



BATHURST ST & HIGHWAY 401

# Retail Plaza Investment Opportunity

/////

**FOR SALE: 3537 BATHURST STREET, TORONTO**

**INVESTMENT HIGHLIGHTS**



**Robust Trade Area**

The Property is located on the east side of Bathurst Street, just south of Highway 401 and Wilson Avenue, and north of Lawrence Avenue. The immediate area is densely populated with a mixture of high and low density residential neighbourhoods. More than 18,000 residents live within a one-kilometer radius of the Property, and more than 120,000 reside within a three-kilometer radius. The general area benefits from high pedestrian and vehicular traffic counts, with more than 40,000 cars passing the Property per day. The building is well positioned to capture customers locally, as well as traffic heading north to access the eastbound lanes of Highway-401. The Baycrest Centre is located directly across the street, with more than 700 nursing home and acute care beds, the complex generates significant visitor traffic on a daily basis. The Property also benefits from ample onsite parking for customers with approximately 24 stalls.



Population: 121,880



Household Income: \$190,220



Cars Per Day: 45,000



**Diversified Tenant Mix and Stable Cash Flow**

The Property is occupied by a diversified mix of local tenants, including prepared food service, healthcare and fitness uses, all of which draw local customers as well as those from a wider trade area. Many of the tenants have been at the Property for five years or longer, including a legacy tenant who has been on site for more than 25 years. This high degree of tenant satisfaction and retention results in stable cash flow, with contractual revenue increases throughout the term. Current rental rates are below market, allowing for revenue upside as existing leases expire.



**Future Redevelopment Opportunity**

Residential intensification is taking place in the area, with nearly 1,000 units proposed or under construction within a short distance of the subject Property. With 0.43 acres of land, the subject Property benefits from future redevelopment potential, alone or as part of an assembly with adjacent owners.



**Rare Retail Opportunity**

There has been very limited trading activity among retail properties along this stretch of Bathurst street in the past 5 years, making the Property a rare investment opportunity in an established node.

