

**CBRE**

**688 - 690**

**BLOOR STREET W.**

**363 - 367**

**CLINTON STREET**

**TORONTO**



**BLOOR STREET WEST**

**CLINTON STREET**



**POWER OF SALE MIXED-USE INVESTMENT OPPORTUNITY**



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# THE OFFERING

CBRE Limited (“CBRE” or the “Advisor”) is pleased to offer for sale under Power of Sale a 100% freehold interest in 688-690 Bloor Street West and 363-367 Clinton Street, Toronto, a 12,361 sq. ft. mixed use retail and residential property located at the intersection of Toronto’s Annex and Little Italy neighbourhoods (the “Property” or “Site”). Comprised of 4 retail units and 15 residential units, the Site offers a well-located corner location, diverse income streams, and exceptional transit accessibility amongst a dynamic and growing retail node. This offering represents an outstanding investment opportunity with continued rental growth and asset appreciation.

Situated prominently at the northeast corner of Bloor Street West and Clinton Street, the Site is less than 120 meters from Christie Subway Station, which provides access to Toronto’s Bloor-Danforth Subway line. The Site is bordered by two street frontages and a public lane for maximum retail exposure and excellent vehicular access. Green P public parking is located immediately across the street, which conveniently provides public parking for consumers visiting the node.

The Property also benefits from 5,586 sq. ft. of land, providing an exceptionally large footprint for improved access, assembly potential, and redevelopment upside through future assembly.

688 Bloor Street West and 363-367 Clinton Street offers prospective investors an exceptional opportunity to acquire a best-in-class mixed use investment property in the vibrant Annex and Little Italy neighbourhoods.



# PROPERTY OVERVIEW

PROPERTY ADDRESS	688-690 Bloor Street W. & 363-367 Clinton Street, Toronto
TOTAL LAND AREA	0.13 Ac.
TOTAL BUILDING AREA	12,361 Sq. Ft.
ZONING	CR 3.0 (c.15; r2.5) SS2 (x1438)
OFFICIAL PLAN	Mixed Use Areas
FRONTAGE	40.24'
DEPTH	115.0'
OCCUPANCY	89%
YEAR BUILT	Circa 1900
LEGAL DESCRIPTION	Lot A and Part of Lot 19, Registered Plan 361 City of Toronto (PIN 21256-0167)

## 688-890 BLOOR STREET W. & 363 CLINTON STREET

TOTAL AREA	5,879 Sq. Ft.
GROUND FLOOR AREA	1,965 Sq. Ft.
SECOND FLOOR AREA	1,957 Sq. Ft.
THIRD FLOOR AREA	1,957 Sq. Ft.
BASEMENT AREA	1,965 Sq. Ft.
COMMERCIAL UNITS	4
RESIDENTIAL UNITS	6 (4 x 2 Bedrooms, 2 x 1 Bedroom)

## 365-367 CLINTON STREET

TOTAL AREA	6,482 Sq. Ft.
GROUND FLOOR AREA	3,241 Sq. Ft.
SECOND FLOOR AREA	3,241 Sq. Ft.
BASEMENT AREA	3,241 Sq. Ft.
RESIDENTIAL UNITS	8 (2 Bedrooms)

