

FOR SALE

MULTI RESIDENTIAL/ MIXED USE BUILDING IN THE HEART OF YONGE AND WELLESLEY



APPROX 4250 SQ FT BUILDING
+ 1000 sq ft lower level
OFFERING AT: \$5,900,000

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574-576 Yonge St, Toronto, Ontario
Offering At: \$5,900,000



OVERVIEW

A fantastic opportunity to buy and invest in a piece of Toronto's iconic Yonge St. Exceptionally vibrant, historically profitable and currently under transformation, Yonge St has consistently been an excellent investment for both end users and investors alike. Supported by a strong pedestrian traffic, solid income demographics, high density neighborhoods, one of a kind street exposure and great transit options, this stretch of Yonge St is expected to continue to thrive and outperform.

This 3-storey mixed use building consists of approximately 4250 sq ft of rentable area plus basement, extra wide frontage of 25' and a total lot size of 1927 sq ft. Situated in Toronto's "Mixed Use" Official plan area this building has a favorable CR (Commercial Residential) zoning which permits a broad range of uses.

LOCATION MAP



574-576 Yonge St, Toronto, Ontario

Offering At: \$5,900,000

PROPERTY ATTRIBUTES

Total Lot Area: 25 x 77 ft

Zoning: CR3.0 (c2.0;r3.0)*2546)

574 Yonge St

Building Attributes

- 3 Storey building
- **Main floor:** 1300 sq ft or rentable area (note: 300 sq ft is located behind 576 Yonge) + 1000 sq ft basement
- **2nd Floor:** 1000 sq ft
- **3rd floor:** 425 sq ft

Mechanicals

- 100 amp power
- Forced air gas furnace

Income

- **Main floor:** vacant (estimated \$50-60 per sq ft net)
- **2nd floor:** month to month commercial tenant (estimated \$25 per sq ft net)
- **3rd floor:** month to month residential tenant (\$1100 per month)



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PROPERTY ATTRIBUTES

Total Lot Area: 25 x 77 ft

Zoning: CR3.0 (c2.0;r3.0)*2546)

576 Yonge St

Building Attributes

- 3 Storey building
- **Main floor:** 790 sq ft of rentable area
- **2nd Floor:** 675 sq ft
- **3rd floor:** 450 sq ft

Mechanicals

- 100 amp power
- Forced air gas furnace

Income

- Existing tenant occupies all floors
- **Base Rent:** \$4250 per month with escalations
- **TMI:** Tenant pays 75% of the property taxes

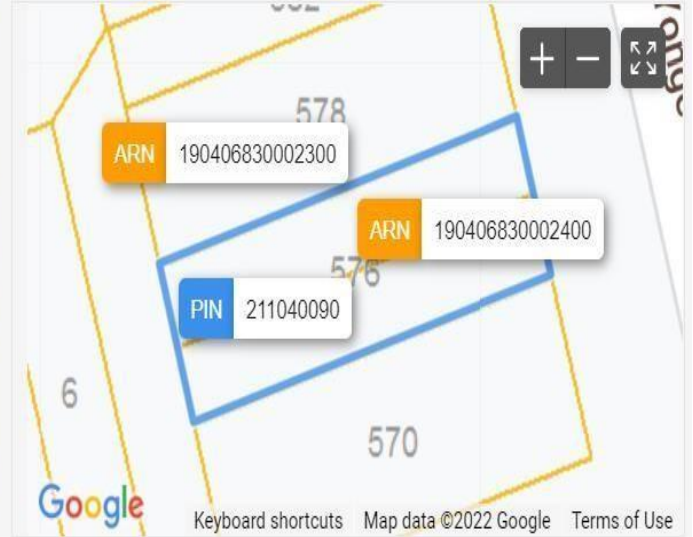


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PROPERTY ATTRIBUTES

SITE AND STRUCTURE



Lot Size

Area: 1,926.74 ft² (0.044 ac) Perimeter: 203.41 ft

Measurements: 77.19 ft x 25.03 ft x 77.18 ft x 25.03 ft 

Lot Measurement Accuracy: **LOW** 

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Main Floor — 1300 sq ft (includes wrap around portion behind 576 Yonge St)

- Previously operated as a restaurant
- Existing kitchen equipment
- 1000 sq ft basement



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574 Yonge St

2nd and 3rd Floor — 1000 sq ft + 450 sq ft

- 2nd floor: existing SPA tenant (month to month)
- 3rd floor: existing studio apartment (month to month)



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576 Yonge St

Main floor – 790 sq ft

- Existing retail tenant occupies the entire building



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576 Yonge St

2nd and 3rd floor — 675 sq ft + 450 sq ft

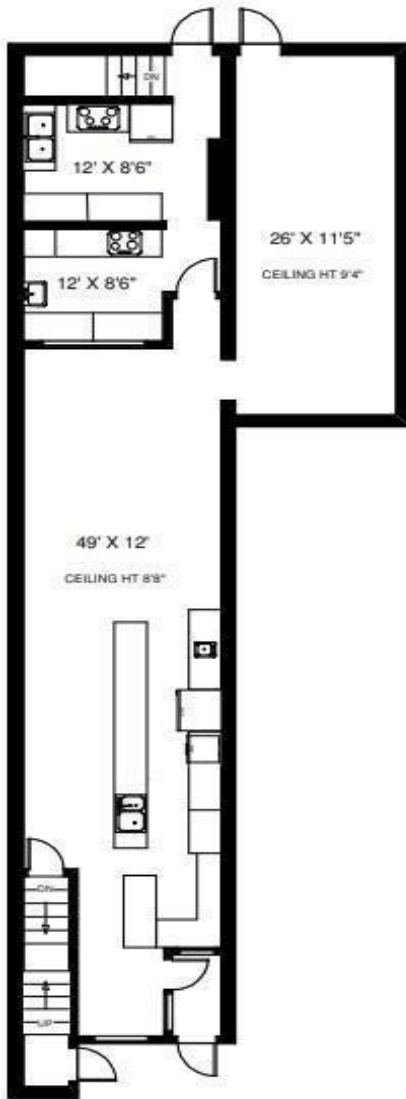
- 2nd floor: existing main floor tenant
- 3rd floor: existing main floor tenant