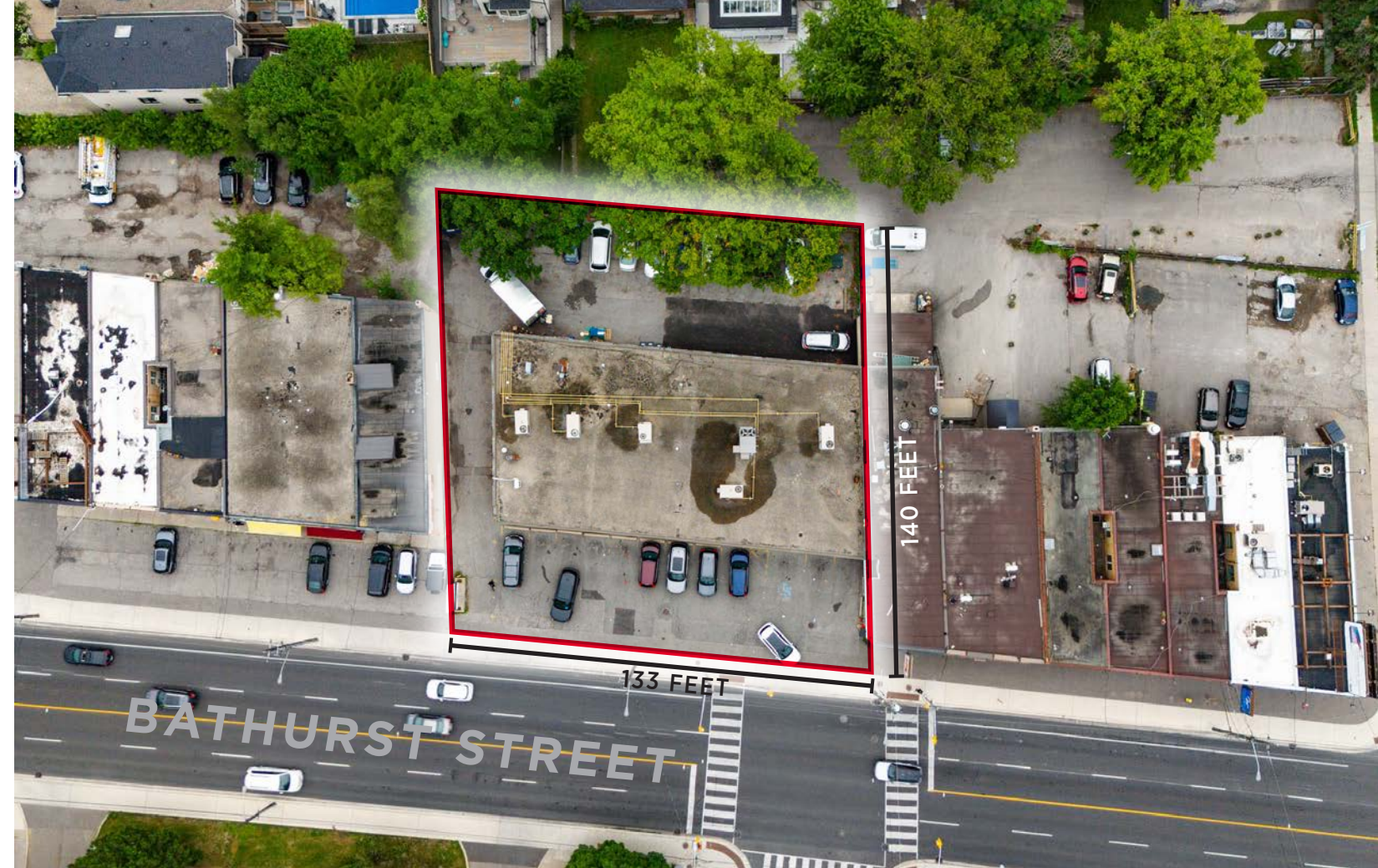


///// Property Overview

**PROPERTY DETAILS**

<b>Major Intersection</b>	Bathurst St. / Wilson Ave
<b>PIN</b>	101990047
<b>Legal Description</b>	LT 5-6 PL 1749 TWP OF YORK; PT LT 4 PL 1749 TWP OF YORK AS IN TB469105; S/T NY544872; TORONTO (N YORK) , CITY OF TORONTO
<b>Land Area</b>	0.43 ac / 18,589 sf
<b>Frontage</b>	Frontage -133 feet Depth -140 feet
<b>Improvements</b>	1 Storey Commercial Retail Plaza
<b>Building Area</b>	6,189 square feet
<b>Parking</b>	Approx. 24 surface spaces
<b>Retail Units</b>	4
<b>Avg. In-place Rent</b>	\$21.22 psf
<b>Total Contractual Rent</b>	\$131,328 (as of August 2024)
<b>Official Plan</b>	Mixed Use Areas
<b>Zoning</b>	Commercial Residential
<b>Taxes 2024</b>	\$37,4516.14

