



23 BEDFORD ROAD

Toronto, ON

NEWLY RESTORED FLAGSHIP HERITAGE HOUSE OPPORTUNITY

WELCOME TO 23 BEDFORD ROAD

Located at the crossroads of The Annex and Bloor-Yorkville, 23 Bedford Road is unique opportunity to secure a flagship heritage house, among Canada's most affluent and vibrant retail neighbourhoods. Bedford House provides tenants with access to bustling Bloor Street and the peacefulness of Bedford Road. The iconic Bloor-Yorkville neighbourhood is home to over 700 world-class designer boutiques, restaurants, and galleries.

DETAILS

SIZE	LOWER LEVEL:	1,695 SF
	GROUND FLOOR:	2,960 SF
	SECOND FLOOR:	1,815 SF
	THIRD FLOOR:	1,455 SF
	TOTAL:	7,925 SF

NET RENT Please Contact
Listing Agents

ADDITIONAL RENT \$19.00 PSF (Est. 2024)

TERM 10 Years

AVAILABILITY Q4 2024

HIGHLIGHTS

- Multi-Level heritage building which was built in 1895 and currently undergoing extensive renovations
- Rare opportunity to secure a general heritage home offering a full branding opportunity
- Exceptional ceiling heights throughout the house
- Located within close proximity to world class retail and fashion tenants
- Connected to 21 Bedford House, a boutique commercial office building
- Heated driveway and upscale landscaping
- Lower level with impressive ceiling heights





WHERE 1895
meets 2024

BLOOR *Yorkville* BR

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers demonstrating the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

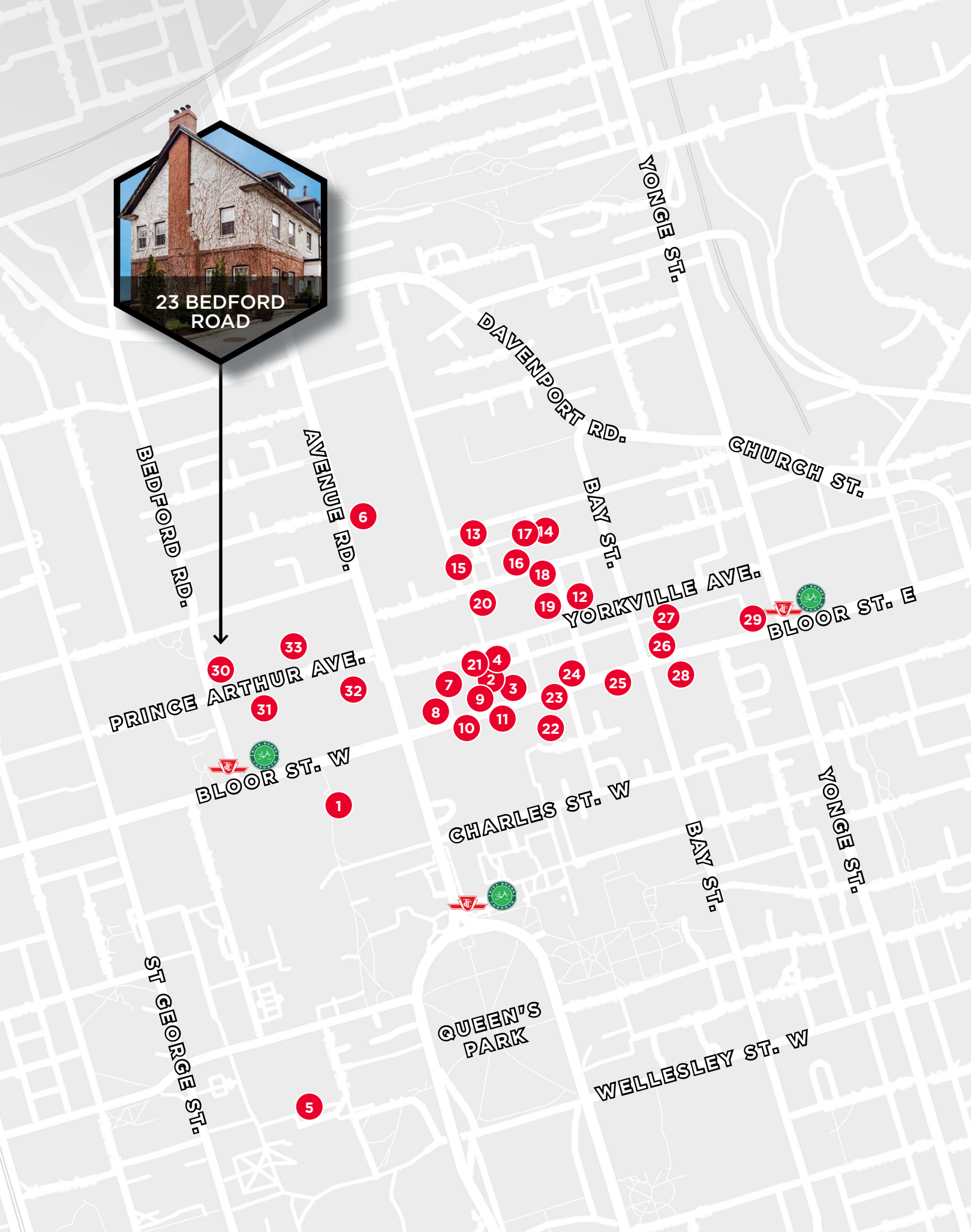
The home has been recently restored to its original grandeur offering an updated interior with expansive open spaces, new windows, and upgraded building services. The unique standalone heritage building offers tenants an opportunity to create an immersive brand experience in a generational stand alone retail opportunity. Perfect for fashion houses, ateliers, upscale design offices and studios, and additional use categories alike.

