



CUSHMAN &
WAKEFIELD

11 PEEL AVENUE

Toronto, ON

Multi-Level Retail Condo Units For Sale or Lease
Queen St W & Dufferin St

WELCOME TO 11 PEEL AVENUE

11 Peel Avenue is surrounded by amenities, restaurants, shopping & nightlife, and is located in one of Toronto's most dynamic urban neighbourhoods. A Smarttrack station is set to be built within a 5 minute walk on Sudbury Street, and existing 501 streetcar stop on it's doorstep offers unrivaled connectivity to various neighbourhoods throughout the city. Located at the ground level of a 500+ unit mixed-use development, the area is continuing to experience exponential residential growth making it an ideal opportunity for a variety of retail uses including, fitness, brewery, or a full-service restaurant.

ENTIRE BUILDING DETAILS

NET RENT	Negotiable
ADDITIONAL RENT	\$11.74 (Est. 2024)
TERM	5-10 years
AVAILABILITY	Immediate
SALE PRICE	Entire space: \$3,000,000 Ground Floor Unit A: \$1,300,000 Ground Floor Unit B: \$2,000,000

HIGHLIGHTS

- Fronting onto the greenspace outside of the development fronting on Dufferin
- Bright open space with floor to ceiling windows with exceptional 16' ceiling heights
- Ability to lease a smaller format ground floor space or larger lower level space with ground floor access
- Newly renovated space
- Perfect for health & wellness and fitness uses
- Potential to use exterior space
- Situated at the base of a newly constructed mixed-use vibrant development featuring over 500 housing units directly on site

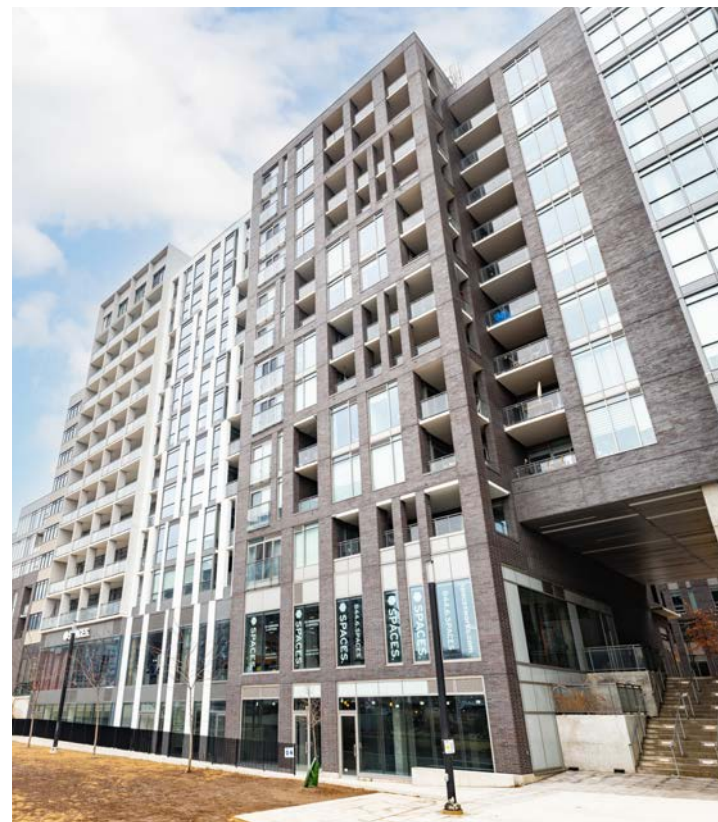
PROPERTY OVERVIEW



BUILDING DEMISING OPTIONS

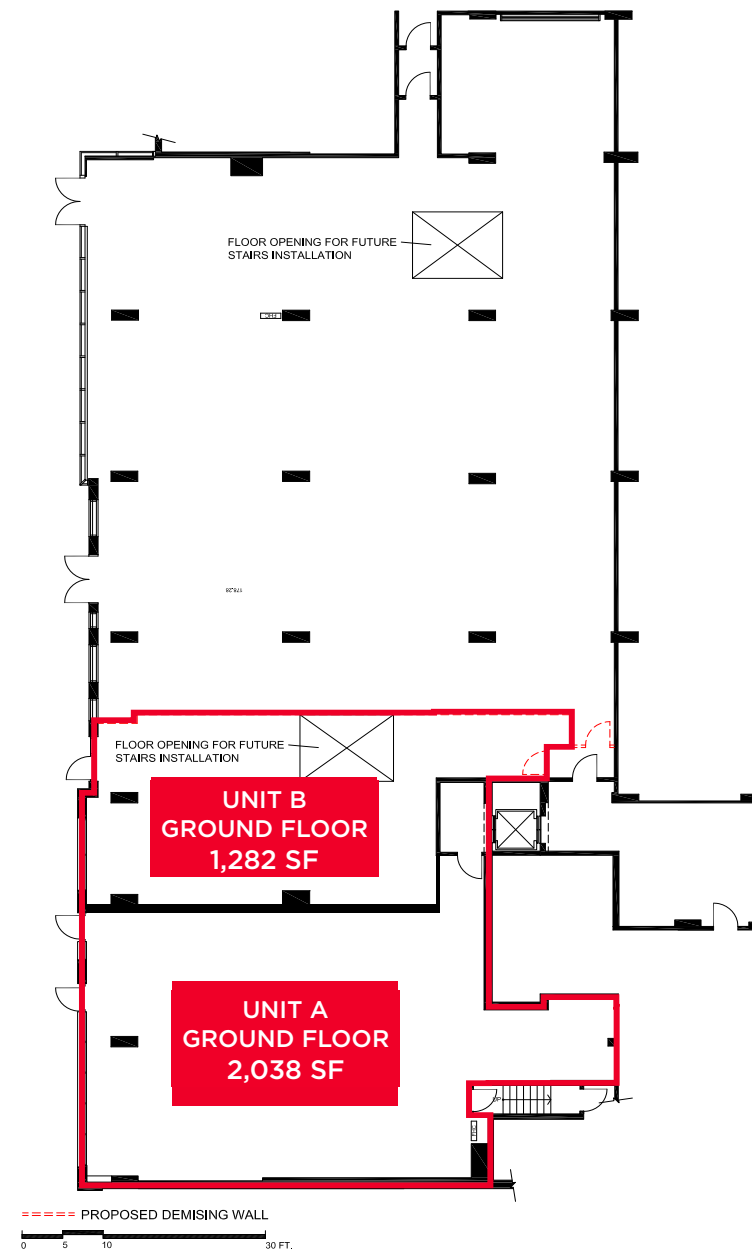
SUMMARY

UNIT	SIZE	PRICE
1. Ground Floor Unit A	2,038 SF	\$1,300,000
2. Ground Floor Unit B & Lower Level	9,313 SF	\$2,000,000
3. Entire Space	11,351 SF	\$3,000,000

