

FORMER BANK BUILDING

# 12,120 sf End-User Opportunity

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 **CUSHMAN & WAKEFIELD**  
Capital Markets

## FOR SALE

1188 DANFORTH AVENUE, TORONTO



## PROPERTY DETAILS



1188 Danforth Avenue is a signature corner property at the bustling intersection of Danforth & Greenwood Avenues, with 155 feet of wrap around frontage. Well constructed as a former Scotiabank branch, the building is currently built out for medical clinic space but is suitable for a wide variety of medical or retail uses with flexible occupancy. The building is currently 100% commercial, with 2 retail / medical storefronts, and large second floor clinic / office, and lower-level clinic space, with endless demising configurations and points of egress.

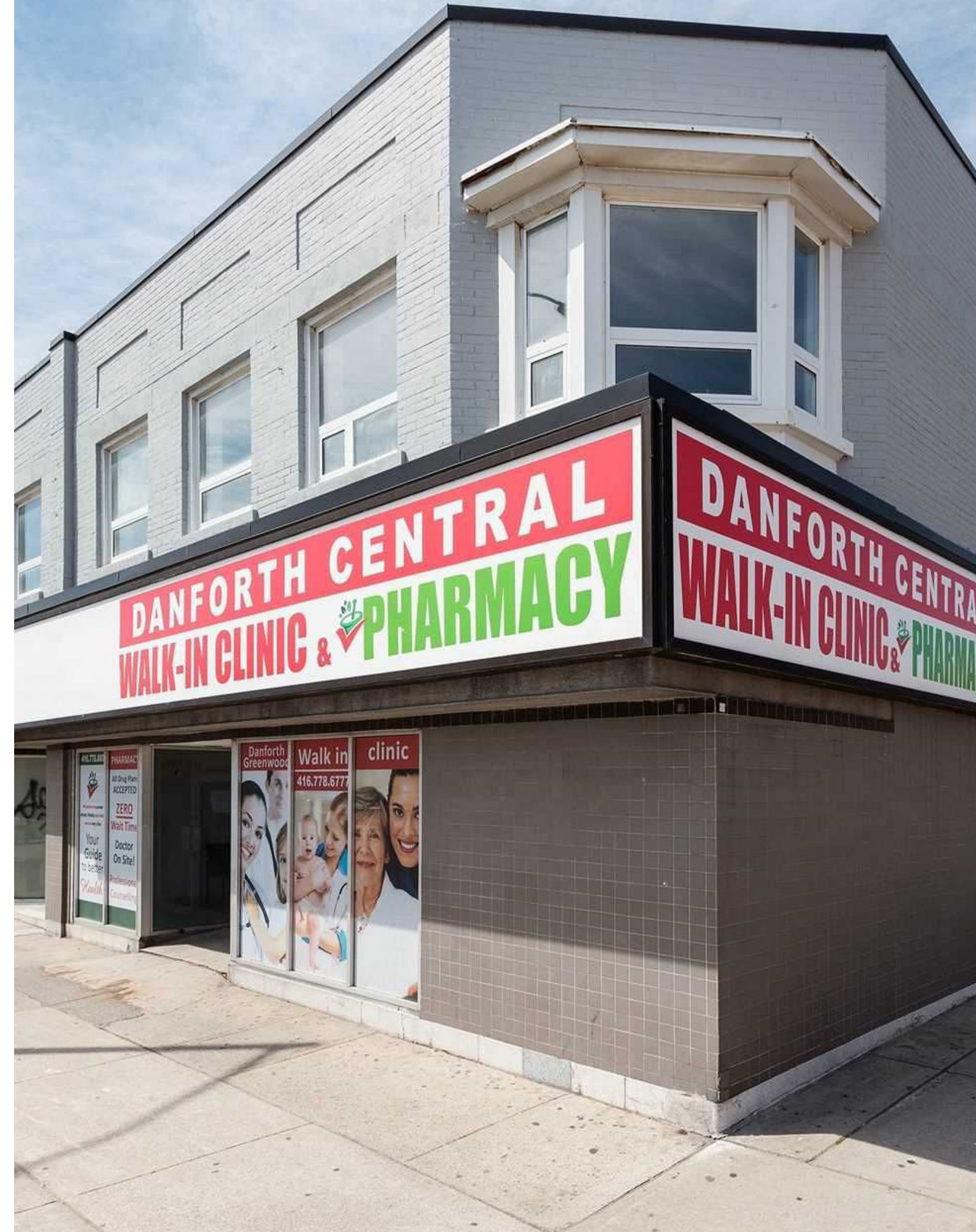
The ground floor is presently occupied by a pharmacy & walk-in clinic, while the second floor & lower-level units are currently vacant. There is three car parking at the rear of the corner medical building.

