

**AVISON
YOUNG**

For Sale

**106-108 Tycos
Toronto, ON**



Building for sale in the Design District

Get more information

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For Sale









106-108 Tycos Drive
Toronto, ON



Property Details

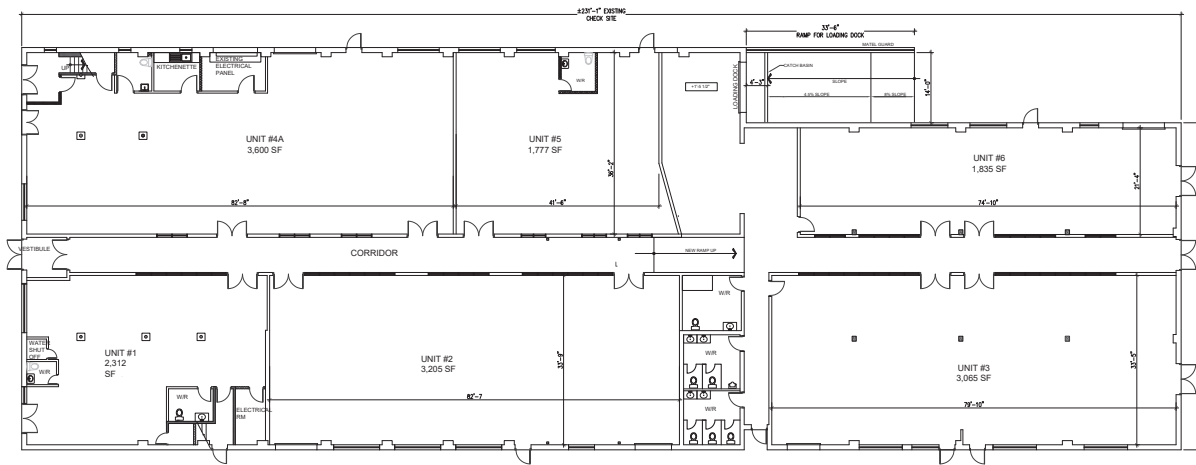
Office Area	90%
Industrial Area	10%
Total Area	20,240 sf
Clear Height	15'
Shipping	1 Truck Level 3 Drive-in Doors
Zoning	EL 1.0
Asking Price	\$9,988,000
Taxes (2024)	\$57,703.22
Occupancy Date	Speak to listing agents

Property Highlights

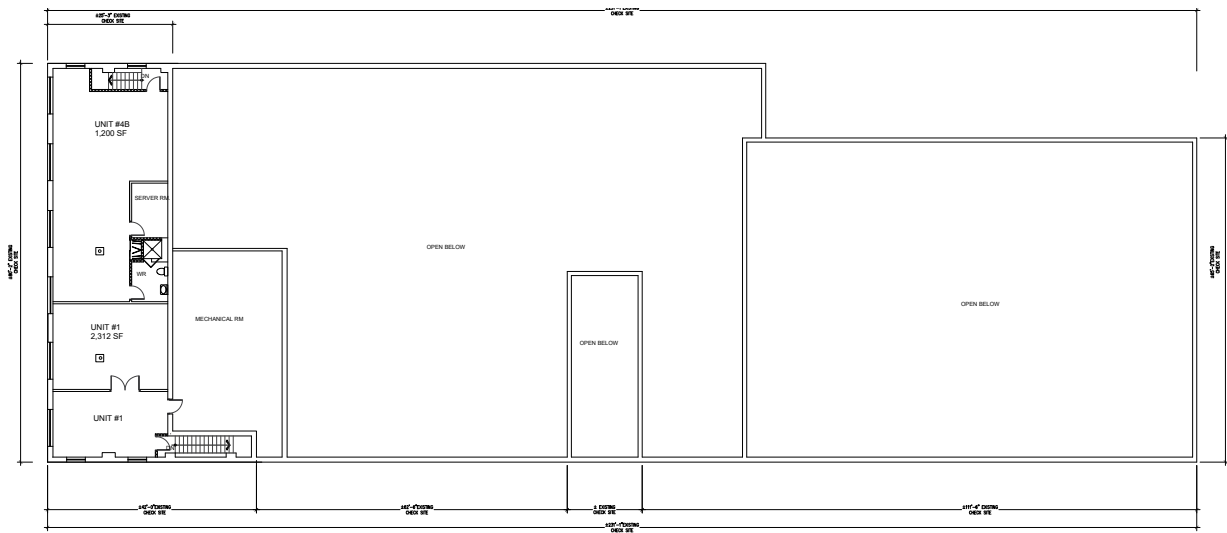
-  User/investor opportunity in the heart of the Design District
-  Fully renovated flex building currently demised into showroom/office units
-  Potential for all units but 4B (1,200 SF) to be vacant by November 2025
-  Can be converted to a single tenant/user building
-  Parking at front and rear
-  Steps from public transit
-  Situated near Yorkdale Mall, affluent neighbourhoods like Forest Hill and countless new high-rise developments along Dufferin and Lawrence
-  Opportunity for income upside by implementing market rents in low \$20s on full building area of 20,240 for NOI in excess of \$400k per annum

Floor Plan

1st Floor



2nd Floor



Unit	Total Area (sf)	Tenant
1	2,312	Green Galaxy
2	3,205	VACANT
3	3,065	Magen Boys Entertainment
4A	3,600	Kings Boutique Hangers and Mannequins
4B (second floor)	1,200	Jodie Rosen Design Inc. (Extension)
5	1,777	1980048 Ontario Inc.
6	1,835	1980048 Ontario Inc.

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Amenities within 5KM


690
RESTAURANTS


39
FITNESS CENTRES


101
BANKS


4
HOTELS


58
GAS STATIONS

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**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member