

FOR SALE

955 & 957 BLOOR STREET WEST, TORONTO, ON



REDEVELOPMENT OPPORTUNITY

DENSITY INFILL

INVESTOR, DEVELOPER
OR USER

\$6,500,000

- City "Avenues" Zoning By-law Amendment - Identifies the site for height of 6-storeys, 20 metres (65.6 ft) max, FSI of 3.84, additional 3-storeys may be permitted

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The Property

955 & 957 BLOOR STREET WEST

The two buildings anchor the south-west corner of Bloor Street West and Delaware Avenue, just steps to the subway, Ossington Station, Delaware entrance directly across the street.

Together 955 & 957 Bloor St. West provide a contiguous parcel with Bloor Street frontage of 49.8 feet and total lot area of 5,005.22 SF. Combined, the properties provide eight residential units on floors 2 & 3 and at street level, fronting Bloor Street, two commercial-retail units with full basements. Permitted boulevard parking provides four spaces along Delaware Avenue.

The buildings are 100% occupied. The mid-summer 2025 lease expiry of both street level commercial units provides opportunity to conjoin the units, refurbish the retail space, upgrade the tenant and rent reflecting the larger and updated space, showcasing the high-visibility corner exposure.

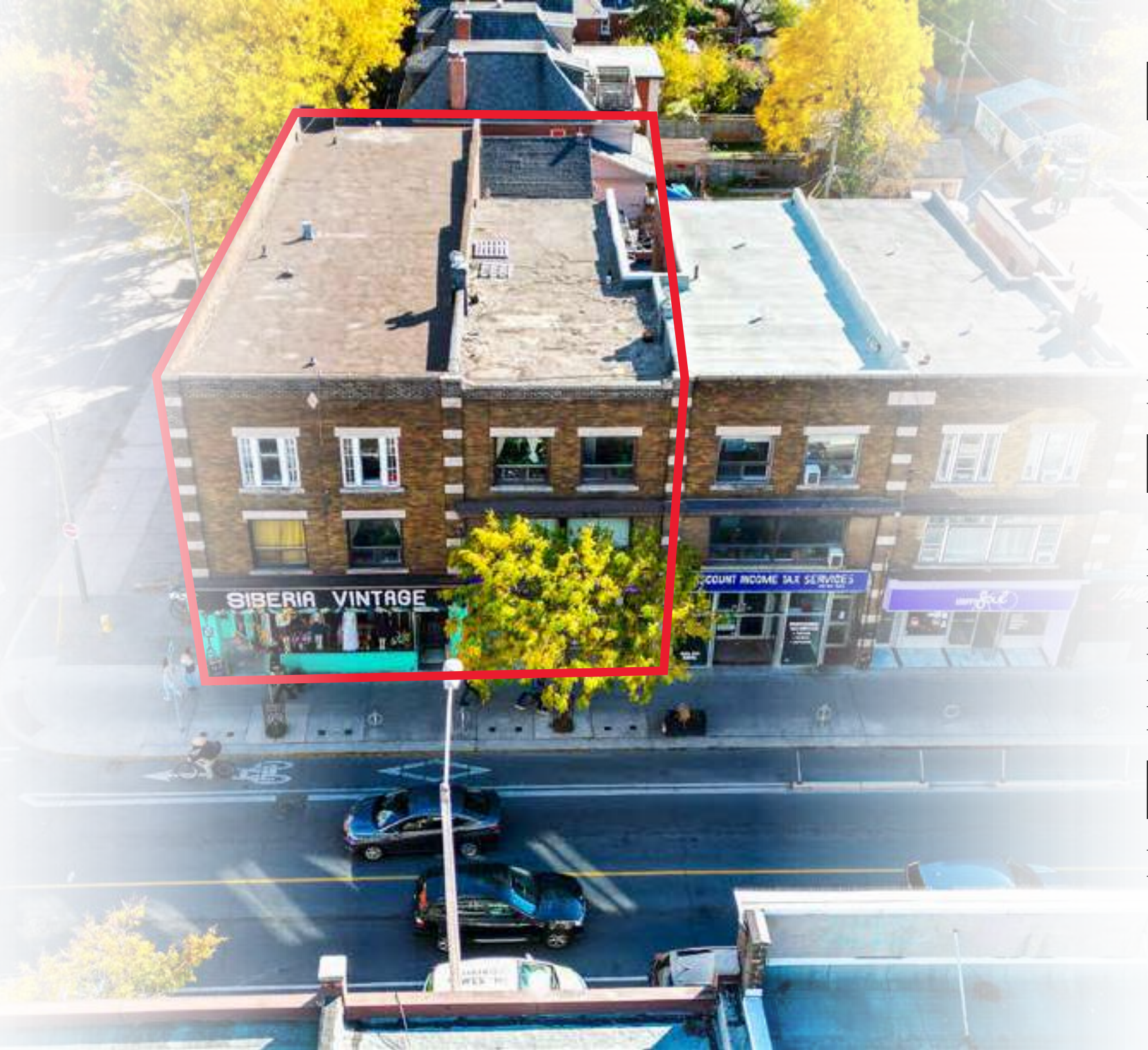


PHASE I ENVIRONMENTAL SITE ASSESSMENT*