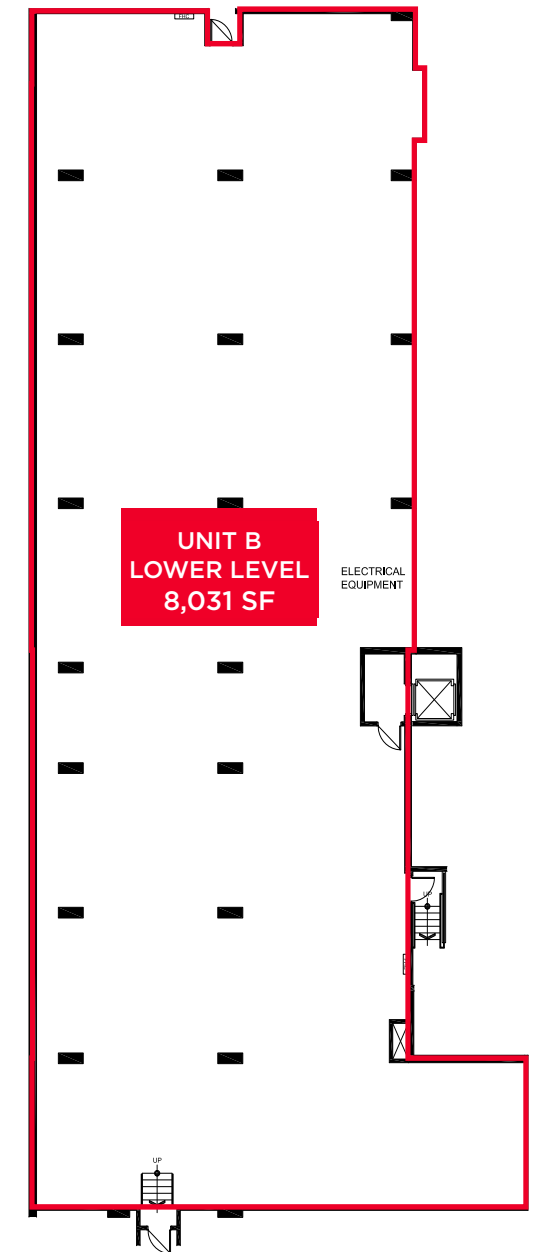


FLOORPLANS

Ground Floor



Lower Level

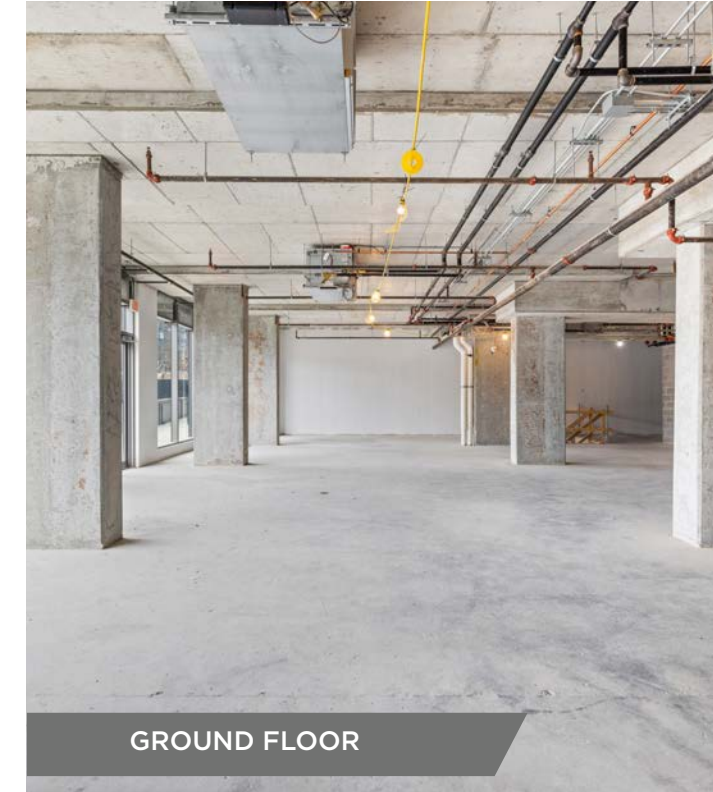


1. GROUND FLOOR UNIT A - **2,038 SF / \$1,300,000**