Asking Price: \$10,250,000



# LOCATION OVERVIEW



Financial District

Toronto Western Hospital

Fashion District

Little Italy

University of Toronto

Kensington Market

Mirvish Village

EUCLID AVENUE

MANNING AVENUE

CLINTON STREET

BLOOR STREET WEST

Green P Parking

SITE LOCATION

The Annex

Christie Station

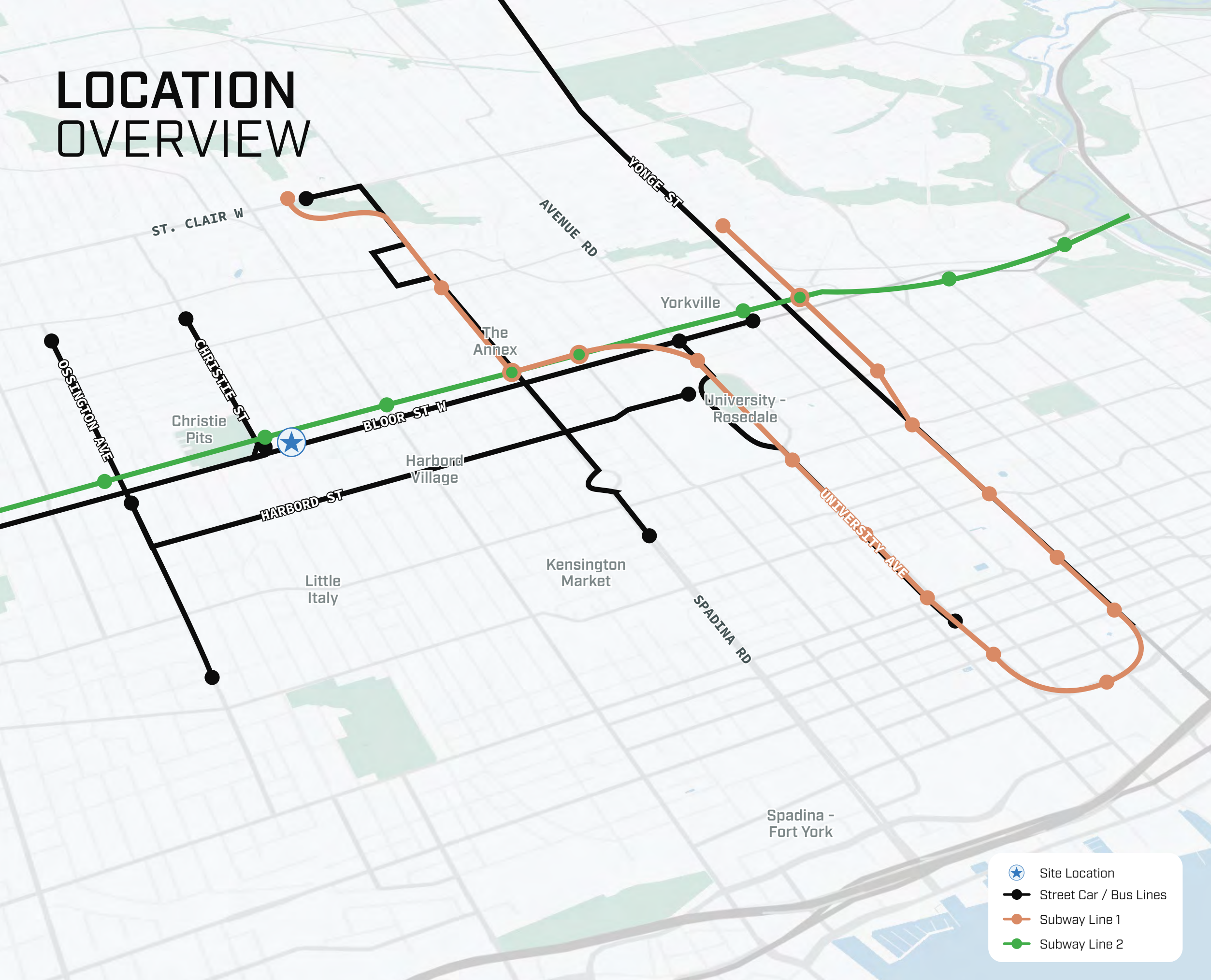
BLOOR STREET WEST

GRACE STREET

Christie Pits Park

CHRISTIE STREET

# LOCATION OVERVIEW



# TRANSIT TRAVEL TIMES



**UNIVERSITY OF TORONTO**  
10 MINUTES



**YORKVILLE**  
15 MINUTES



**CF TORONTO EATON CENTRE**  
23 MINUTES



**UNION STATION**  
25 MINUTES

# MARKET OVERVIEW

## TORONTO RETAIL MARKET

Toronto saw remarkable retail growth in 2023 from both the luxury and food and beverage segments as exciting new store openings and brand expansions took place. Limited vacancy in prime areas has spilled demand into new nodes in the city including The Well. This landmark development is quickly becoming a top shopping destination in Canada with the full suite of stores, including the food market, set to open in early 2024. Malls across Toronto are also undergoing repositioning, whether that be the unveiling a new luxury wing, adding specialized product installations, or undertaking significant redevelopment. Looking ahead, leasing momentum remains positive. Winds have started to pick up, however has yet to impact future business plans.

