

## FOR SALE | 955-957 Bloor St W.

*Addendum to existing flyer*

### Redevelopment Opportunity | Density Infill | Top Up Potential:

Available for immediate enactment or as a future value add exit plan.



*Disclaimer: No Representation Implied. This is a general artistic impression of the proposed project and may not accurately reflect the final product.*

- Newly enacted Zoning By-Law identifies the site for a maximum height of 6-stories, and a maximum floor space index (FSI) of 3.84.
- An additional 3-stories in building height is permitted. This provides potential reconfiguration of the building to accommodate permitted residential and commercial retail uses to maximum height 20 meters (65.6 ft.).

### Why This Location Works:

- **Massive Visibility:** Nearly **150 feet of wrap-around frontage** on a high-traffic corner, perfect for a signature brand presence.
- **Excellent Transit Access:** Located just **70-meters** from the Ossington Subway entrance, benefits tenants by providing employees and customers' easy access.
- **The "Parking" Unicorn:** The site includes **4 dedicated boulevard parking spaces** - a feature that is virtually non-existent for retail on Bloor West - with possibility to convert to outdoor patio - subject to municipal approval.

- **Flexible Footprint: Commercial Retail Ground Floor - For Lease:** We can offer a contiguous block of up to perhaps **4,000 sq. ft.** (Ground + Basement) or a curated smaller footprint depending on requirements.
- **Synergistic Opportunities:** As the "Ossington Effect" continues to move north and west, this corner is positioned to be the neighborhood's next landmark. The arrival of Piano Piano in early 2025 as a neighbour at 1006 Bloor St W - a 3-minute (230M) walk, validates the gentrification of the local market and signals potential for a new hospitality entry at 955-957 Bloor St W.