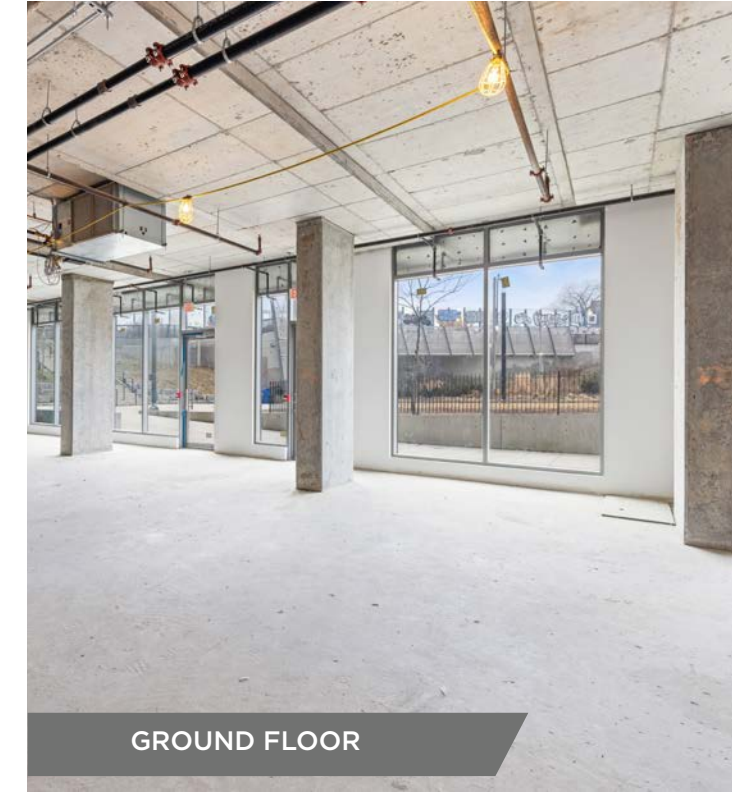
INTERIOR PHOTOS



GROUND FLOOR

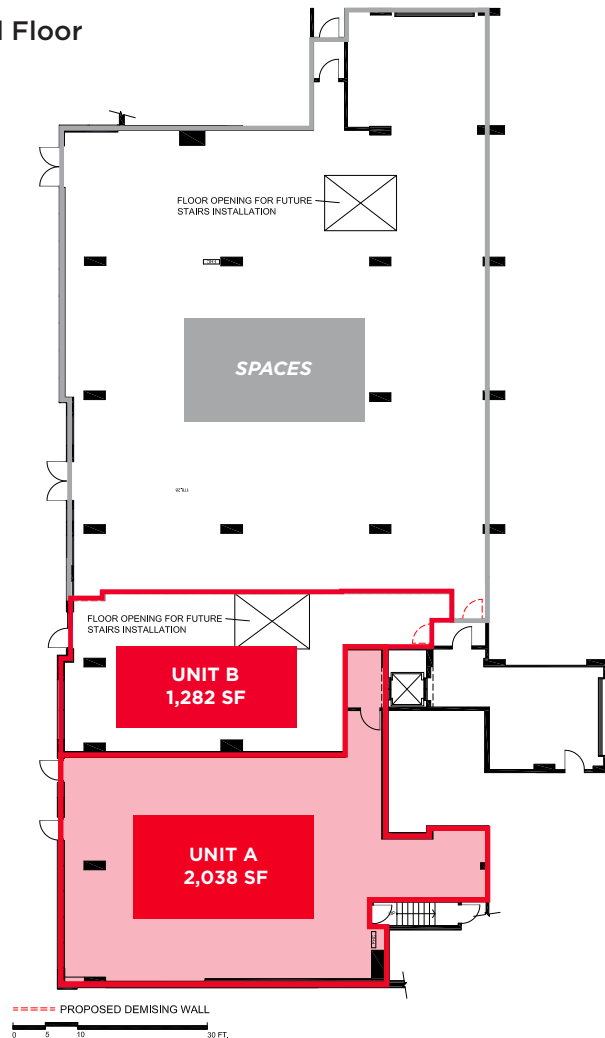


GROUND FLOOR