## AVERAGE RENTAL RATES IN TORONTO URBAN AREAS

Bloor-Yorkville	\$225 - \$300	▲
Yonge-Dundas	\$100 - \$150	◀▶
King Street West	\$75 - \$150	▲
Queen Street West	\$75 - \$100	▼
Ossington	\$60 - \$80	◀▶

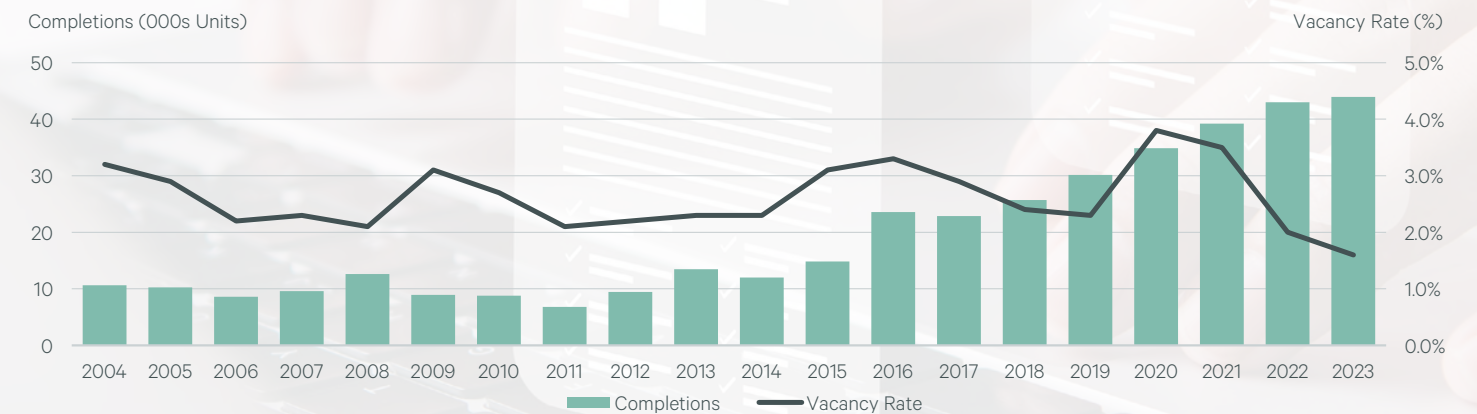
## MULTIFAMILY MARKET SNAPSHOT

Housing affordability continues to worsen for Canadians as the level of undersupply in the country's rental stock widens. Purpose-built rental completions failed to keep pace with the record level of population growth in 2023, leading to further tightening of multifamily fundamentals.

Over 2023, average multifamily rental rates grew by 9.2% and greatly exceeded annual wage growth of 5.0%. With Canadian household finances under more strain in the current inflationary environment, the more affordable housing options and cities are gaining popularity and often observe below-average vacancy rates. In turn, lower income households find themselves with increasingly fewer housing options.

With immigration targets of 1.45 million new residents over the coming years, multifamily vacancy is expected to contract further in 2024, albeit at a slower rate due to already tight market conditions. Despite recent slight declines in asking rental rates in Q4 2023, which are largely attributed to an influx of new supply, multifamily rent growth is expected to continue its forward momentum in 2024 given persistent supply and demand imbalances.

