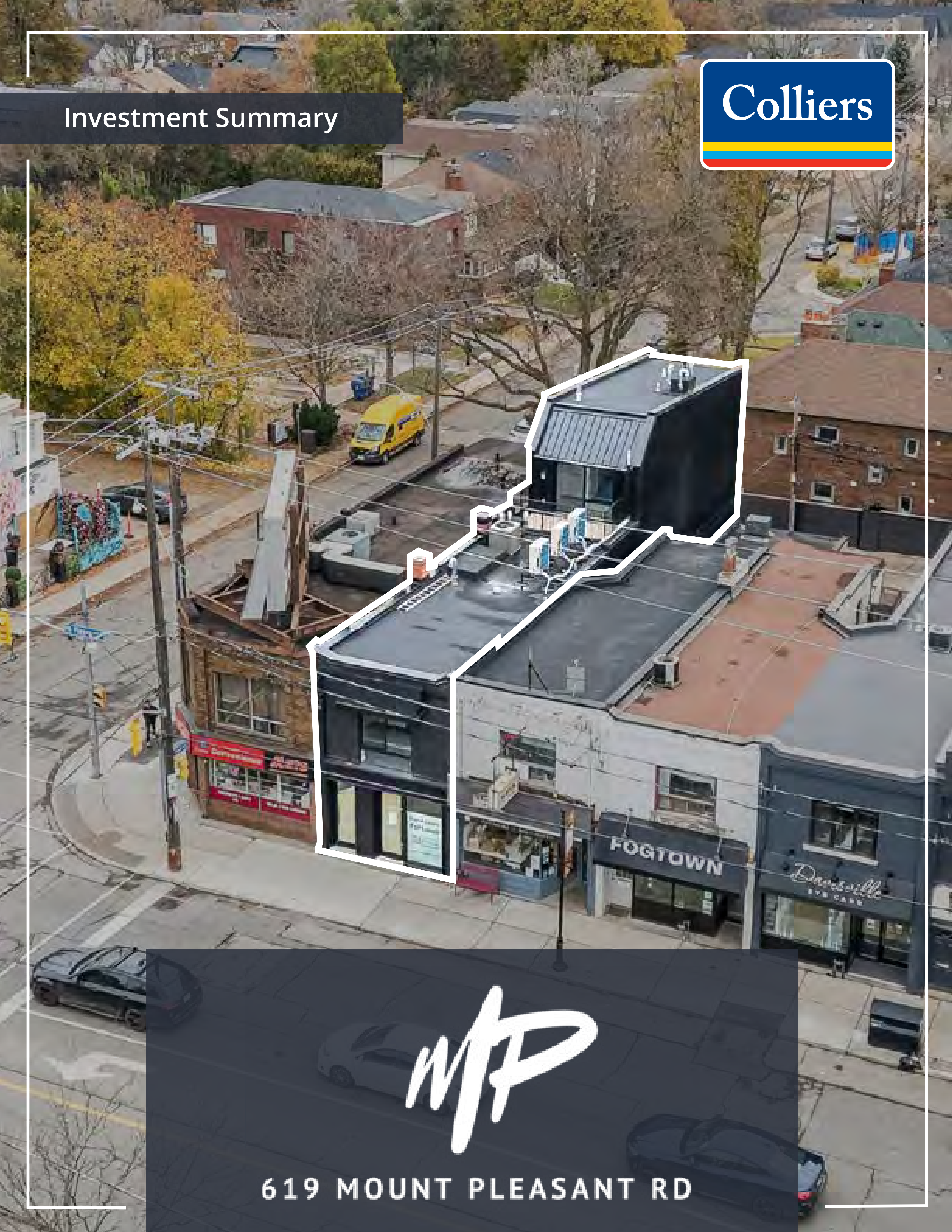
Investment Summary




# 619 MOUNT PLEASANT RD

# Executive Summary

Colliers International ("the Agent") is pleased to present the opportunity to acquire 619 Mount Pleasant Road (the "Property"), a three-storey mixed-use retail and residential building in the heart of Midtown Toronto. The Property is newly renovated and offers 14.19 feet of prime frontage on the east side of Mount Pleasant Road, within one of Toronto's most vibrant retail pockets. Totaling 3,343 square feet (SF) above grade across three levels, the building includes 1,244 square feet of ground-floor retail and two residential units totaling 2,098 square feet. The residential component comprises a bachelor apartment (833 SF) and a two-bedroom suite spanning two floors (1,265 SF). Both residential suites have been recently renovated, offering modern finishes throughout, while the ground-floor retail unit is in shell condition, providing flexibility for an incoming occupier to customize the space to their specifications. An additional 820-square-foot basement provides flexible ancillary space, well-suited as supplementary support for the retail component.

The property is positioned within a highly accessible midtown pocket defined by two of the area's primary corridors - Eglinton Avenue to the north and Bayview Avenue to the east - placing it squarely within a concentrated cluster of prime retail and daily amenities. A 7-minute walk brings you to the planned Mount Pleasant LRT Station, while a 15-minute walk provides access to Eglinton Subway Station, offering exceptional transit connectivity.

With the Property currently vacant and presented in prime, tenant-ready condition, alongside sustained strength in Midtown rental rates, 619 Mount Pleasant Road offers flexibility for both immediate owner-occupation and strategic market leasing. Positioned along an established and highly accessible retail corridor, the asset is supported by a mature streetscape and consistent foot traffic within one of Toronto's most resilient mixed-use districts.


Stock Imagery