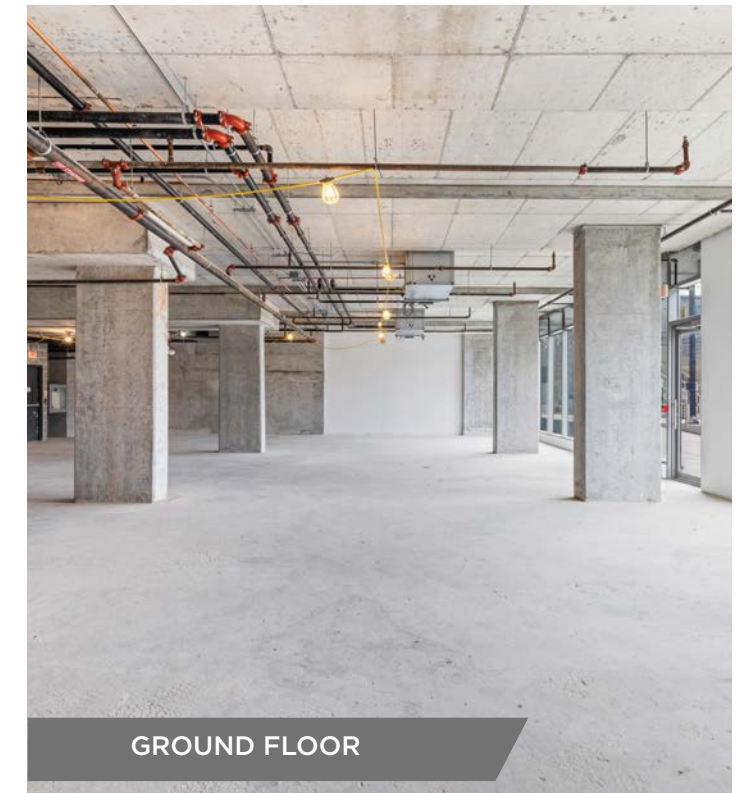


GROUND FLOOR

Ground Floor



GROUND FLOOR



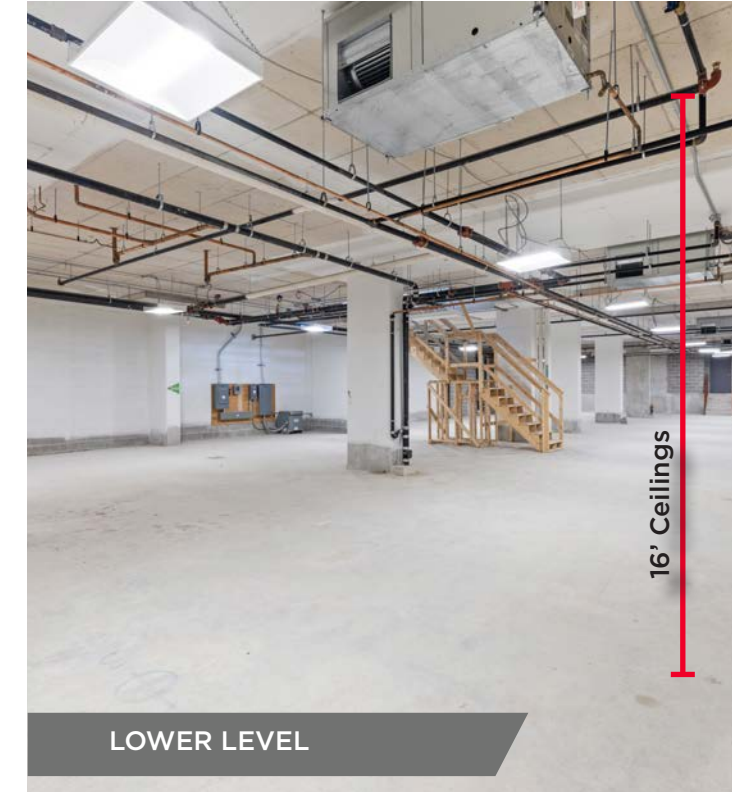
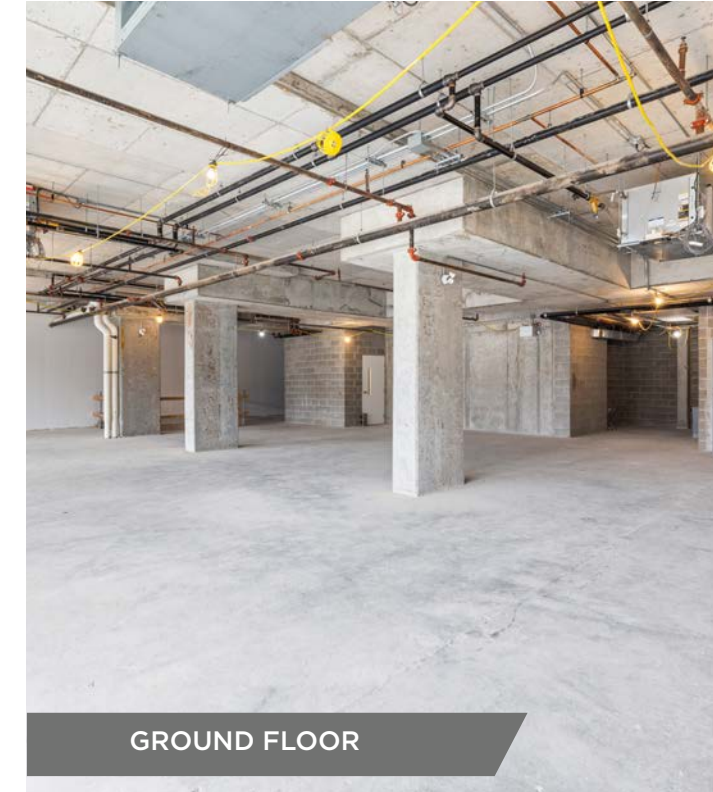
GROUND FLOOR