**Historical Photo c. 1950**



**PHOTO GALLERY**

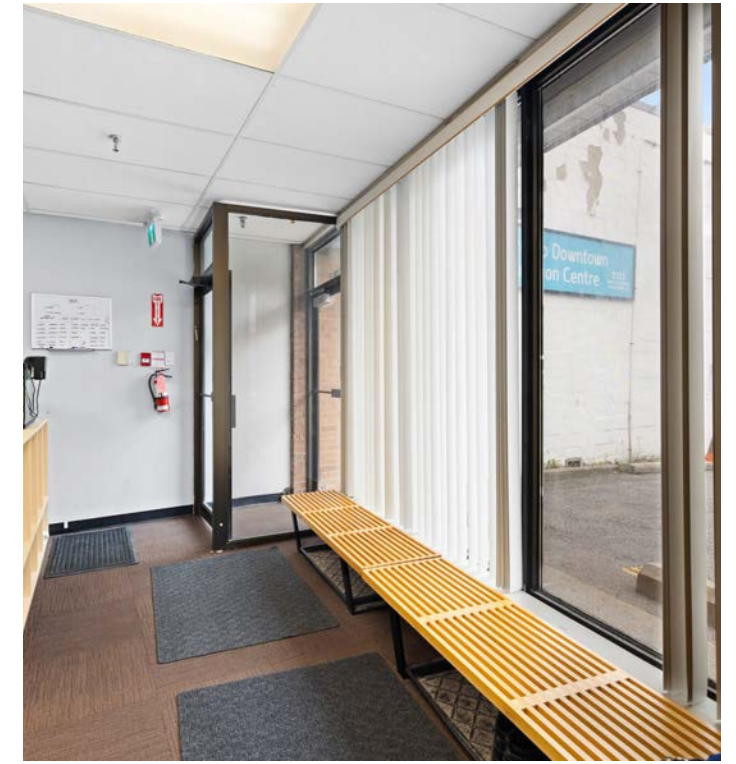