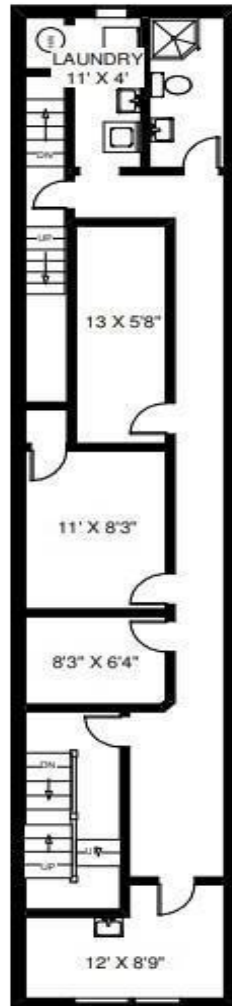
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BUILDING FLOOR PLANS AND DETAILS

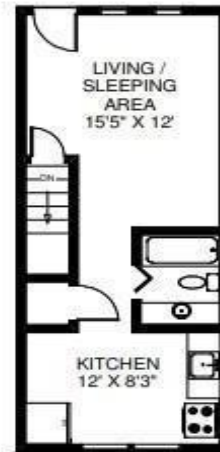
574 YONGE STREET



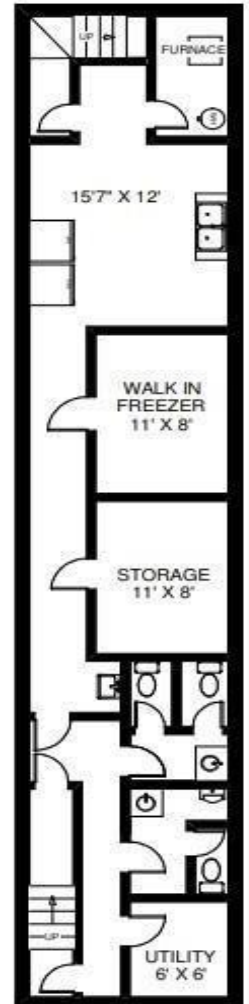
MAIN FLOOR
APPROXIMATELY 1,300 SQ FT



CEILING HT 8'
SECOND FLOOR
APPROXIMATELY 1,000 SQ FT



CEILING HT 8'6"
THIRD FLOOR
APPROXIMATELY 425 SQ FT



CEILING HT 6'5"
LOWER FLOOR
APPROXIMATELY 1,000 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

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576 YONGE STREET



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CHURCH YONGE CORRIDOR

Church-Yonge Corridor residents come from a myriad of different backgrounds, and span the entire spectrum of the socio-economic scale. There is a large number of rental accommodations in this neighbourhood. This reflects the mobility of the population, which is comprised mostly of singles and couples. Toronto Metropolitan University is helping to reshape Toronto's downtown east core with an expanded campus. The former Maple Leaf Gardens which has been renamed Mattamy Athletic Centre, now serves as the home of the Toronto Metropolitan University Sports and Recreation Centre. Ritzy new condo developments are springing up all over the Church-Yonge Corridor which is rapidly changing the character of this downtown neighbourhood from urban grit to City chic.

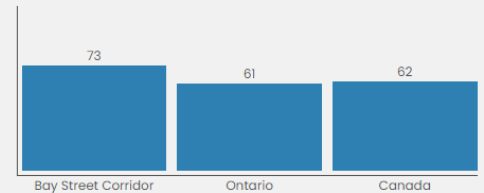
Population
33,195

Median Age
30.2 Years



Bay Street Corridor Livability

#262 ranked neighborhood in Toronto
#400 ranked neighborhood in Ontario
Ranks better than 98% of areas



Walk Score
100

Walker's Paradise

Daily errands do not require a car.

Transit Score
95

Rider's Paradise

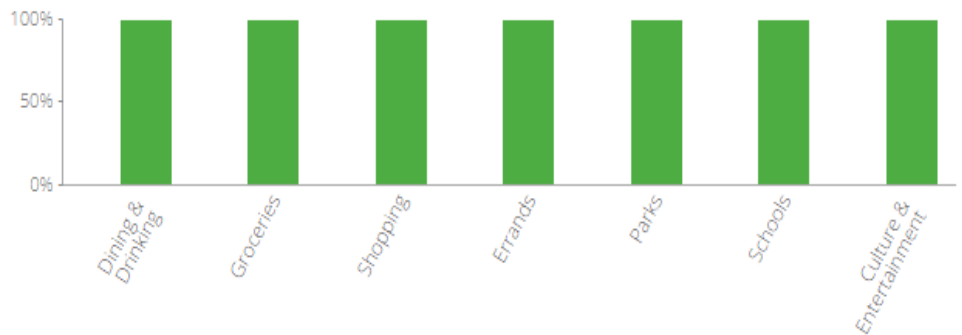
World-class public transportation.

Bike Score
96

Biker's Paradise

Daily errands can be accomplished on a bike.

The Walk Score here is 100 out of 100 based on these categories. [View a map](#) of what's nearby.



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