2. GROUND FLOOR UNIT B & LOWER LEVEL -
9,313 SF / \$2,000,000

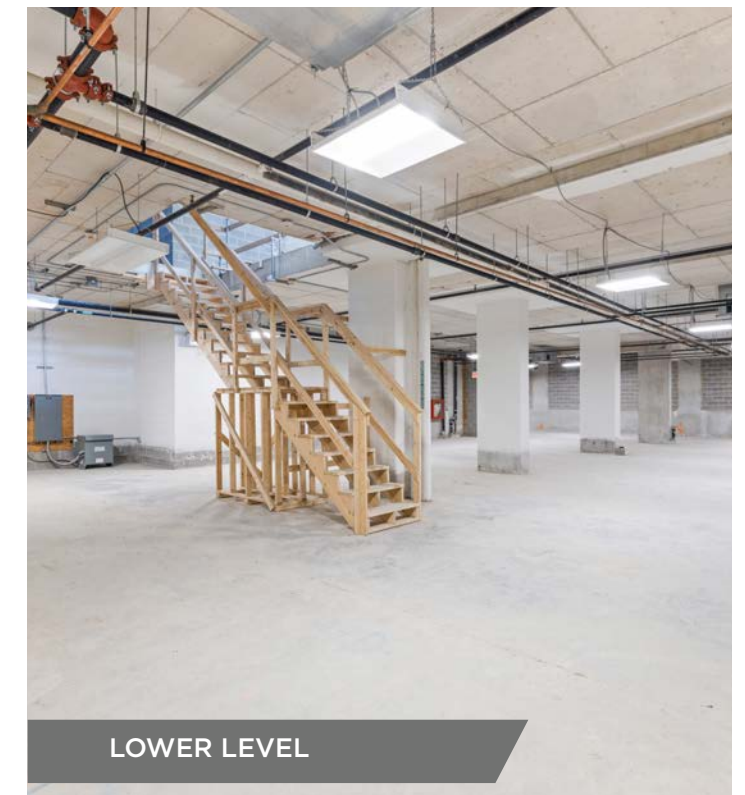
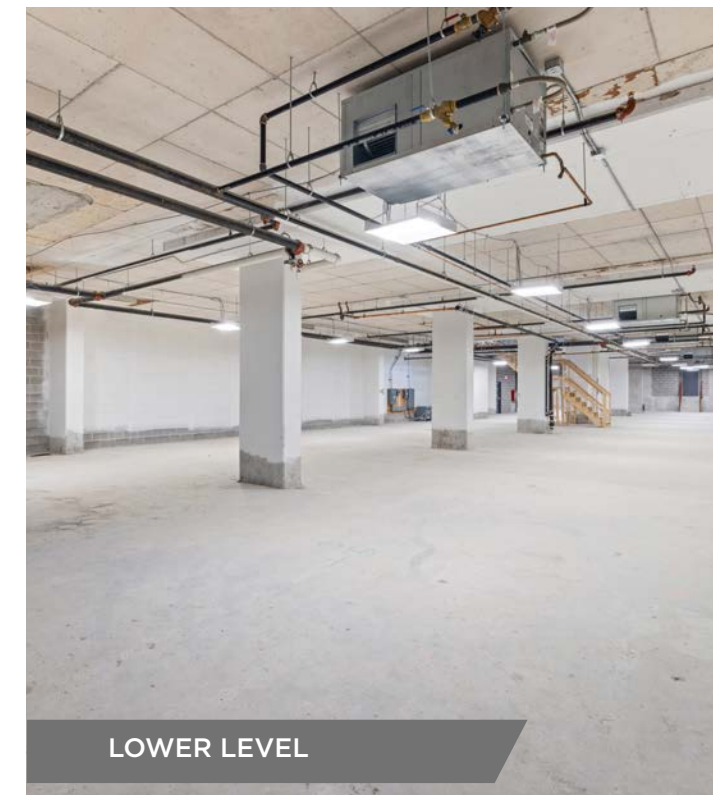
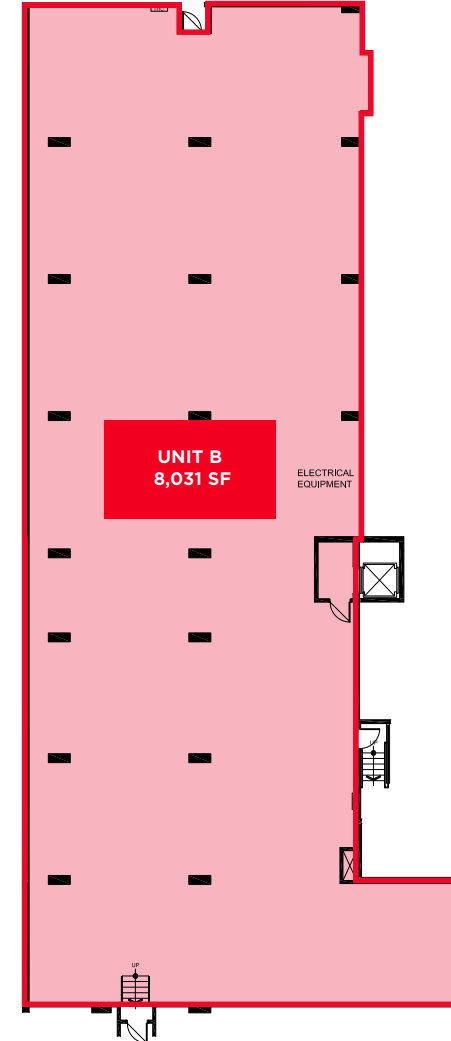
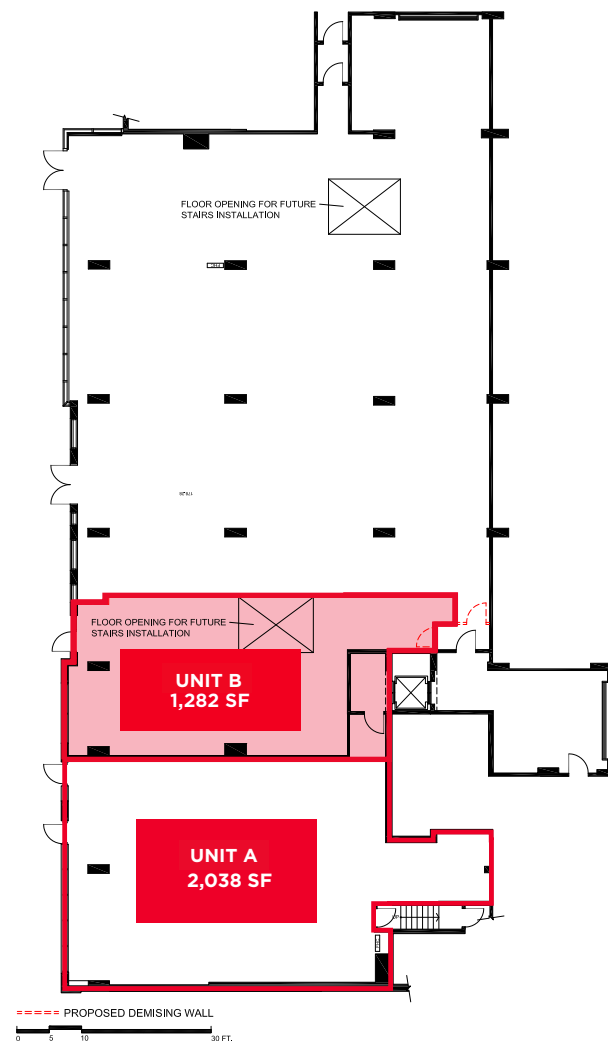