The Phase I ESA was completed in general accordance with the CSA Standard Z768-01. Based on the results of the Phase I ESA completed by Pinchin, (report dated Sept.6, 2024), the following could result in potential subsurface impacts at the Site.

The property located at 949 Bloor Street West was occupied by a retail fuel outlet and an automotive repair/servicing facility between 1924 until at least 1976. It is Pinchin’s opinion that the historical operations at this property could result in potential subsurface impacts at the Site. Based on the findings noted above, Pinchin recommends completing a Phase 2 ESA at the Site.

*As per Pinchin Ltd. ESA report Sept 6, 2024



PROPERTY DETAILS

	955 Bloor St W *	957 Bloor St W*	Total
PIN	212820073	212820072	
Area (acres)	0.065 acres	0.050 acres	1.15 acres
Area (SF)	2,830.91 SF	2,174.31 SF	5,005.22 SF
Frontage (ft)	27.8 ft	22.00 ft	49.8 ft
Depth (ft)	100 ft	100 ft	
ARN	190404434003700	190404434003600	
Zoning	CR3(C1;R2.5*1570) MTSA	CR3(C1;R2.5*1570) MTSA	
* per GeoWarehouse			

AREA SUMMARY

	955 Bloor St W *	957 Bloor St W*	Total
Ground Floor	2,180.77 SF	1,227.09 SF	3,407.86 SF
2nd Floor	1,630.73 SF	959.06 SF	2,589.79 SF
3rd Floor	1,879.38 SF	1,055.94 SF	2,935.32 SF
Total	5,690.88 SF	3,242.09 SF	8,932.97 SF
Lower Level	2,399.28 SF	1,319.66 SF	3,718.94 SF
Total + Lower *	8,090.16 SF	4,561.75 SF	12,651.91 SF
*per Liu Lim Architects inc. October, 2024			