NEIGHBOURHOOD AMENITIES

- | | | |
|---|------------------------|---|
| 1. The ROM | 12. Aesop | 24. Hermès |
| 2. Alexander Wang | 13. The Webster | 25. Sephora |
| 3. Saint Laurent | 14. Kith | 26. Alo Yoga |
| 4. Othership & Jaybird | 15. Brunello Cucinelli | 27. Holt Renfrew |
| 5. University of Toronto | 16. CHANEL | 28. Manulife Centre
- Eatly
- Birks
- Indigo |
| 6. Yorkville Village
- Equinox
- Whole Foods
- TNT
- Vintage Conservatory | 17. Balenciaga | 29. Lululemon
<i>Opening 2024</i> |
| 7. Tiffany & Co. | 18. John Elliott | 30. Bochner Eye Institute |
| 8. Louis Vuitton | 19. Reformation | 31. Duke of York |
| 9. Gucci | 20. Veronica Beard | 32. Park Hyatt |
| 10. Moncler | 21. Ferragamo | 33. Trattoria Fieramosca |
| 11. Cartier | 22. Dior | |
| | 23. Van Cleef & Arpels | |

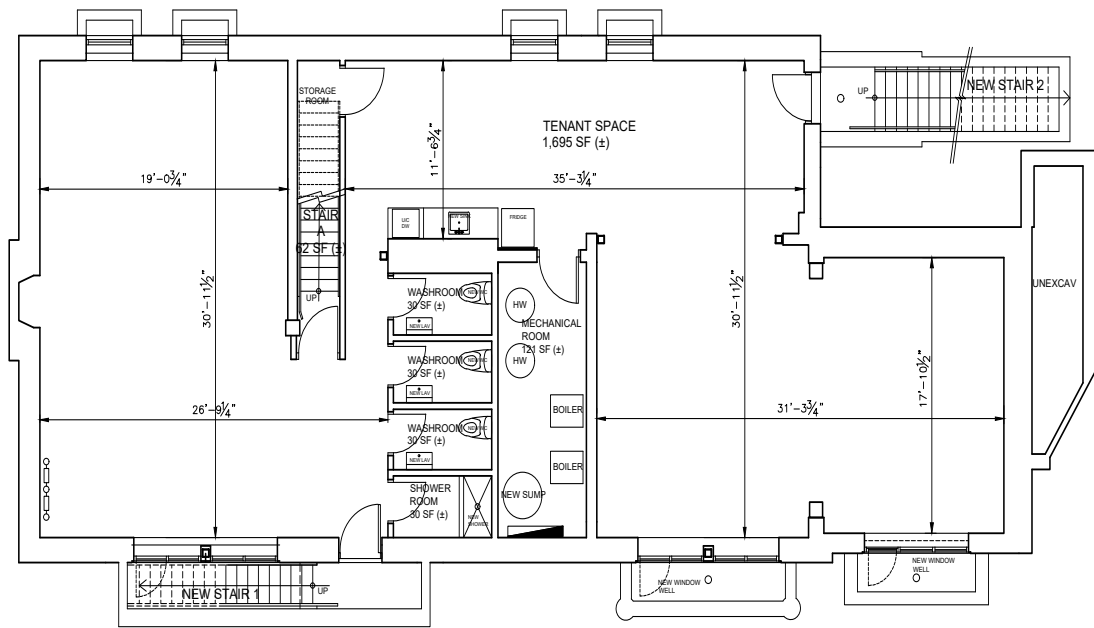


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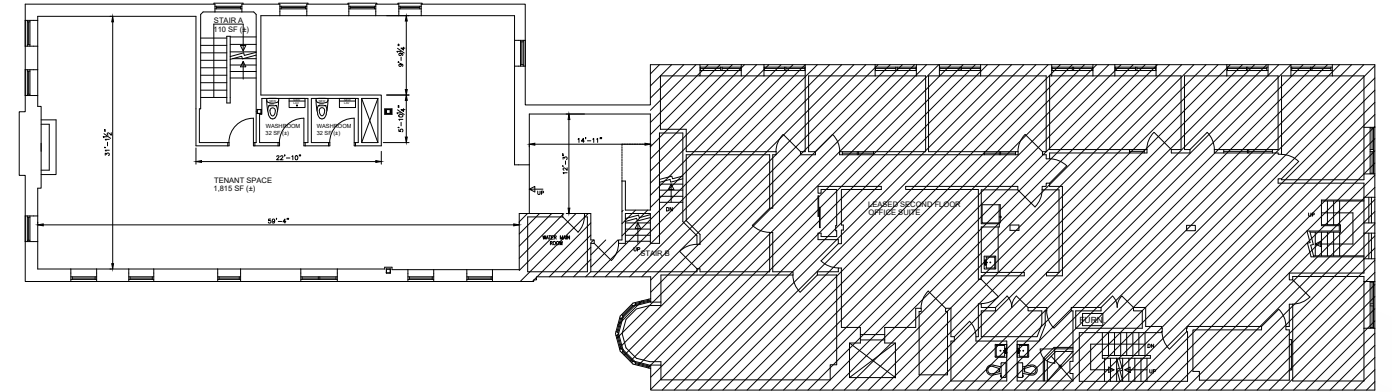
FLOORPLANS