INTERIOR PHOTOS



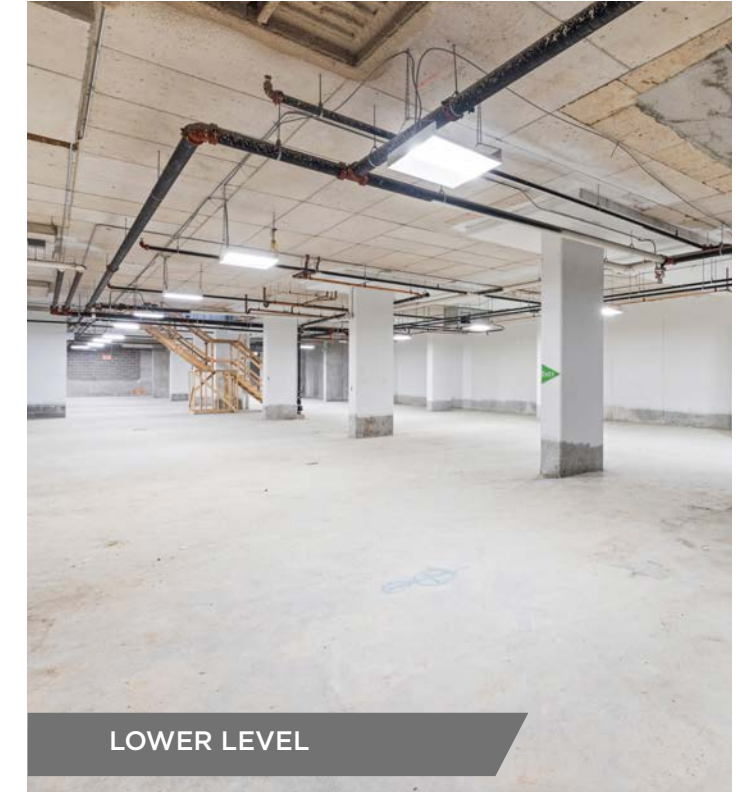
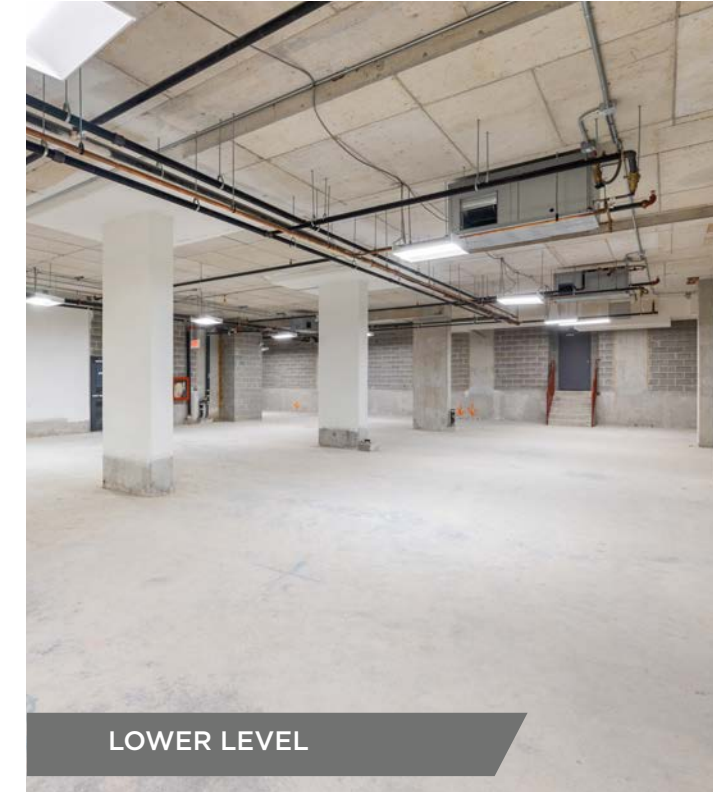
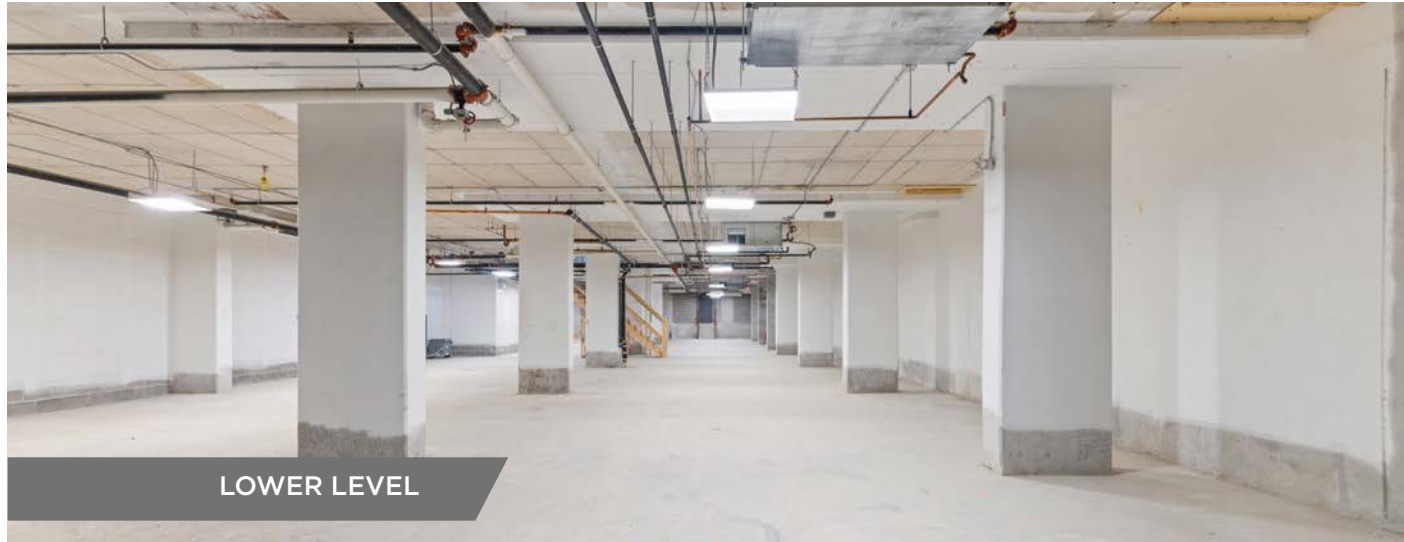
Ground Floor