NOI

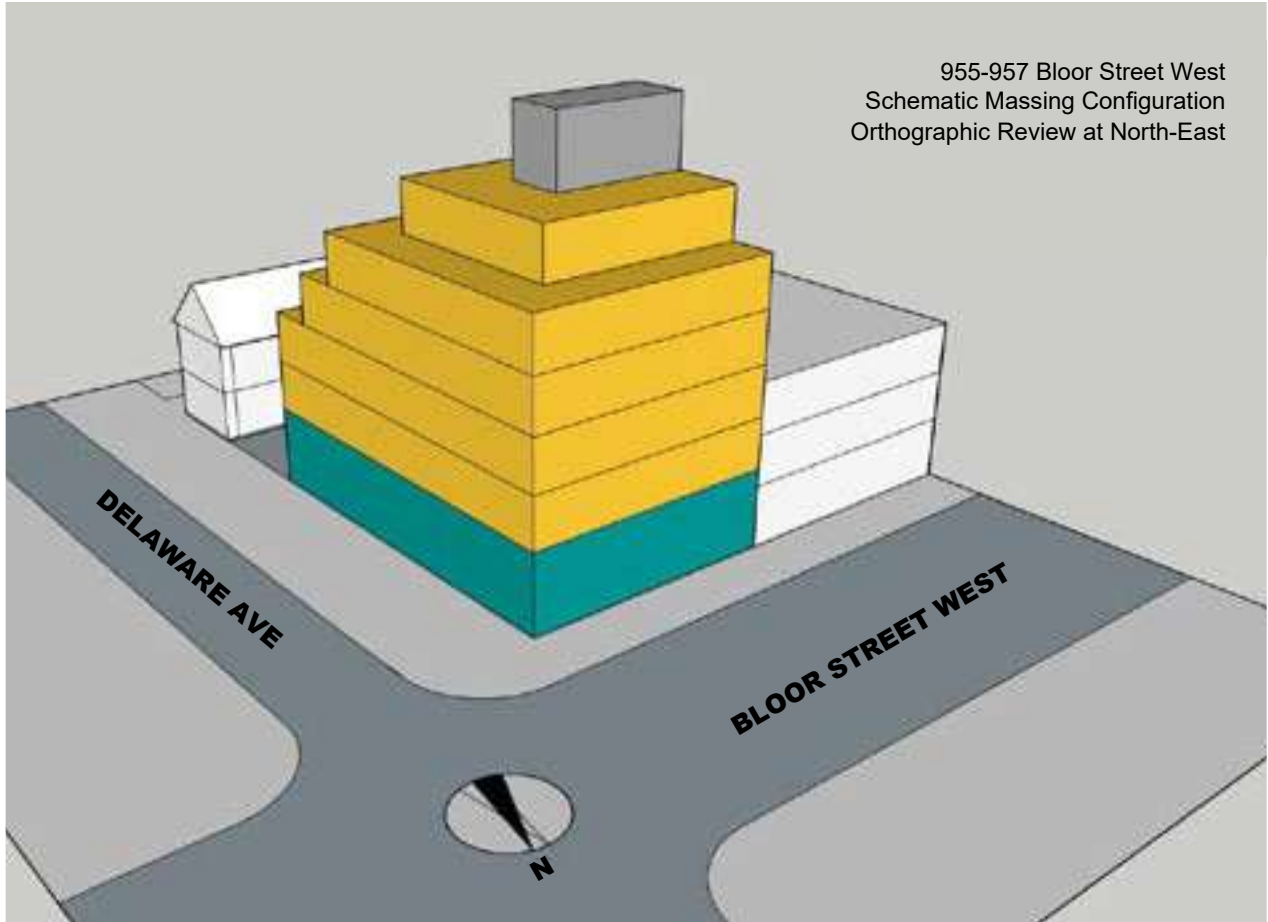
NOI - (Estimated 2024)	\$145,200.00
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CONCEPT PLANNING

REDEVELOPMENT OPPORTUNITY | DENSITY INFILL | TOP UP POTENTIAL

The City of Toronto has made application (Oct. 30-2024, To amend Zoning By-law 569-2013) to incorporate new development standards, per “Mid-Rise Buildings - Avenue Study”.

Zoning By-law identifies the site for a maximum height of 6-storeys, and a maximum floor space index (FSI) of 3.84. An additional 3-storeys in building height may be permitted. Potential reconfiguration of building to accommodate permitted residential, commercial retail uses to maximum height 20 metres (65.6 ft).