Located just 300 meters to the Greenwood TTC Subway Station & 2.5 kilometers to the Don Valley Parkway, this corner is situated amongst strong residential density, abutting acclaimed neighborhoods like Riverdale and Greektown, and surrounded by high traffic major retailers such as The Beer Store, LCBO, A&W, the flagship Allenby Theatre Tim Hortons, Esso, North of Brooklyn Pizza, and Circle K.

This notable corner serves as a great retail or medical end-user opportunity, or value-add investment.

## PROPERTY DETAILS

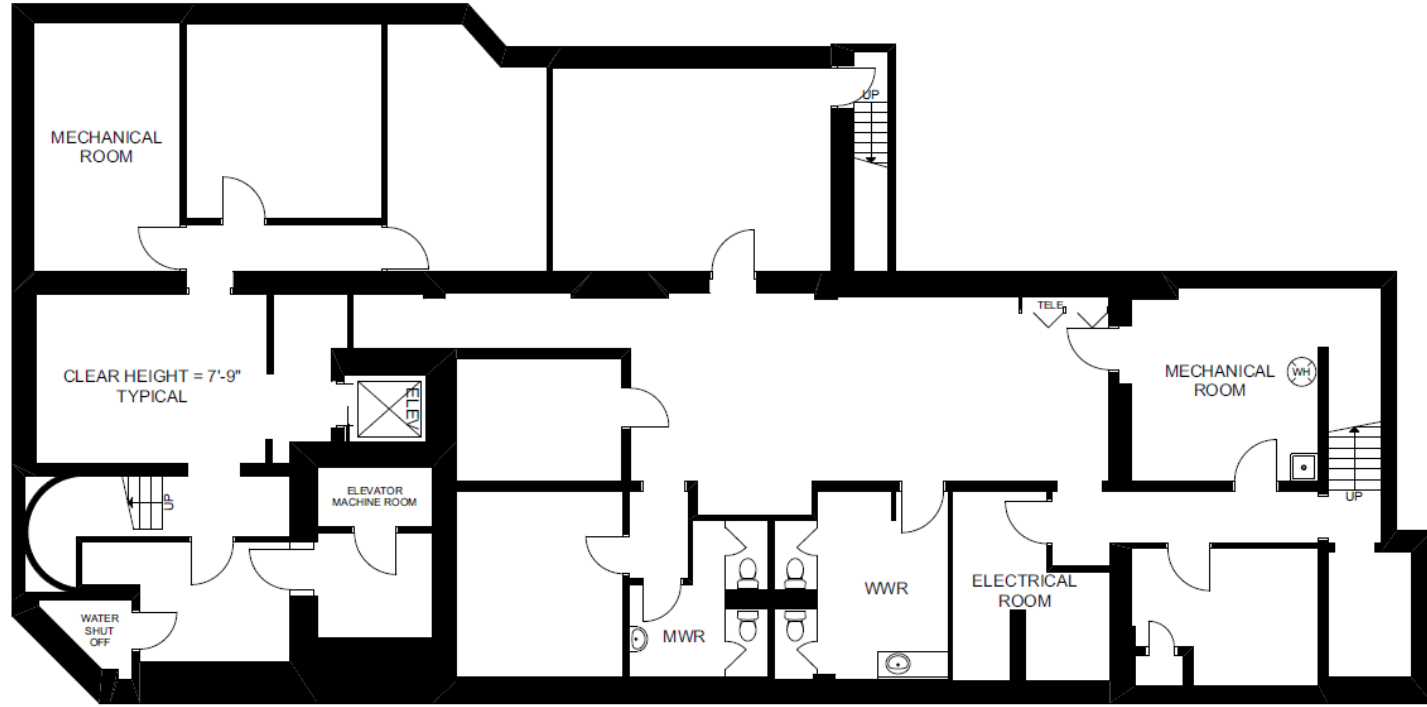
<b>Address</b>	1188 Danforth Avenue, Toronto
<b>PIN</b>	104110251
<b>Legal Description</b>	LT 63 PL 551E TORONTO; PT LT 62 PL 551E TORONTO AS IN EV49961; TORONTO CITY OF TORONTO
<b>Land Area</b>	5,209.73 sf
<b>Building Size</b>	Lower Level: 4,206 sf First Floor: 4,282 sf Second Floor: 3,632 sf Total: 12,120 sf
<b>Parking</b>	3 Spaces
<b>Zoning</b>	CR 3.0 (c2.0; r2.5) SS2 (x2219)
<b>Property Taxes</b>	\$48,026.38 (2023)
<b>Asking Price</b>	\$4,899,000