LOWER LEVEL | 1,695 SF



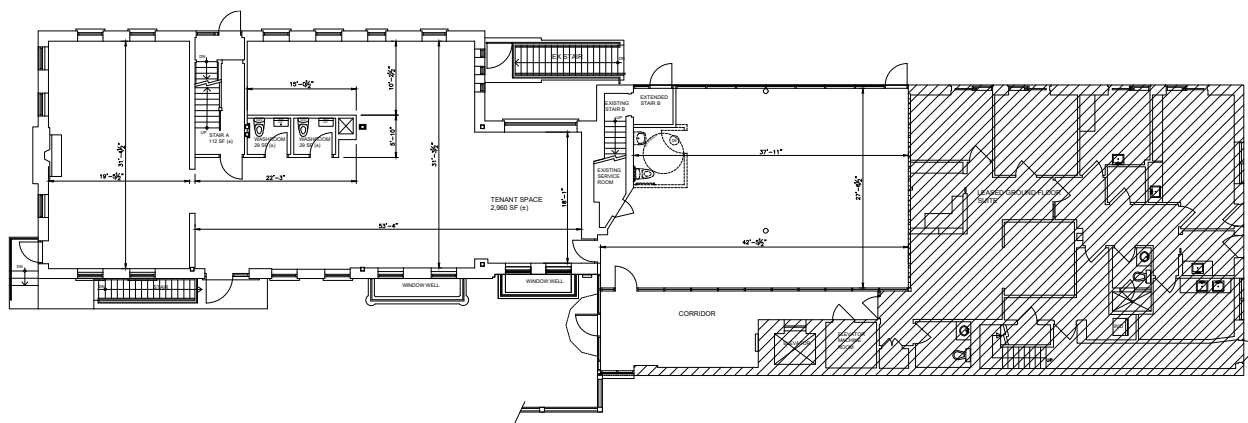
FLOORPLANS

SECOND FLOOR | 1,815 SF



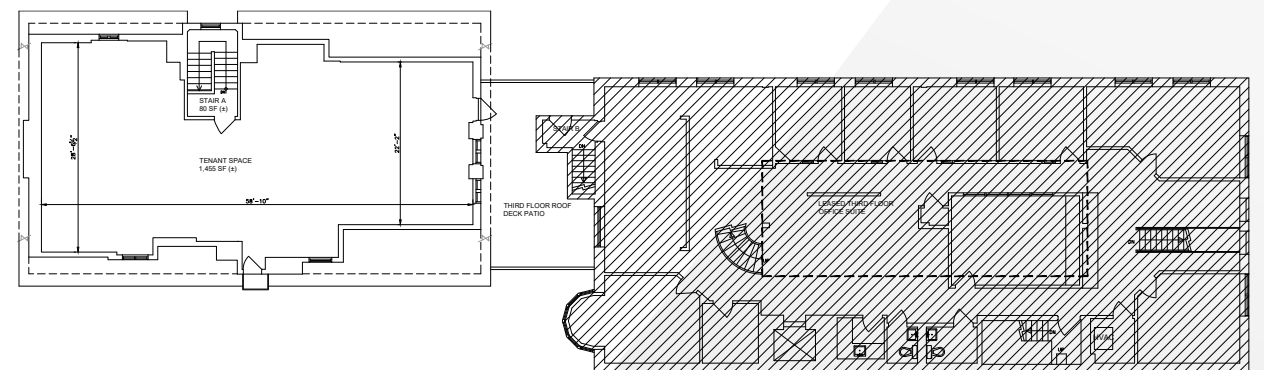
BEDFORD ROAD

GROUND FLOOR | 2,960 SF



BEDFORD ROAD

THIRD FLOOR | 1,455 SF



Bloor-Yorkville is experiencing significant residential density and footfall with the a series of high-end residential developments within close proximity to 23 Bedford Road



23 BEDFORD ROAD

INCOMING RESIDENTIAL DENSITY

- | | |
|---------------------------------------|---------------------------------------|
| 1. 145 Street George - 398 Units | 6. 19 Bloor Street West - 1,290 Units |
| 2. 1255 Bay Street - 399 Units | 7. 1 Bloor Street West - 647 Units |
| 3. 83 Bloor Street West - 1,147 Units | 8. 328 Bloor Street West - 366 Units |
| 4. 80 Bloor Street West - 1,716 Units | 9. 316 Bloor Street West - 499 Units |
| 5. 50 Bloor Street West - 600 Units | 10. 37 Yorkville Avenue - 1,079 Units |

DEMOGRAPHICS (1KM)



TOTAL POPULATION
37,224



TOTAL DAYTIME POPULATION
122,593



AVERAGE HOUSEHOLD INCOME
158,084



MEDIAN AGE
40

99

TRAFFIC SCORE

95

TRANSIT SCORE

99

PEDESTRIAN SCORE



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