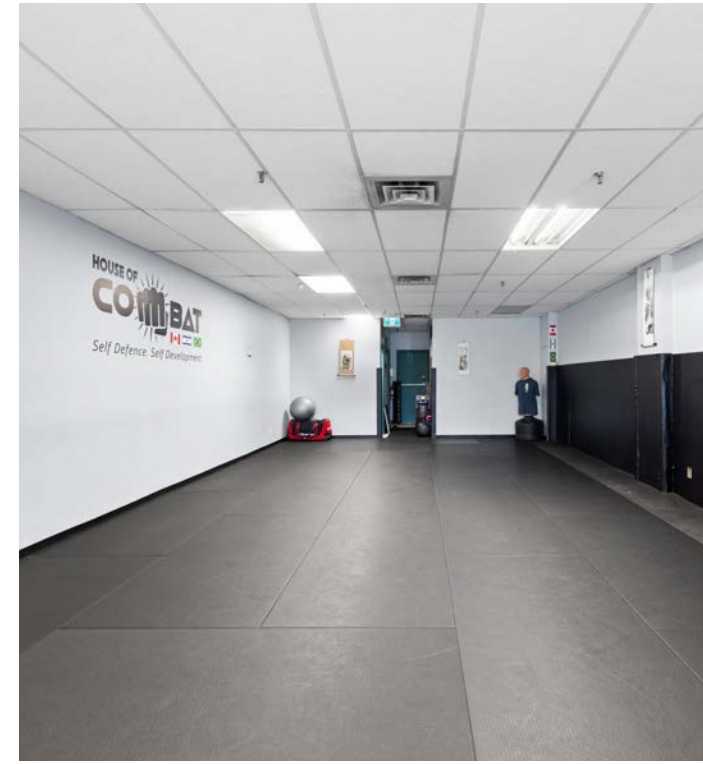
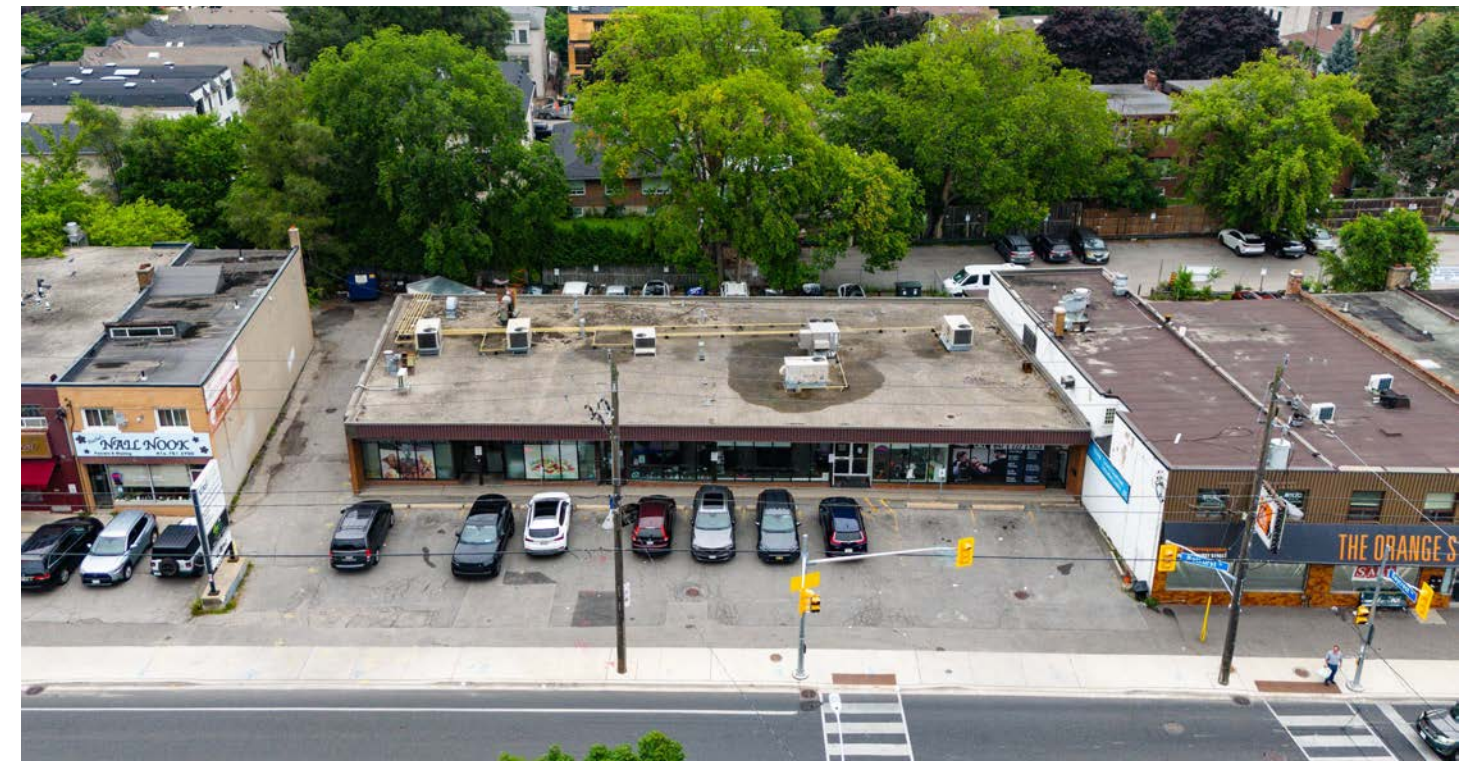