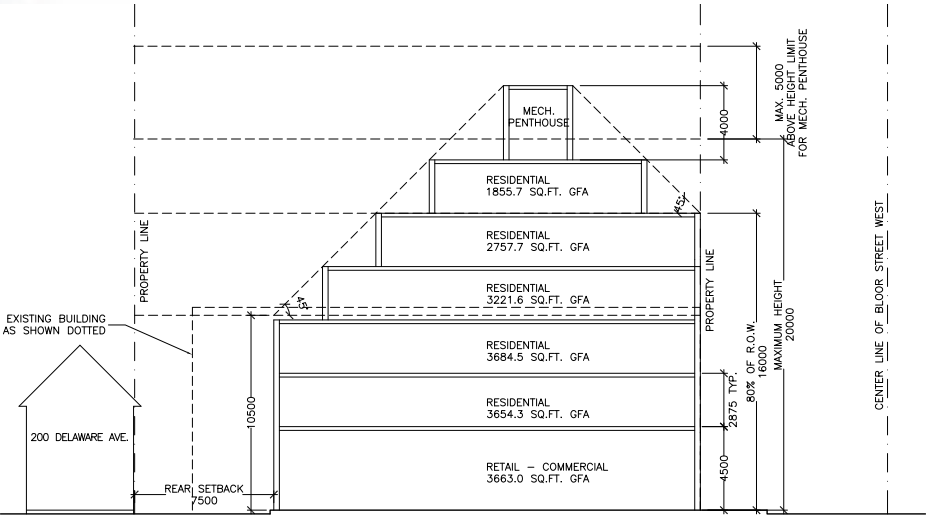
As per Liu Lim Architects Inc. subject to verification, application, and approval City of Toronto.



LOT AREA: 4891.1 SQ.FT.
FLOOR SPACE INDEX (FSI): 3.85

GROSS FLOOR AREA (GFA)
RETAIL – COMMERCIAL: 3663 SQ.FT.
RESIDENTIAL: 15,173.8 SQ.FT.
TOTAL: 18,836.8 SQ.FT.