# Investment Highlights

### Prime Location

Situated along a mature retail streetscape, the Property is located in a vibrant Midtown pocket that pairs strong neighbourhood character with high visibility and consistent local foot traffic. The site is a 7-minute walk to the future Mount Pleasant LRT Station and a 15-minute walk to Eglinton Station (Line 1), providing direct subway service to Union Station in under 20 minutes.

### Turnkey, Fully Renovated Asset

Following a full building renovation completed in September, the Property is presented in prime, tenant-ready condition. The ground floor features a shell-condition retail unit, allowing an occupier to customize and configure the space to their specific operational requirements. The two upper-level residential units have been modernized with contemporary finishes and upgrades, enhancing tenant appeal and supporting rapid lease-up.

### User-Vacant Opportunity

The asset offers rare flexibility, supporting either immediate owner-occupation or an investor-led lease-up strategy at prevailing market rents. The two newly upgraded residential units provide immediate holding income, helping to offset carrying costs and support positive cash flow from inception.

### Strong Market Fundamentals

The area continues to exhibit strong rental fundamentals, with retail tenants achieving average gross rents of approximately $76 per square foot, underscoring the corridor's high visibility and consistent pedestrian traffic. Residential apartments located above streetfront retail along Mount Pleasant Road average approximately $2,420 per month, reflecting sustained demand for well-located urban housing in close proximity to major transit and prime neighbourhood amenities.

# Property Overview

619 Mount Pleasant Road comprises 3,343 square feet above grade across three levels, including 1,244 square feet of ground-floor retail and two renovated residential suites—an 833-square-foot bachelor unit and a 1,265-square-foot, two-storey, two-bedroom suite. Both residential units feature modern, updated finishes, while the ground-floor retail is delivered in shell condition, providing an incoming occupier with full flexibility to tailor the premises to their operational needs. An additional 820-square-foot basement offers valuable ancillary storage or back-of-house support for the retail component.