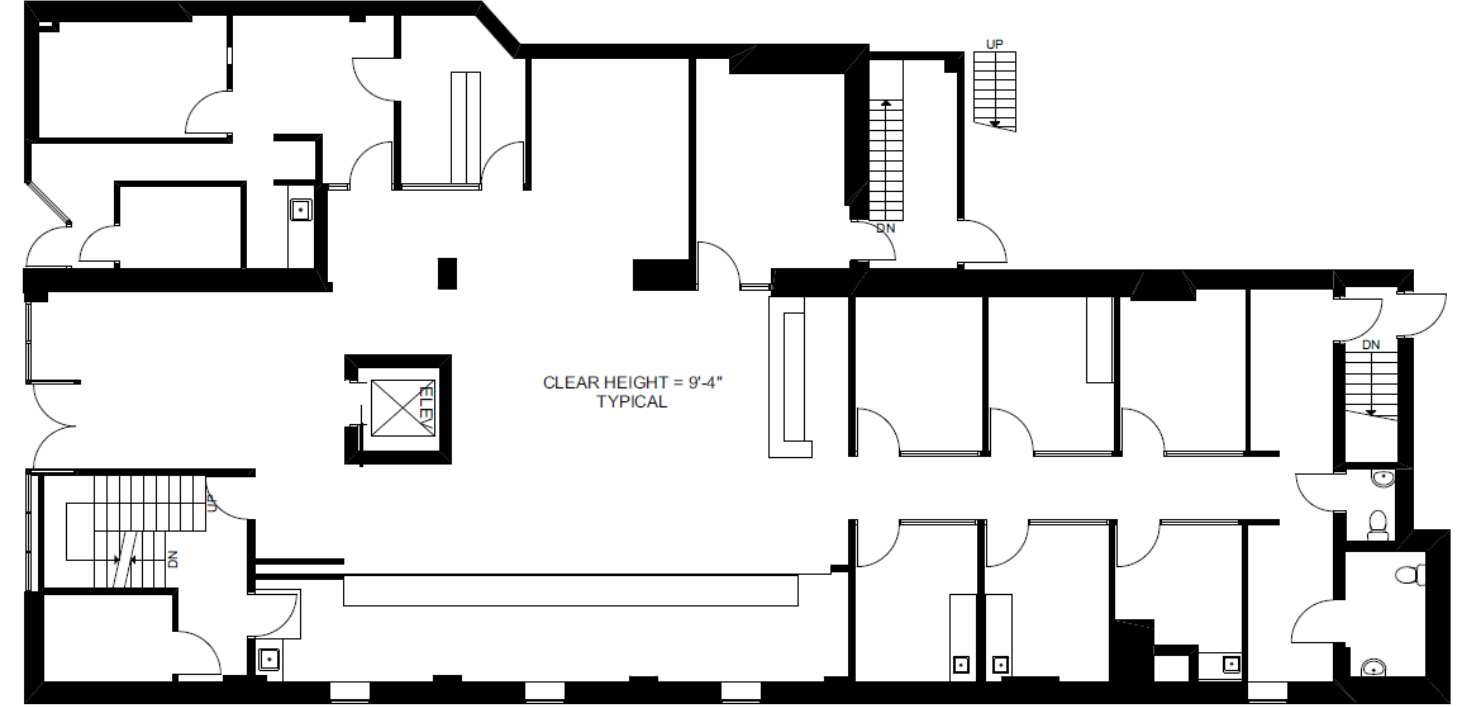
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## FLOOR PLANS