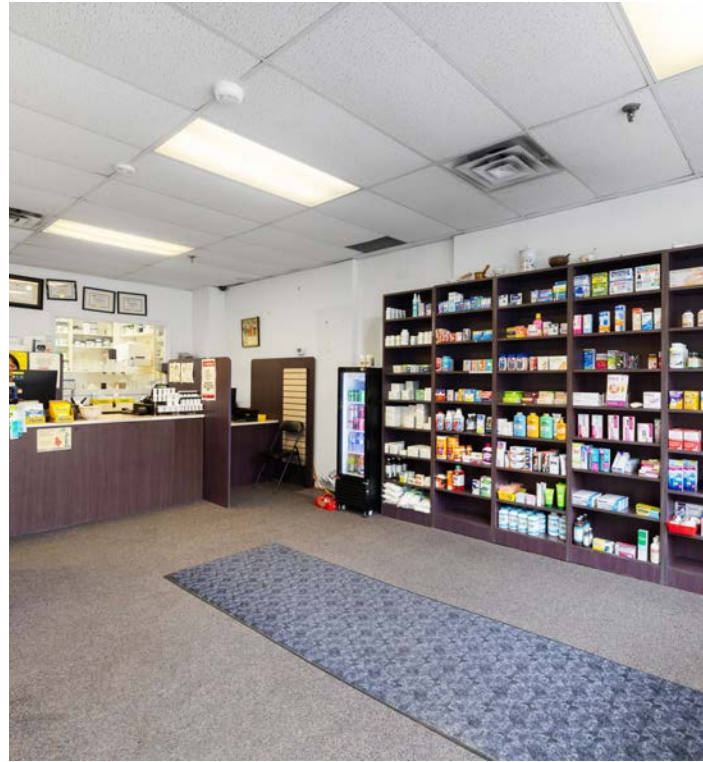
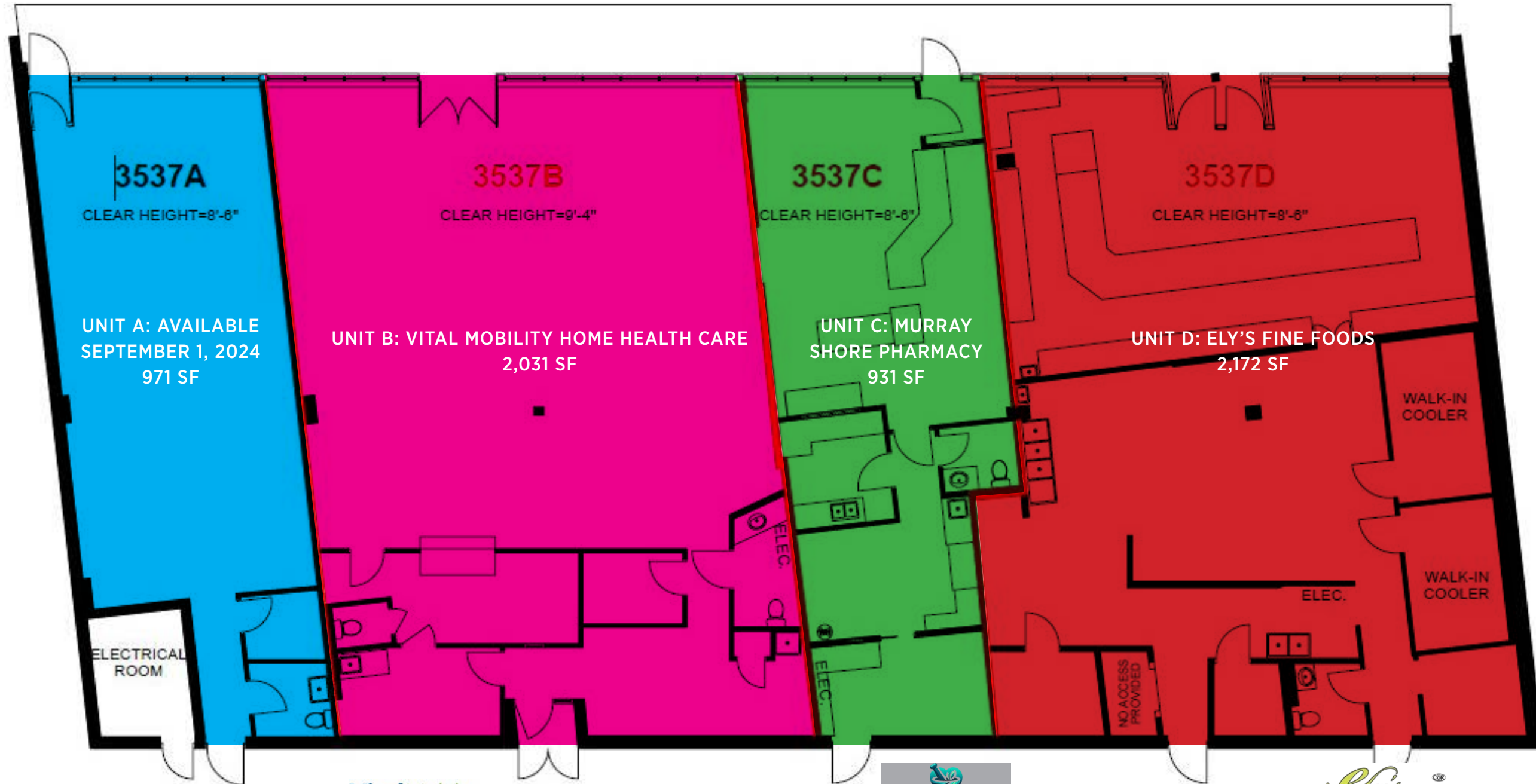