## PURPOSE-BUILT RENTAL VACANCY AND NEW SUPPLY



# OFFERING PROCESS

## BROCHURE CONTENTS

This brochure is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This brochure does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This brochure is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The brochure provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

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## MEMORANDUM CONTENTS

A data room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. The Advisor has made most data room material available on-line at the Advisor Sharefile. Access to the Advisor Sharefile is restricted to those who have executed a Confidentiality Agreement "CA" and been issued a user ID and password.

## CONFIDENTIALITY

By accepting this brochure, prospective purchasers agree to hold and treat this brochure and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose, communicate or permit anyone else to disclose or communicate this brochure or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and the Advisor. Prospective purchasers will not use or permit this brochure to be used in any manner detrimental to the interests of the Vendor and the Advisor or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this brochure agrees to provide the Advisor with a list of those persons to whom this brochure or any information contained herein is provided.

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## SITE VISITS

Property tours should be coordinated through the Advisor. To arrange a tour, prospective purchasers should contact any of the Advisor agents listed below.

## OFFERING PROCESS

The Vendor has adopted a negotiated transaction process. Based on information contained in this brochure and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Please submit your bid via email, on purchaser's form of LDI. Submissions shall be considered as received and should be directed electronically to:

CBRE Limited, Brokerage  
2005 Sheppard Avenue East, Suite 800  
Toronto, Ontario M2J 5B4  
Attention:  
Brett Taggart / Daniel Satoor

## SUBMISSION GUIDELINES

Proposals must be submitted as stated above, and address the following elements:

- The intent to acquire the Property;
- Purchase price and deposits for the Property;
- Proposed timeline including time frame for the negotiation of a Purchase and Sale Agreement, due diligence and closing;
- Name of the ultimate beneficial owners of the purchaser; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

## EXCLUSIVE AGENTS

The Advisor is acting solely as agent for the Vendor and not as agent for the purchaser. All inquiries regarding the Property or any information contained in this brochure should be directed to CBRE Limited, Brokerage, as Advisor for the Vendor:

### Brett Taggart\*

Associate Vice President  
+1 416 495 6269  
brett.taggart@cbre.com

### Brad Walford\*

Senior Vice President  
+1 416 495 6241  
brad.walford@cbre.com

### Sean Comiskey\*

Senior Vice President  
+1 416 495 6215  
sean.comiskey@cbre.com

### Daniel Satoor\*

Associate Vice President  
+1 416 495 6203  
daniel.satoor@cbre.com

### Ian Hunt\*

Senior Vice President  
+1 416 495 6268  
ian.hunt@cbre.com

### Jason Child\*

Senior Vice President  
+1 416 495 6249  
jason.child@cbre.com

### Torey Ferrelli

Sales Representative  
+1 416 495 6246  
torey.ferrelli@cbre.com

\*Sales Representative

# CONTACT US

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## **Brett Taggart\***

Associate Vice President

+1 416 495 6269

[brett.taggart@cbre.com](mailto:brett.taggart@cbre.com)

## **Brad Walford\***

Senior Vice President

+1 416 495 6241

[brad.walford@cbre.com](mailto:brad.walford@cbre.com)

## **Sean Comiskey\***

Senior Vice President

+1 416 495 6215

[sean.comiskey@cbre.com](mailto:sean.comiskey@cbre.com)

## **Daniel Satoor\***

Associate Vice President

+1 416 495 6203

[daniel.satoor@cbre.com](mailto:daniel.satoor@cbre.com)

## **Ian Hunt\***

Senior Vice President

+1 416 495 6268

[ian.hunt@cbre.com](mailto:ian.hunt@cbre.com)

## **Jason Child\***

Senior Vice President

+1 416 495 6249

[jason.child@cbre.com](mailto:jason.child@cbre.com)

## **Torey Ferrelli**

Sales Representative

+1 416 495 6246

[torey.ferrelli@cbre.com](mailto:torey.ferrelli@cbre.com)

\*Sales Representative | All Outlines Are Approximate

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | [www.cbre.ca](http://www.cbre.ca)

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