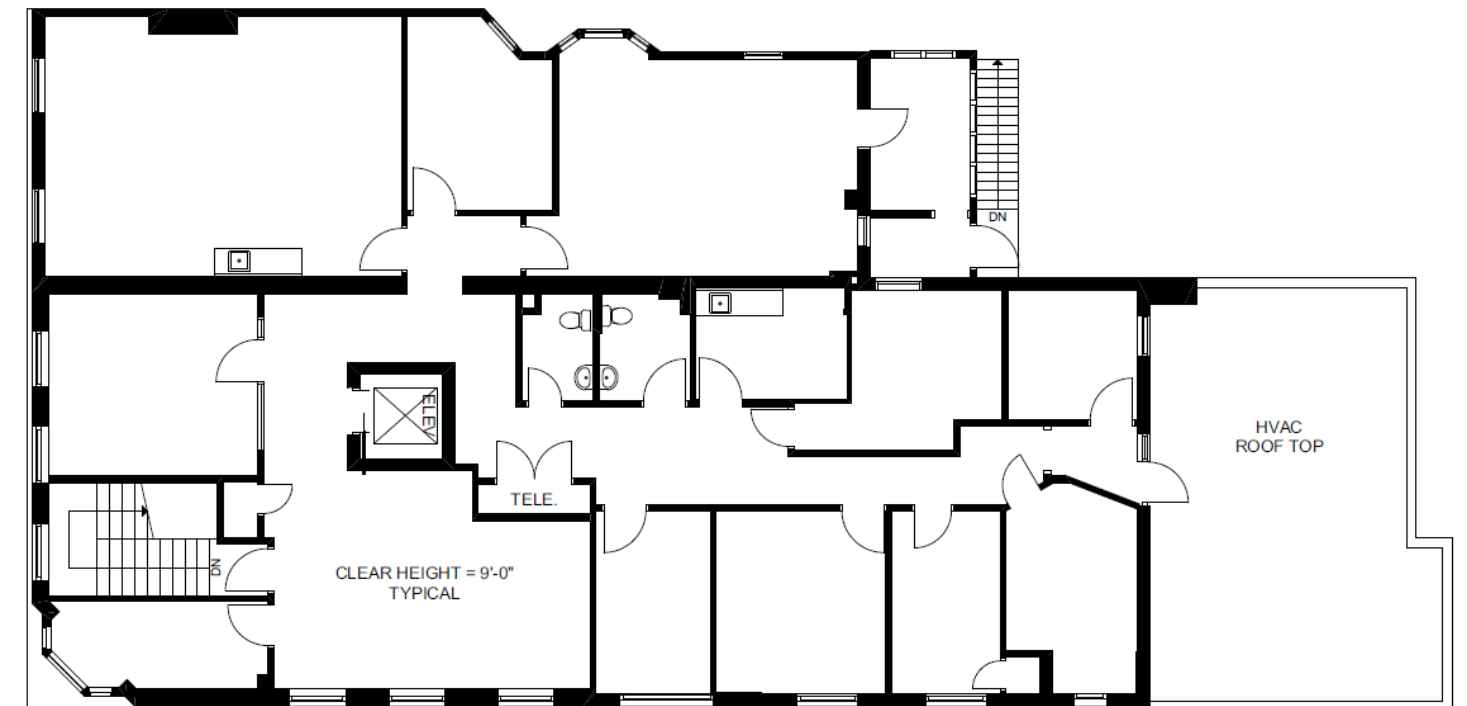
### Basement



### First Floor



### Second Floor





### NEIGHBOURHOOD OVERVIEW

Nestled between the residential neighbourhoods of Playter Estates and East Danforth, 1188 Danforth Avenue is located at the eastern border of Greektown. While the area's history is deeply and proudly rooted in the Greek community, it is also now home to a rich variety of restaurants and retailers from a multitude of other communities. Danforth Avenue is a perfect representation of Toronto's vibrant, multicultural, and inclusive economy. The area sees an influx of visitors in the summer months when residents from all over the GTA flock to enjoy the Danforth's one-of-a-kind retail and culinary experiences, highlighted by the Taste of the Danforth street festival attracting over 1.5 million visitors every year.