## Property Profile

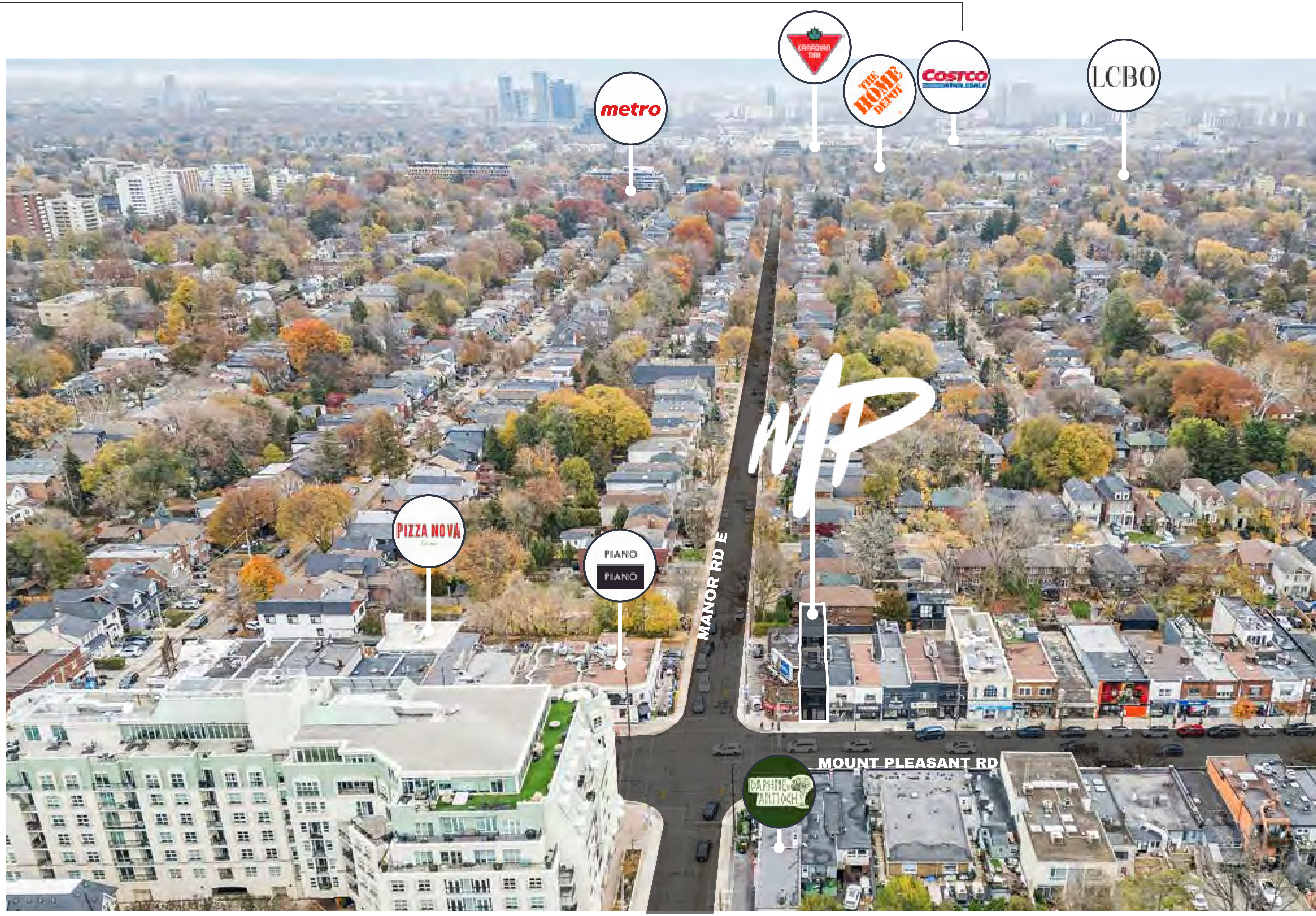
| | |
|---|---|
| **Location** | The subject property is located on the East side of Mount Pleasant Road, South of Manor Road E and North of Davisville Ave. |
| **Zoning** | Commercial Residential (CR3) |
| **Lot Size** | 1,421 SF (0.326 ac) |
| **Building Area (Above Grade)** | **Retail:** 1,244 SF<br>**Residential:** 2,098 SF<br>**Total:** 3,343 SF |
| **Basement** | 820 SF |
| **Frontage** | 14.19 FT |
| **Depth** | 99.81 FT |
| **Taxes** | $20,665 (2024) |
| **Asking Price** | $3,300,000 |

# Area Overview

98
**Walker's Paradise**
Nearly all daily errands are just steps away - no car required

84
**Excellent Transit**
Transit is convenient for most trips and provides reliable access to key destinations

67
**Bikeable**
Some basic bike infrastructure to support safe and accessible cycling

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