NOTE: EXISTING R.O.W.s NOT SHOWN



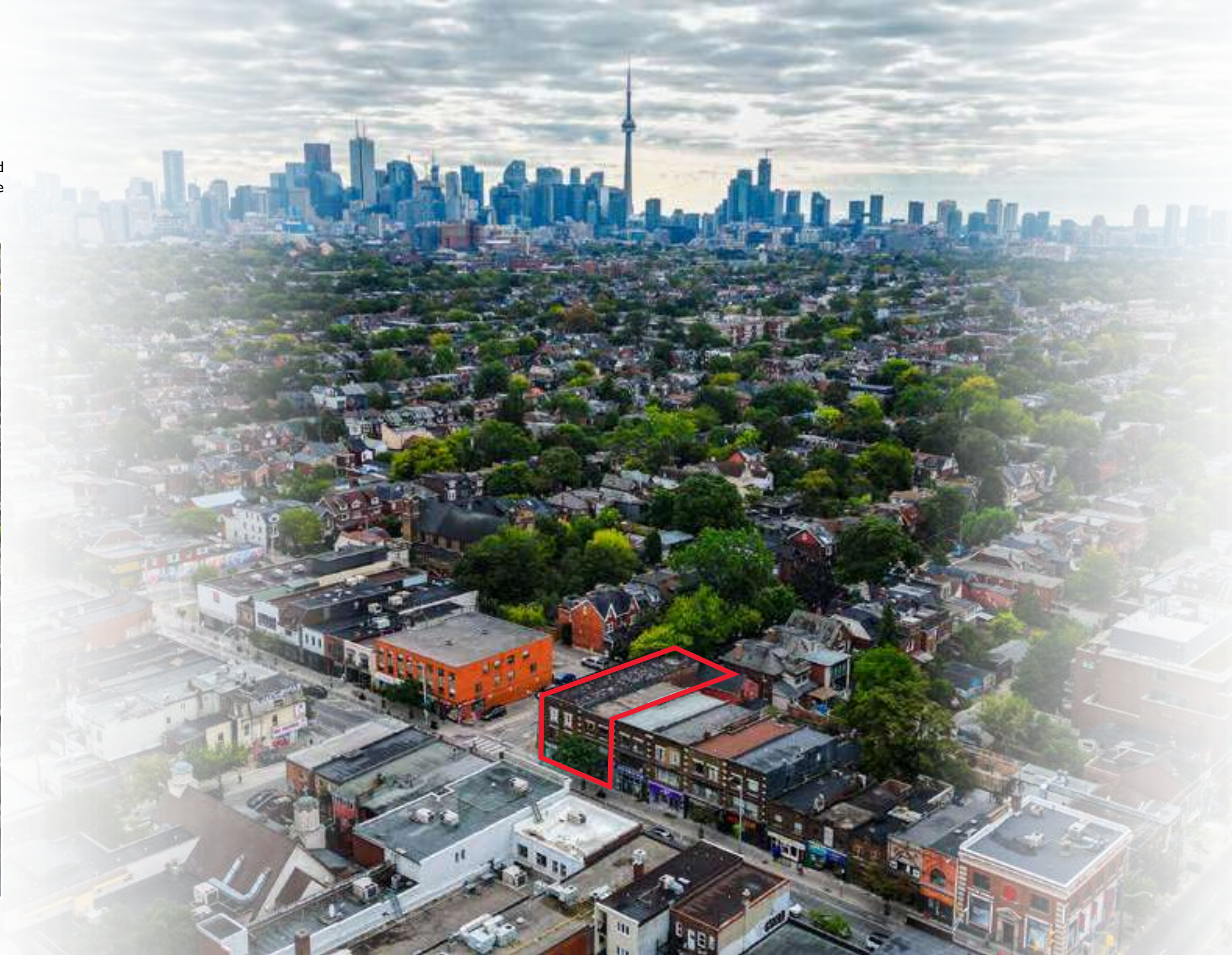
CONFIGURATION SHOWN IS PROPOSED FOR DISCUSSION PURPOSES ONLY
BASED ON PROPOSED AVENUES AND MID-RISE BUILDINGS STUDY
PERFORMANCE STANDARDS AND SUBJECT TO VERIFICATION, APPLICATION TO
AND APPROVAL OF CITY OF TORONTO.
PARKING AND FAÇADE (FENESTRATION AND BALCONY) CONFIGURATION NOT
SHOWN.
NOTE: DRAFT OF ZONING BY-LAW AMENDMENT BY CITY IS PENDING.

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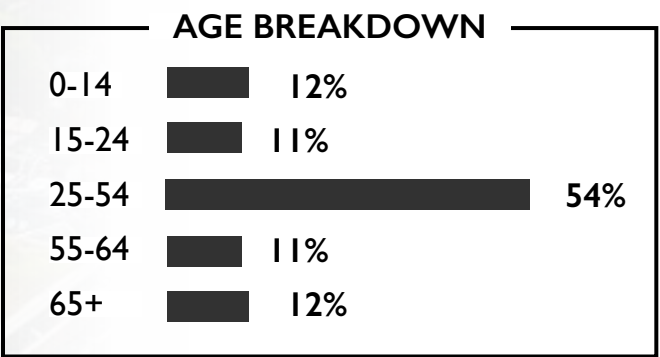
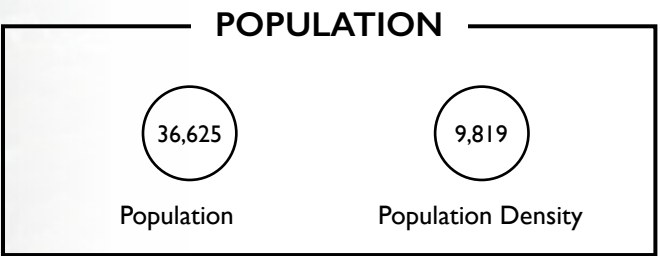
THE LOCATION

DOVERCOURT VILLAGE

This is a high-traffic, busy neighbourhood with a large variety of restaurants, shops and services amongst a robust and rapidly gentrifying mature neighbourhood. Dovercourt Village is sandwiched between Bloor Street and St. Clair Avenue between Christie Street to the East, and Dufferin Street to the West.



