

FOR SALE

# 730 Danforth Avenue

TORONTO | ON

High-exposure corner investment  
with strong tenancy and direct upside  
from the future Ontario Line



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# THE OPPORTUNITY



# The Opportunity

**730 Danforth Avenue** presents investors with a compelling opportunity to acquire a **prominent corner asset** in Toronto's iconic Greektown, positioned directly adjacent to a **future Ontario Line station**. This irreplaceable location combines the strength of established tenancy with meaningful long-term upside tied to transformative transit infrastructure.

Situated along one of the Danforth's most active intersections, the property benefits from exceptional exposure, high vehicular and pedestrian traffic, and immediate access to TTC services.

The corner positioning enhances visibility and functionality, while the presence of **strong covenant tenants** provides stable income within a corridor known for durability and sustained demand.

As one of Toronto's most culturally vibrant and densely populated main streets, Greektown continues to attract residents, businesses, and visitors alike. With limited ownership turnover and major public investment underway, **730 Danforth Avenue** offers a rare blend of current income security and future growth potential anchored by transit-oriented development.

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

2

PROPERTY OVERVIEW



730 Danforth Avenue is located within a highly active commercial and residential node in east-central Toronto, at a key corner along the Toronto/Danforth corridor in the heart of Greektown. The property's position adjacent to a planned Ontario Line station places it at the centre of one of the city's most significant transit expansion projects.

The surrounding area is defined by a dense, walkable neighbourhood with strong pedestrian volumes, supported by a diverse mix of retail, services, and nearby residential uses. Corner properties along this stretch of Danforth are exceptionally rare and benefit from enhanced accessibility, visibility, and long-term relevance. With established tenants and future transit connectivity, the asset is well positioned to benefit from continued intensification and sustained commercial demand.

DISCOVER

# 730 Danforth Avenue

LOCATION	Pape and Danforth	STOREYS	1
SITE AREA	5,823 SF	TENANTS	1 <sup>st</sup> FL   Rogers Communications 1 <sup>st</sup> FL   Canvas Retail Inc.
BUILDING AREA	3,840 SF	TAXES (2025)	\$37,388
PROPERTY DESCRIPTION	Commercial / Retail	LEASE TYPES	NNN
ZONING	Commercial Residential 3.0	LISITNG 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, **730 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.

**730 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, **730 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%

