion of the workspace, creating a striking architectural focal point. The suite occupies only the west portion of the floor plate, with the fourth-floor mezzanine extending partially over the third floor, reducing its overall footprint and creating a more intimate, architecturally distinctive layout.

## Fourth Floor

The fourth-floor suite features exposed red brick walls, refinished hardwood floors, and striking timber beams that frame the space. The layout includes a centrally positioned kitchen integrated into the open-concept office area, while expansive arched windows and skylights flood the interior with abundant natural light. A mezzanine, accessed by a set of stairs, provides additional workspace.

# Summary of Improvements

May 2020 through December 2024

<b>Architectural &amp; Design Services</b>	\$295,168
<b>Lower Level Renovation</b>	\$201,584
<b>Tenant Improvements</b> (Reimbursed by Landlord)	\$169,180
<b>Cosmetic Upgrades</b> (Carpets, Paint, & Lighting)	\$53,560
<b>Mechanical Upgrades</b> (Boiler & Water Heater)	\$49,573
<b>Exterior Improvements</b> (Windows, doors, awning, signage, & mailbox)	\$35,152
<b>Building Envelope Upgrades</b> (Roof, Chimney & Eavestrough)	\$38,333
<b>Frontage Enhancements</b> (Gate & Walkway)	\$16,497
<b>Total</b>	<b>\$859,047</b>



# AREA OVERVIEW

Yorkville is one of Toronto's most prestigious and sought-after neighborhoods, known for being one of the city's most desirable postal codes. A compact yet vibrant enclave defined by luxury, culture, and timeless character.

Bordered by Bloor Street and Davenport Road, it sits at the crossroads of prestige and convenience, serving as Toronto's luxury corridor.

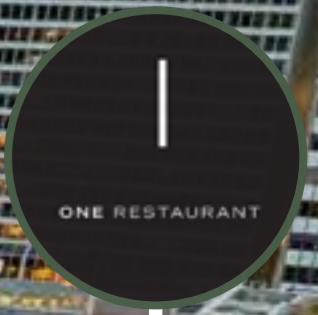
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Yorkville is long regarded as one of Toronto's most prestigious postal codes.

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- Line 1 Yonge-University
- Line 2 Bloor-Danforth





Bloor St W



Yorkville Ave



Hazelton Ave

Bay St



# Dynamic Locale



## CULINARY SCENE

Yorkville is home to some of Toronto's finest dining, featuring acclaimed restaurants and internationally recognized chefs. The neighbourhood is home to Michelin-recognized venues such as Alo Bar, Enigma, and Osteria Giulia, alongside establishments featured in the New York Times and the Michelin Guide, including Adrak, Paros, and Sotto Sotto.

Enhancing Yorkville's dynamic culinary landscape, Toronto-renowned Stock T.C. is opening its second location at the southwest corner of Bay Street and Yorkville Avenue, bringing premium grocery offerings to the heart of the neighbourhood.



## LUXURY RETAIL

Yorkville stands as Toronto's epicentre of luxury retail, anchored by the world-renowned Mink Mile — one of North America's most prestigious shopping destinations. Often compared to New York's Fifth Avenue, Chicago's Magnificent Mile, and Los Angeles' Rodeo Drive, the Mink Mile features an unparalleled collection of designer boutiques.

Recognized as Canada's premier destination for flagship retail, Yorkville features an unrivalled lineup of global luxury brands such as Chanel, Louis Vuitton, Tiffany & Co., and Christian Louboutin. Reflecting Yorkville's continued appeal to global luxury brands, the retail corridor has seen recent flagship openings from Loro Piana and Smeg, with Harry Rosen slated to unveil its new flagship at 153 Cumberland Street in Spring 2026.



## CULTURE & LIFESTYLE

The neighbourhood includes the Royal Ontario Museum and the Gardiner Museum, adding to the area's rich cultural and architectural appeal.

Fitness and wellness are integral to Yorkville's lifestyle, anchored by luxury gyms such as Equinox, a globally recognized name with over 300 locations worldwide, and Avant, a newly opened 31,000-square-foot private members' fitness club.

Yorkville is synonymous with luxury beauty and self-care, offering an unparalleled selection of high-end salons, spas, and treatment studios. From premier hair and nail lounges to advanced skin-care and medspa clinics, the neighbourhood caters to a discerning clientele seeking the finest in personal care and rejuvenation.



## HOTELS

Yorkville is home to Toronto's most prestigious hotels, catering to affluent travelers and residents who value access to world-class amenities and service.

The neighbourhood hosts an unmatched collection of luxury accommodations - including the Four Seasons, Canada's first Five-Star hotel brand, the Park Hyatt, and The Hazelton Hotel - all offering premier spas, cafés, and top-tier dining experiences.

# TORONTO MARKET REPORT

## OFFICE

Confidence is returning to the market as lower interest rates and stronger leasing activity begin to unlock delayed investment decisions. Toronto's office sector is regaining momentum, with major employers reaffirming their commitment to return-to-office.

In Q3 2025, Midtown led all submarkets with a 4.1% year-over-year (YoY) increase in rental rates, reaching a weighted average asking gross rent of \$55.56 per square foot. With few major deliveries expected in the near term, new supply continues to trail demand. This imbalance is expected to further tighten market conditions, with Midtown's vacancy rate trending 80 basis points below year-ago levels as leasing demand accelerates.

Within this environment, Yorkville stands as Toronto's leading urban office destination. Combining access to premier retail, top-tier amenities, and strong multimodal connectivity, Yorkville continues to attract a diverse mix of high-caliber tenants seeking a premium address that enhances both brand image and employee experience.

## RETAIL

Toronto's retail sector demonstrated resilience through the first half of 2025, maintaining strong fundamentals despite elevated economic uncertainty and the imposition of U.S. tariffs. Retail leasing activity remains highly competitive across Toronto, supported by a limited supply of premium space and minimal new development in the pipeline.

Vacancy rates remained low at 1.5% in Q2 2025, reflecting sustained tenant demand and tight market conditions. Retailers continue to demonstrate strong demand for prime retail space, with many businesses to pay premium rents to secure locations in key corridors.

Bloor Street West and Yorkville Avenue maintained the highest retail rents in Toronto, with average gross asking rents averaging approximately \$70 per square foot, reinforcing Yorkville's status as Canada's pre-eminent luxury retail destination.







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