DEMOGRAPHICS



THE LOCATION

NEIGHBOURING MID & HIGH RISE DEVELOPMENTS

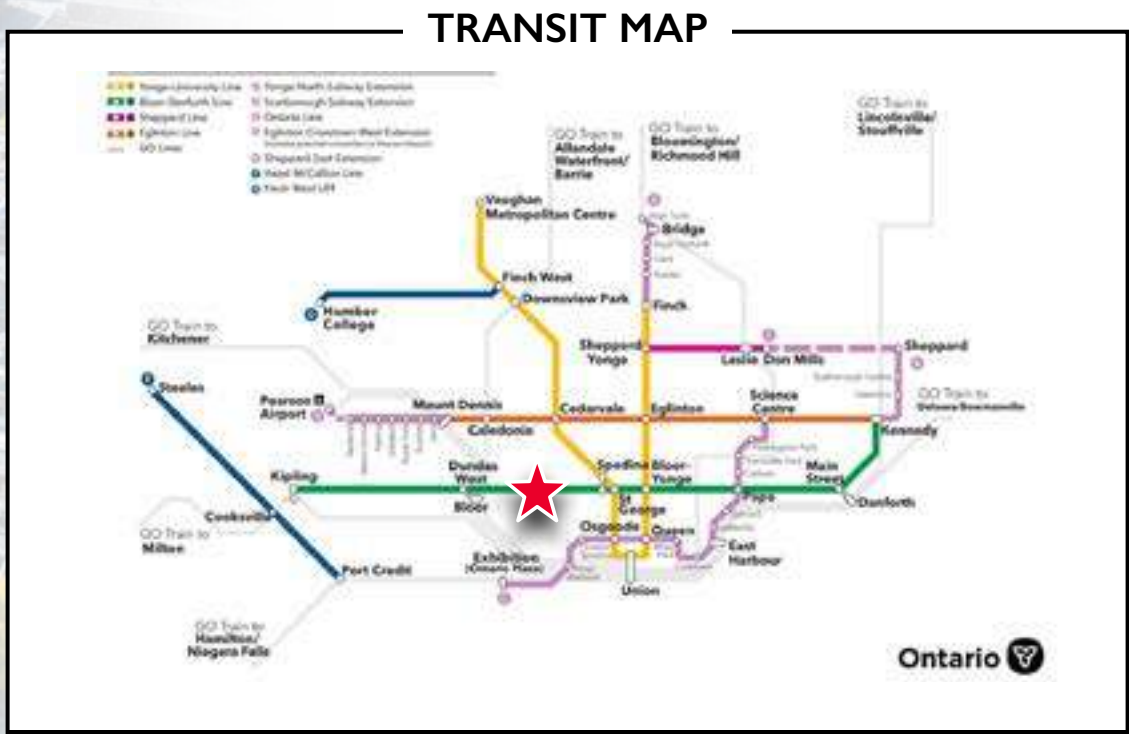
#	Address	Name	Units	Asking Price	Storeys	Dist. from Subject
1	707 Dovercourt Rd	707 Lofts	78		5	160m
2	990 Bloor St W	Motto	116	\$1,406/SF/Livabl	12	170m
3	730 Dovercourt Rd & 323 & 357 Rusholme Rd	Doversquare Apartments	356		20	280m
4	1101 Bloor St W	Marlow	2,000		19, 22 & 32	600m
5	840 Dupont St	The Dupont	329	\$1,438/SF/Livabl	9	1.4km
6	1245 Dupont St	Galleria 1 & 2	2,846	\$1,154/SF/Livabl	29 & 24	1.7km
	1185 Dupont St	Galleria 3	427	\$1,220/SF/Livabl	31	1.7km



TRANSIT CONNECTIVITY

THROUGHOUT THE GTA

Immediate access to transit. Just steps to the iconic TTC Subway. Ossington Station, Delaware entrance is directly across the street.





Data Room information available via NDA

FOR MORE INFORMATION

Please contact the Listing Agents



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