Lower Level



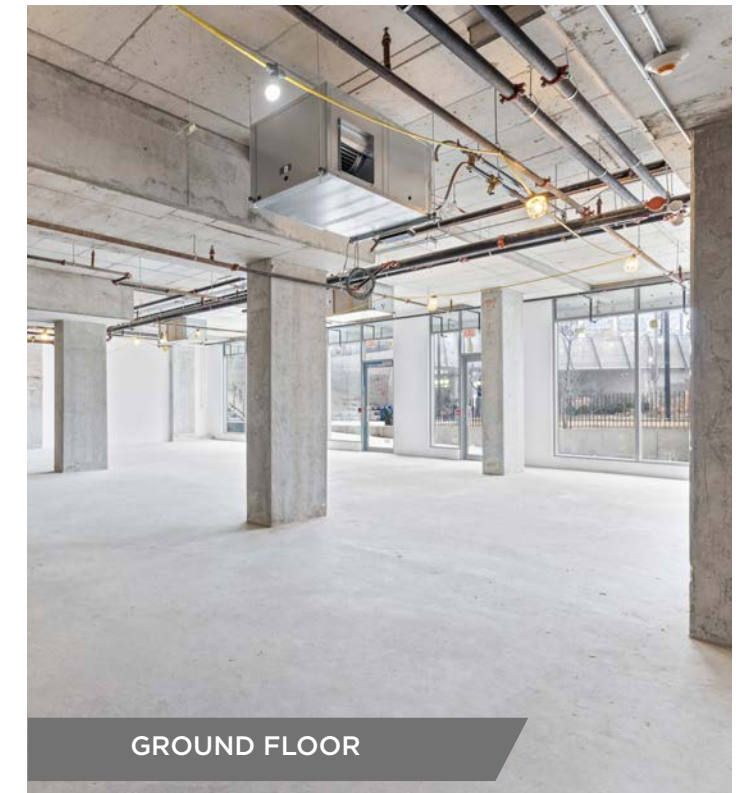
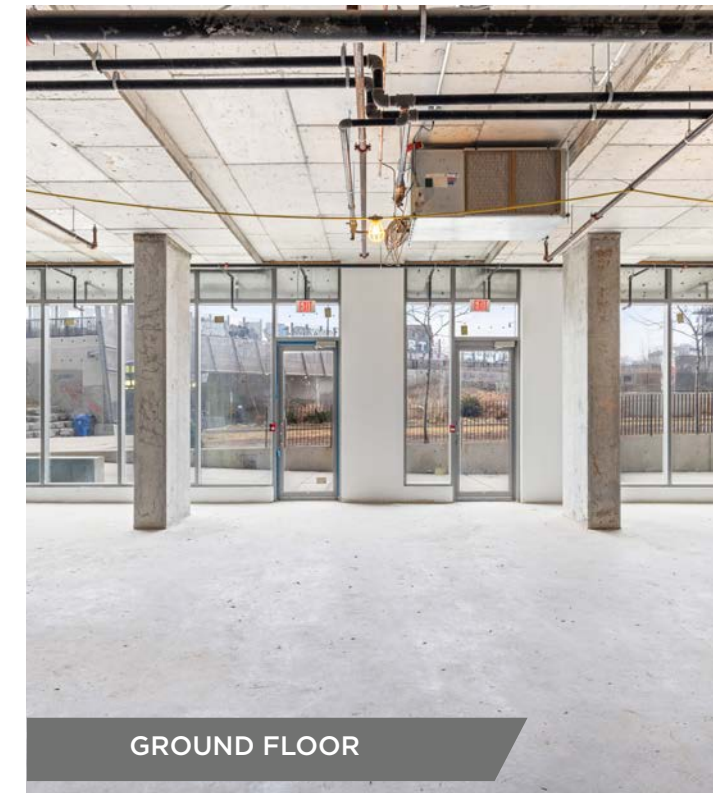
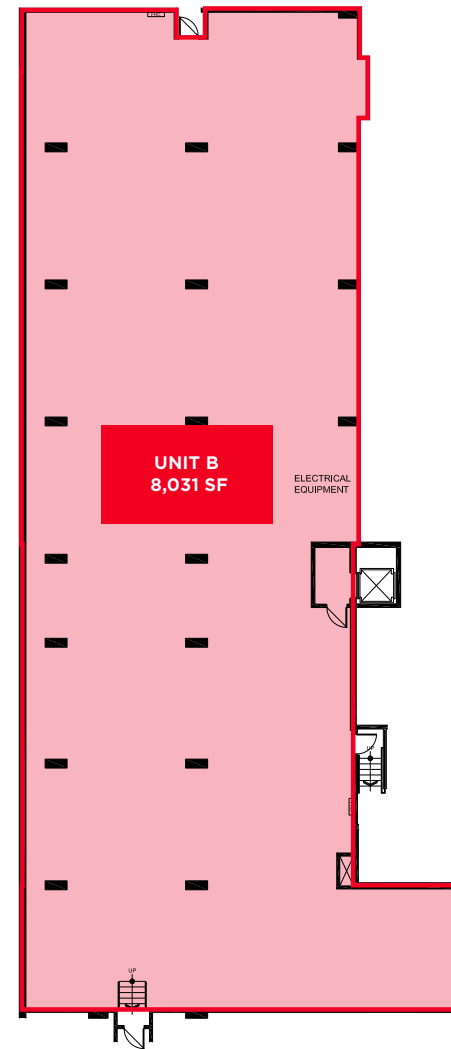
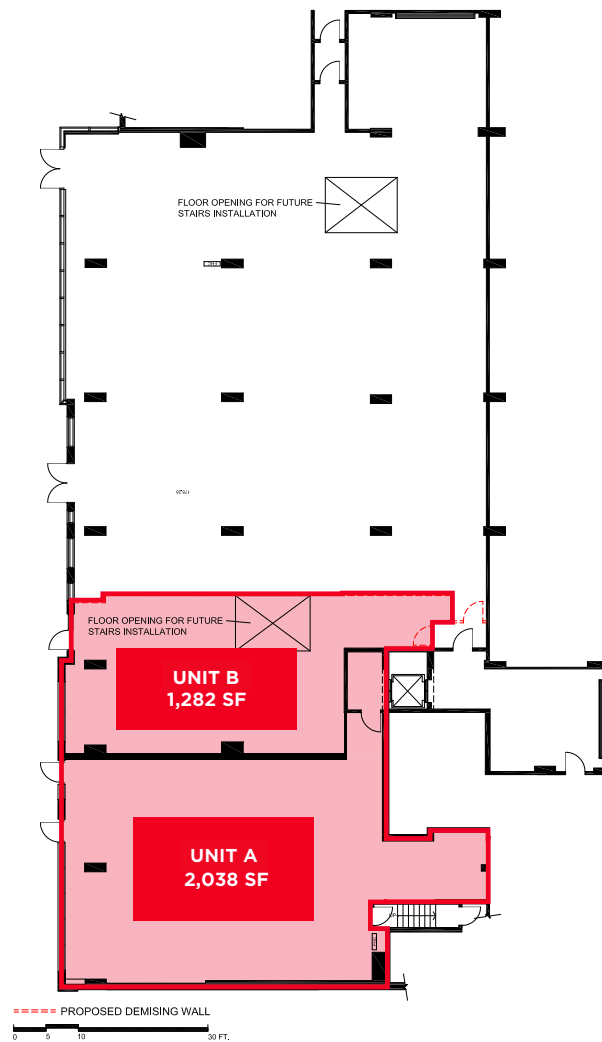
3. ENTIRE SPACE - **11,351 SF / \$3,000,000**