### AREA DEMOGRAPHICS - 3 KM



**191,360**  
Population



**97**  
Walk Score



**\$128,106**  
Average Household Income



**79**  
Transit Score



**40**  
Median Age



**24,852**  
Daily Traffic Count

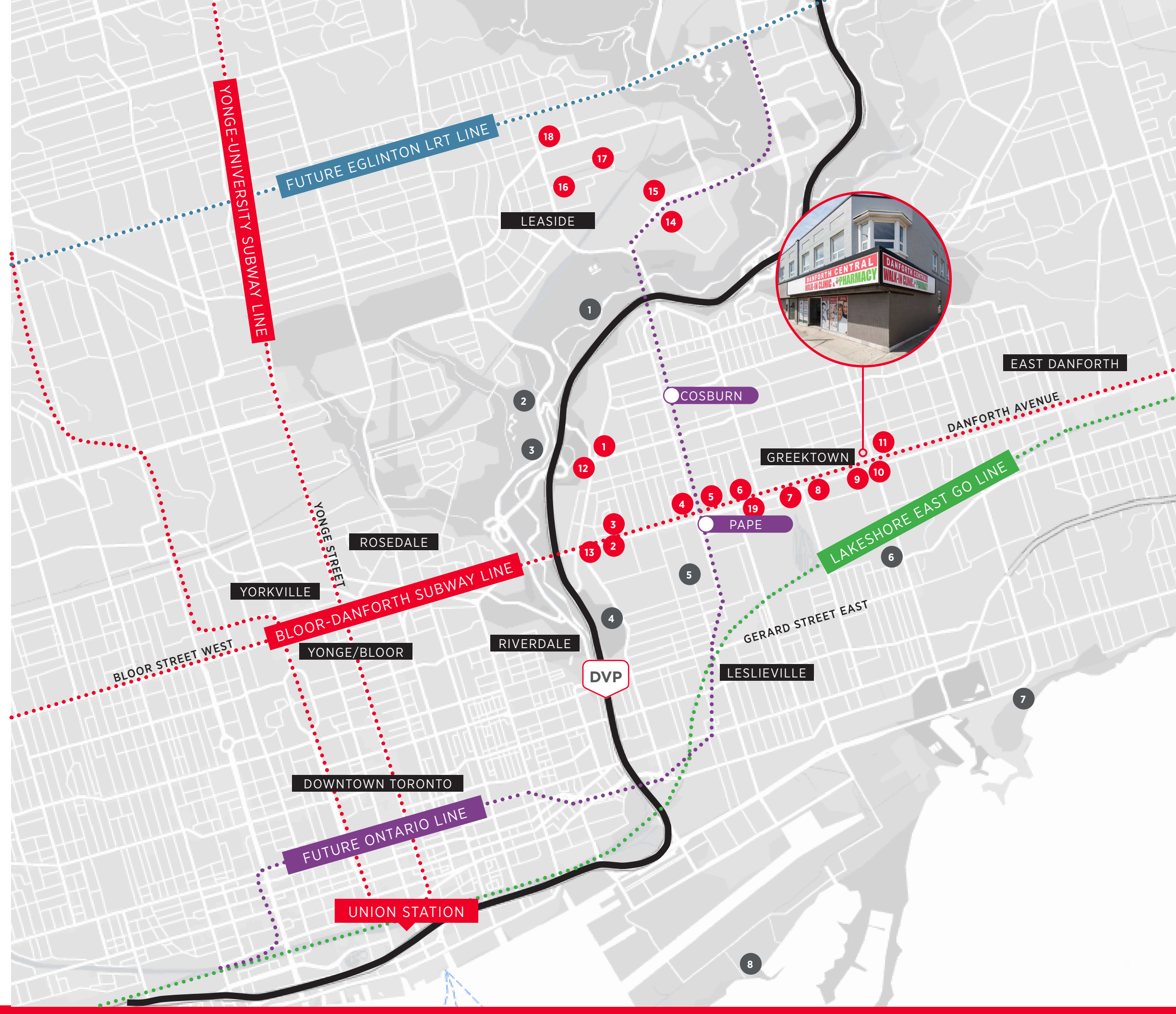


### LOCAL AMENITIES

- 1 Sobeys
- 2 Danforth Music hall
- 3 LCBO
- 4 The Big Carrot Danforth Community Market
- 5 Pizzeria Libretto
- 6 IL Fornello
- 7 Shoppers Drug Mart
- 8 Square Boy
- 9 LCBO
- 10 Beer Store
- 11 North of Brooklyn Pizzeria
- 12 Dairy Queen
- 13 A&W
- 14 NoFrills
- 15 Costco
- 16 Leaside
- 17 The Home Depot
- 18 Canadian Tire
- 19 Pape Market (Foodland)

### PARKS & LEISURE

- 1 Lower Don Parklands
- 2 Don Valley Brickworks Park
- 3 Evergreen Brick Works
- 4 Riverdale Park East
- 5 Withrow Park
- 6 Monarch Park
- 7 Woodbine Beach Park
- 8 Cherry Beach





## SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 1188 Danforth Avenue, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as received basis.

## PRICE

The Property is offered for sale at a price of \$4,899,000.

## SUBMISSIONS

Offers are to be submitted to the listing team at:

### Michael Betel & Amir Nourbakhsh

Cushman & Wakefield ULC  
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# National Capital Markets Group



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