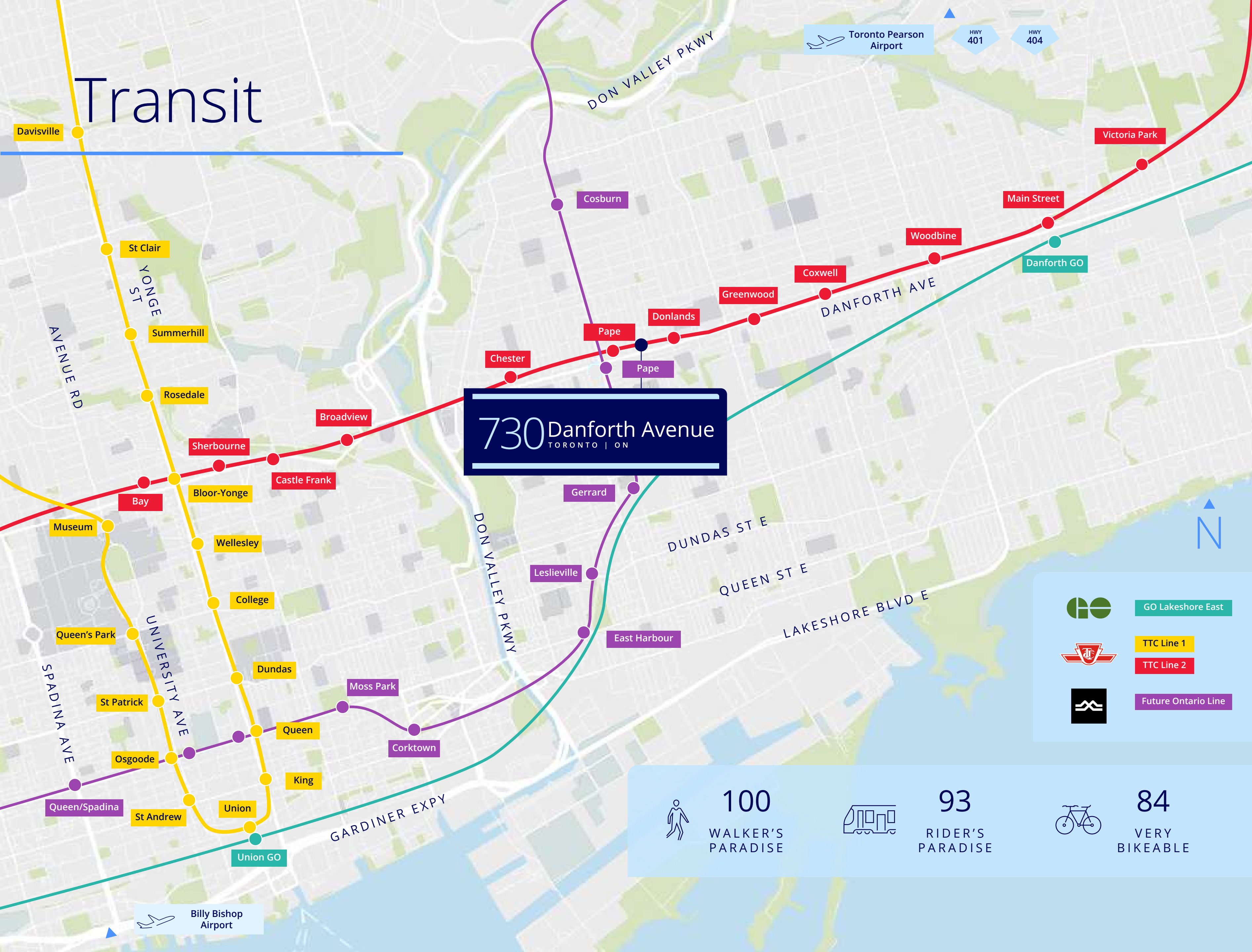
EMPLOYMENT  
RATE

**SOURCE:**





COLLIERS | HYDRA 2025




2025 RESULTS WITHIN 10KM RADIUS

# Transit



**730 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



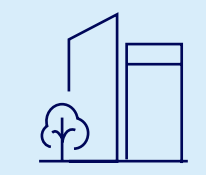
## AIRPORTS

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



## 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

730 Danforth Avenue  
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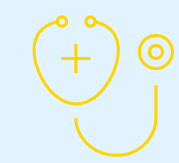
8

SERVICES



4

BANKS



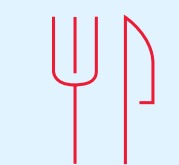
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MEDICAL



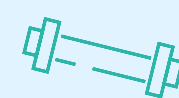
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GAS  
STATION