PHOTO GALLERY



FLOOR PLAN



**Vital Mobility Home Health Care – 2,031 sf**  
Vital Mobility is a family owned and run business serving the GTA for more than 12 years. They offer medical supplies ranging from beds, mobility scooters, power wheelchairs and lifts.



**Murray Shore Pharmacy – 931 sf**  
Murray Shore Pharmacy offers online prescriptions, custom compounding, immunizations and minor ailment treatments. Since 1983, Murray Shore Pharmacy has been a dedicated part of the Toronto community, especially within the Jewish community. We started this pharmacy because we saw a need for a place where people could get personal, caring service that feels like family.



**Ely's Fine Foods – 2,172 sf**  
For over 25 years, Ely's Fine Foods has been serving the Toronto Jewish community with unique and innovative 100% certified kosher food for Passover and year round that is absolutely delicious. Ely's offers takeout from the retail location, catering services and packaged foods.

**TRAFFIC GENERATORS**



**Retail / Recreation**

- **YORKDALE MALL:** Yorkdale is known as the GTA's leading shopping destination with more than 270 stores and services in more than 2,000,000 square feet. Yorkdale is the top-ranked shopping centre in Canada, and one of the top performing malls in North America.
- **SMARTCENTRES DOWNSVIEW:** Anchored by Costco and Home Depot, this 361,422 square foot power centre is situated on 31 acres at the corner of Highway 401 and Allen Road. Other major tenants include the LCBO, Michaels and Best Buy.
- **DOWNSVIEW PARK:** Situated on 572 acres of land, Downsview Park is a National Urban Park, with major development planned for approximately 370 acres including housing for more than 80,000 residents. The master plan is a long-term vision for a complete community centered on transit investment, job creation, parks and open spaces and community services.
- **EARL BALES PARK:** This 162-acre park is home to multiple walking / cycling trails as well as a ski and snowboard Centre run by the City of Toronto. Earl Bales Park also includes a playground, picnic sites, and an off-leash area for dogs.



**Education**

- **PUBLIC SCHOOLS:** Dublin Heights Elementary and Middle School, Summit Heights Public School, Faywood Arts-Based Curriculum School.
- **CATHOLIC SCHOOLS:** St. Robert Catholic School.
- **PRIVATE SCHOOLS:** Toronto Heschel School.
- **YORK UNIVERSITY:** York University is the second largest university in Ontario and third largest in Canada with a combined undergraduate and graduate enrollment of 55,700 students and more than 7,000 faculty.
- **CENTENNIAL COLLEGE:** The Bombardier Centre for Aerospace and Aviation is located in Downsview Park.

**Institutional**

- **BAYCREST CENTRE:** Baycrest is an academic health sciences center that offers a comprehensive range of care for older adults, including independent living, assisted living, long-term care, and a post-acute hospital dedicated to the specialized care of seniors—all located on one campus. Baycrest offers 472 nursing home and 300 acute care beds for those aged 65 and older.

**COMMUTE TIMES**



	Walking	Driving	Public Transit
<b>Highway 401</b>	-	2 min	-
<b>Wilson Subway Station</b>	22 min	5 min	13 min
<b>Costco</b>	24 min	6 min	13 min
<b>Yorkdale Shopping Centre</b>	-	8 min	13 min
<b>Earls Bale Park</b>	30 min	6 min	14 min
<b>IKEA Vaughan</b>	-	20 min	-
<b>Downtown Toronto</b>	-	30 min	40 min

**YORKDALE SHOPPING CENTRE - 3KM**

//// Location Overview

**LOCAL AMENITIES**

- 1 Yorkdale Shopping Centre
- 2 Starbucks
- 3 LCBO
- 4 Michaels
- 5 Home Depot
- 6 Costco
- 7 Best Buy
- 8 Party City
- 9 Staples
- 10 Lawrence Allen Centre
- 11 Fortinos North York
- 12 Structube
- 13 PetSmart
- 14 Metro
- 15 Winners
- 16 The Shoe Company
- 17 Starbucks
- 18 TD Canada Trust
- 19 NoFrills
- 20 Bagel World

**PARKS & LEISURE**

- 1 Baycrest Park & Arena
- 2 Downsview Park
- 3 The Hanger Sports Complex
- 4 West Don Parkland
- 5 Earl Bales Community Centre
- 6 Don Valley Golf Course





**SUBMISSION GUIDELINES**

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 3537 Bathurst Street, 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 \$4,500,000.

**SUBMISSIONS**

Offers are to be submitted to the listing team at:

**Joel Goulding**  
Cushman & Wakefield ULC  
161 Bay Street, Suite 1500  
Toronto, ON M5C 2V9 | Canada

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield’s prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.



# National Capital Markets Group



**JOEL GOULDING**

Vice President  
+1 416 417 6024  
joel.goulding@cushwake.com