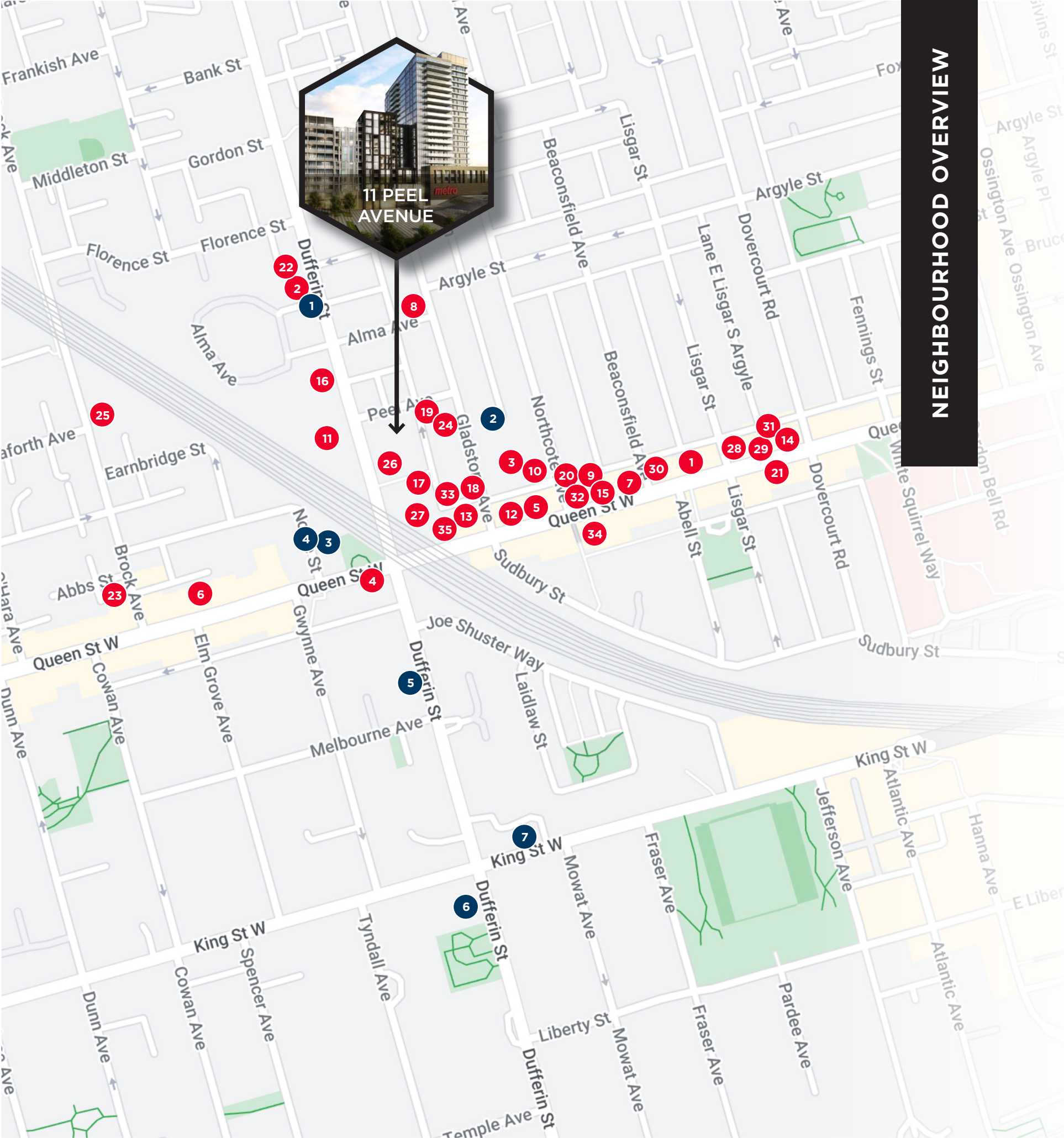
INTERIOR PHOTOS



Ground Floor

Lower Level





NEIGHBOURHOOD OVERVIEW









NEIGHBOURHOOD AMENITIES

- | | |
|---|--------------------------|
| 1. Bar Prima | 18. Island Foods |
| 2. Bather | 19. Pavilion |
| 3. BMO | 20. Pizzaiolo |
| 4. Bom Dia Café & Bakery | 21. Rexall |
| 5. Boogie | 22. Rooms Coffee |
| 6. Craigs Cookies | 23. Sam James Coffee Bar |
| 7. Death & Taxes Free House | 24. Smythe |
| 8. Fix Coffee + Bikes | 25. SOMA chocolatemaker |
| 9. Florette | 26. Spaces |
| 10. FreshCo | 27. Starbucks |
| 11. G Mercato Italian Kitchen and Gladstone House | 28. The Burger's Priest |
| 12. J's Steak Frites | 29. The Dog & Bear Pub |
| 13. Metro | 30. The Drake |
| 14. Motiv Pilates | 31. The Good Son |
| 15. Neon Tiger | 32. The Goods |
| 16. One More Round Boxing | 33. The Running Physio |
| 17. Paik's Bakes | 34. Tim Hortons |
| | 35. Wine Shop |

INCOMING DEVELOPMENTS

- | | |
|---------------------|--------------------|
| 1. 450 Dufferin St | 5. 340 Dufferin St |
| 2. 31 Gladstone Ave | 6. 1221 King St W |
| 3. 1266 Queen St W | 7. 1182 King St W |
| 4. 6 Noble St | |

DEMOGRAPHICS (5KM)

 Population 221,057	 Traffic Score 87
 Daytime Population 335,602	 Pedestrian Score 99
 Total Households 112,428	 Transit Score 92
 Avg. Household Income 118,047.5	 Incoming Building Units 2,007



161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

CONTACT

SALE

ALAN RAWN

Senior Vice President
Office Services
+1 416 359 2440
alan.rawn@cushwake.com

JOEL GOULDING

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

LEASE

CARMEN SIEGEL

Associate Vice President
Urban Retail Services
+1 416 359 2365
+1 416 648 0451
carmen.siegel@cushwake.com

HANNAH KINNEY

Associate
Retail Services
+1 416 359 2390
+1 647 294 0367
hannah.kinney@cushwake.com



©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