45+

RESTAURANTS  
& CAFES



7

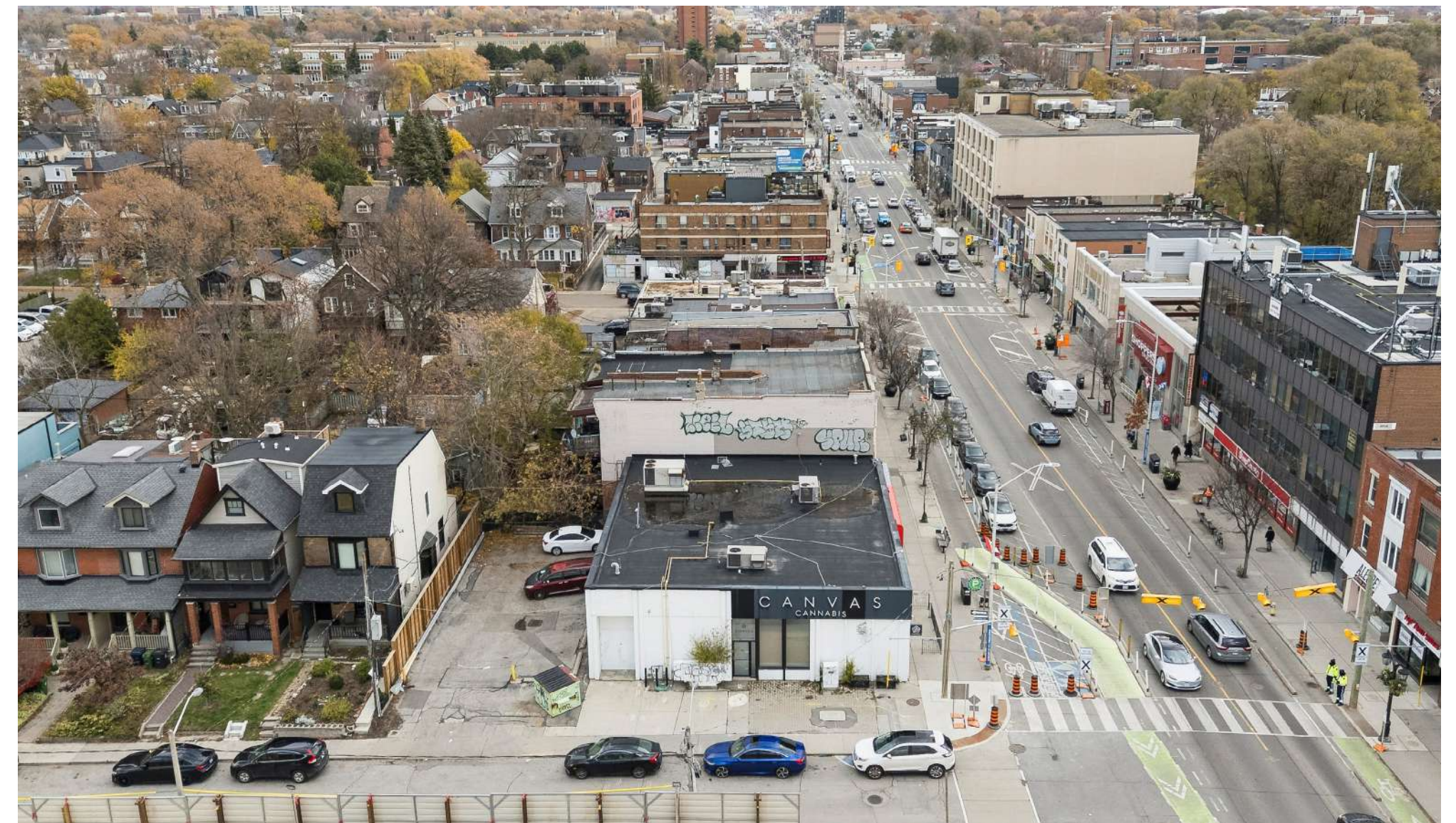
GYM &  
RECREATION



4

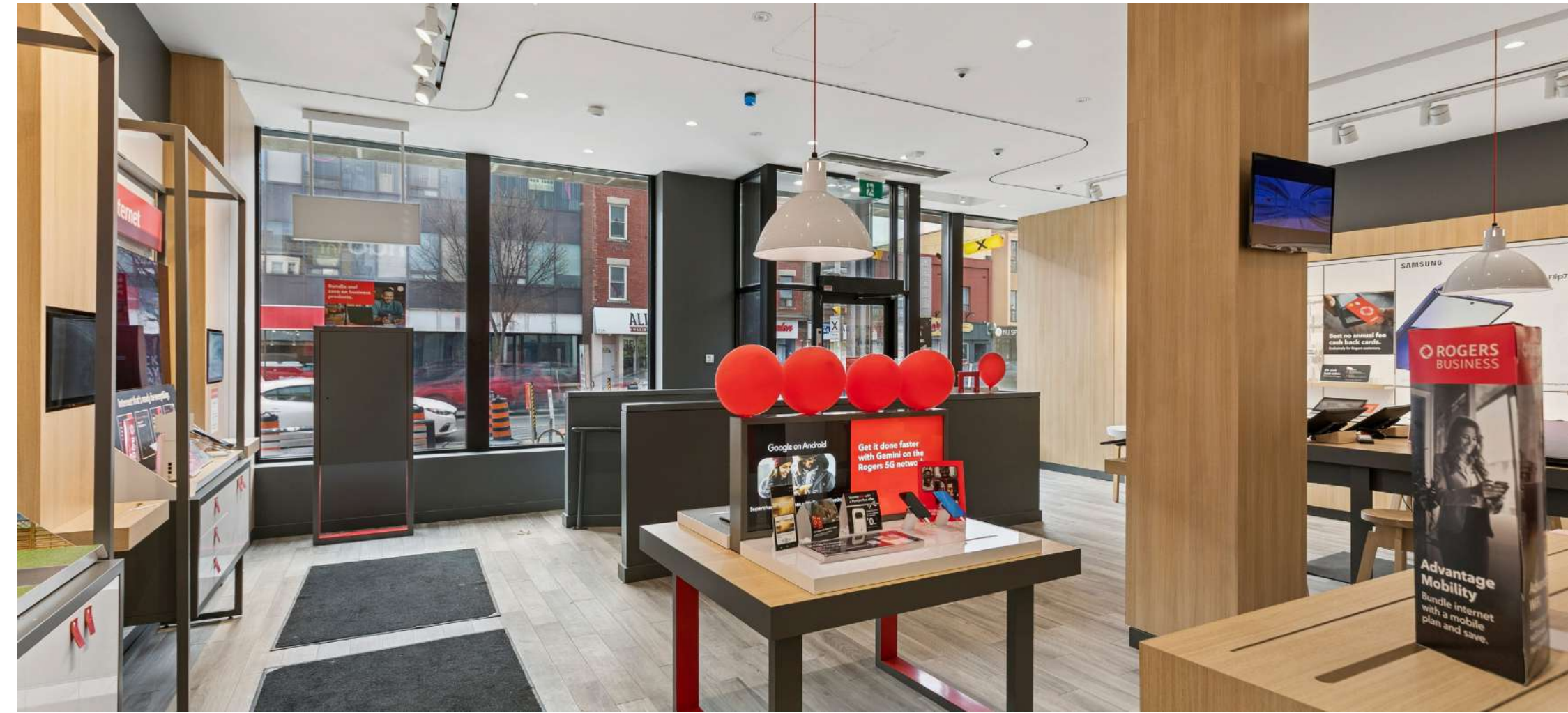
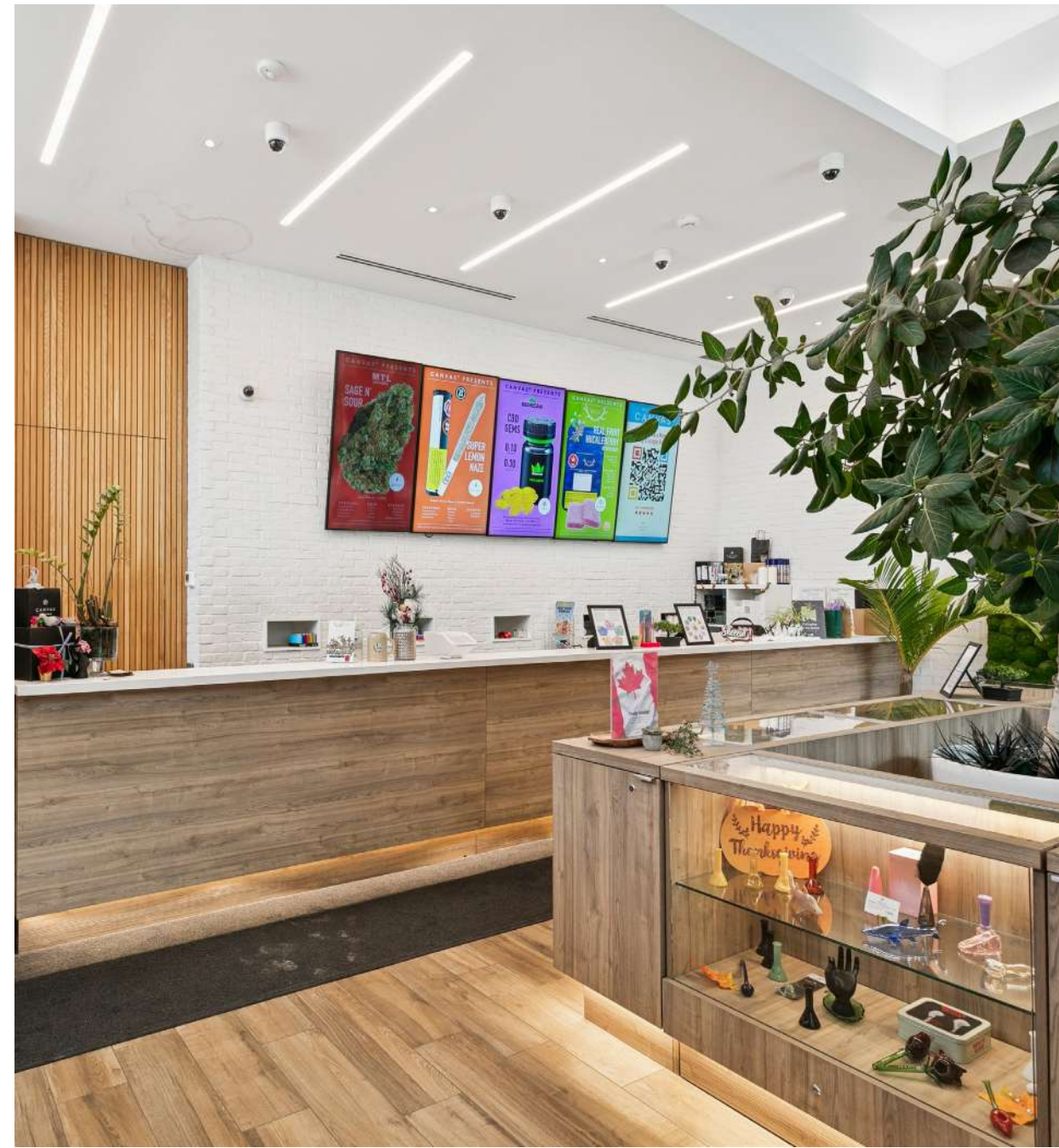
GROCERY &  
MARKETS

# 4 GALLERY



# Exterior

GALLERY



# Interior

GALLERY

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CONTACT

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# 730 Danforth Avenue

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

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