

FOR SALE | OFFICE MIXED-USE PROPERTY

1880 O'CONNOR DRIVE

TORONTO | ON

[MAP LINK](#)



CB
METROPOLITAN

**EXCLUSIVE
BROKERS**



THE OFFERING

This six storey mixed-use office building was constructed in 1960 and significantly renovated in 2019. It offers 2,390 square foot office floor plates (12' ceilings) and 38 parking stalls, with the ground level having been used as a pharmacy and the first floor as a restaurant in the recent past. This presents a strong end user opportunity with significant longer term hold potential with 4 to 5 floors of office space plus the ground floor retail space.

The property is accessible via road cuts both onto O'Connor Drive and Bartley Drive. The total building area is 18,461 square feet on a 16,458 square foot lot (0.38 acres).

Ideally situated on the western edge of the Golden Mile Secondary Plan area ([link](#)), 1880 O'Connor Drive is gateway to the Golden Mile. The Golden Mile Secondary Plan is a City of Toronto Official Plan Amendment that sets a vision and planning framework for a major redevelopment of the Golden Mile area.

1880 O'Connor Drive also greatly benefits from the O'Connor Drive Reconfiguration Plan which may provide a valuable future investment opportunity. This property is situated in the 'key intersection' of the O'Connor Drive Avenue Area Study



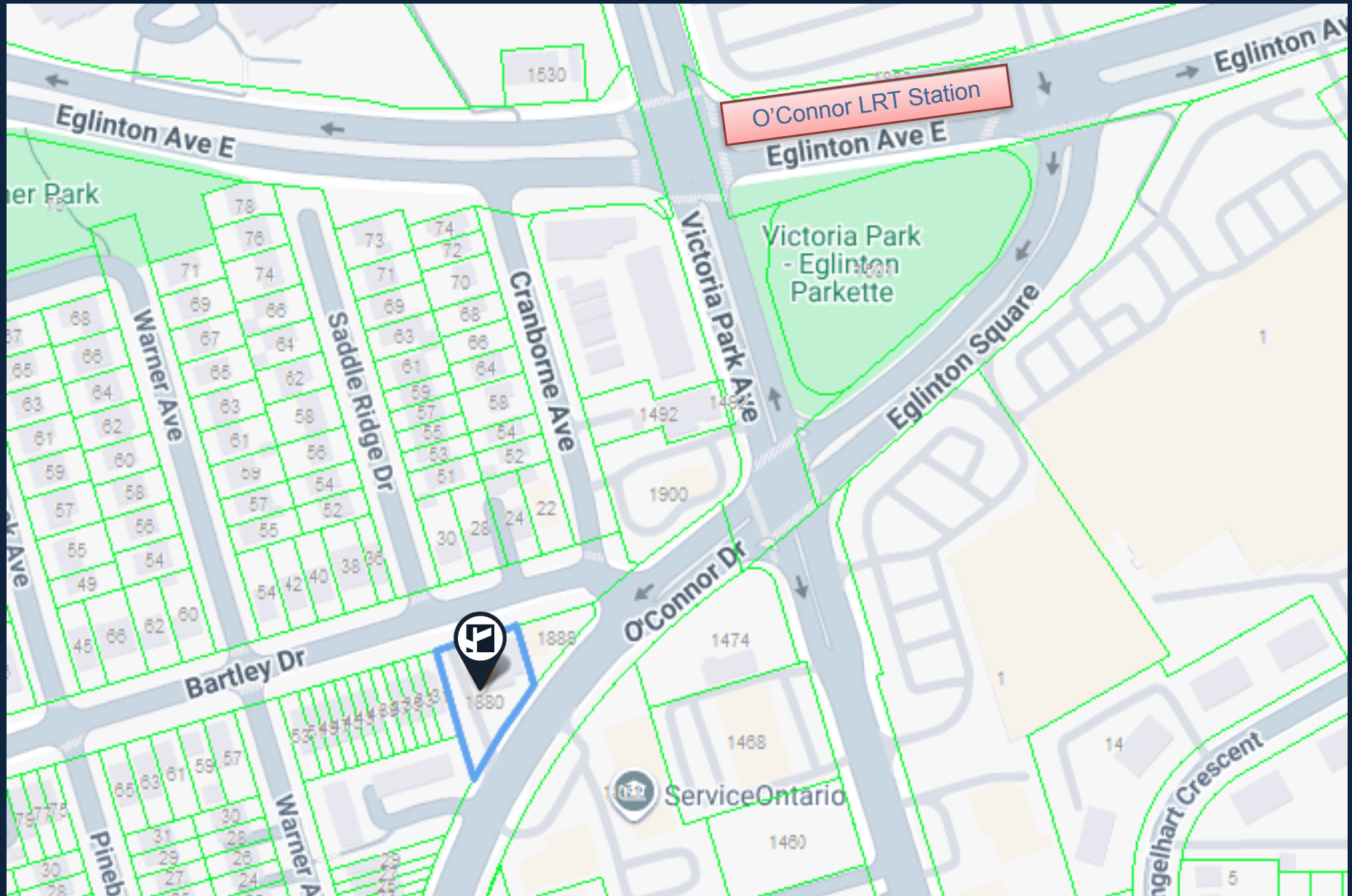
PROPERTY DETAILS

<i>Location</i>	North side of O'Connor Drive, 150m west of Victoria Park Avenue
<i>Total Site Area</i>	16,458 square feet; 0.378 acres (GeoWarehouse)
<i>Lot Dimensions</i>	158.2 x 190.07 Feet (irregular)
<i>Total Building Area</i>	18,461 square feet (12' ceilings)
<i>Levels</i>	Two multi-use retail levels & four office use levels
<i>Parking</i>	Surface parking for 38 passenger vehicles
<i>Zoning</i>	CR1 (c1.0; r1.0)
<i>Official Plan</i>	Mixed-Use Area
<i>Property Taxes</i>	\$80,321 (2025)
<i>Annual NOI</i>	TBD (estimated)
<i>Party to</i>	AZE HOLDINGS INC.
<i>Legal Description</i>	LOT 104, PART LOTS 101, 102, 103 AND 105, PLAN 1995, TOWNSHIP OF YORK; PART SECOND STREET, PLAN 1995 TOWNSHIP OF YORK (AKA SADDLE RIDGE DRIVE) AS CLOSED BY NY334381, PART 1 PLAN 66R30967 CITY OF TORONTO
<i>Tenancy</i>	100% Vacant

PROPERTY DETAILS



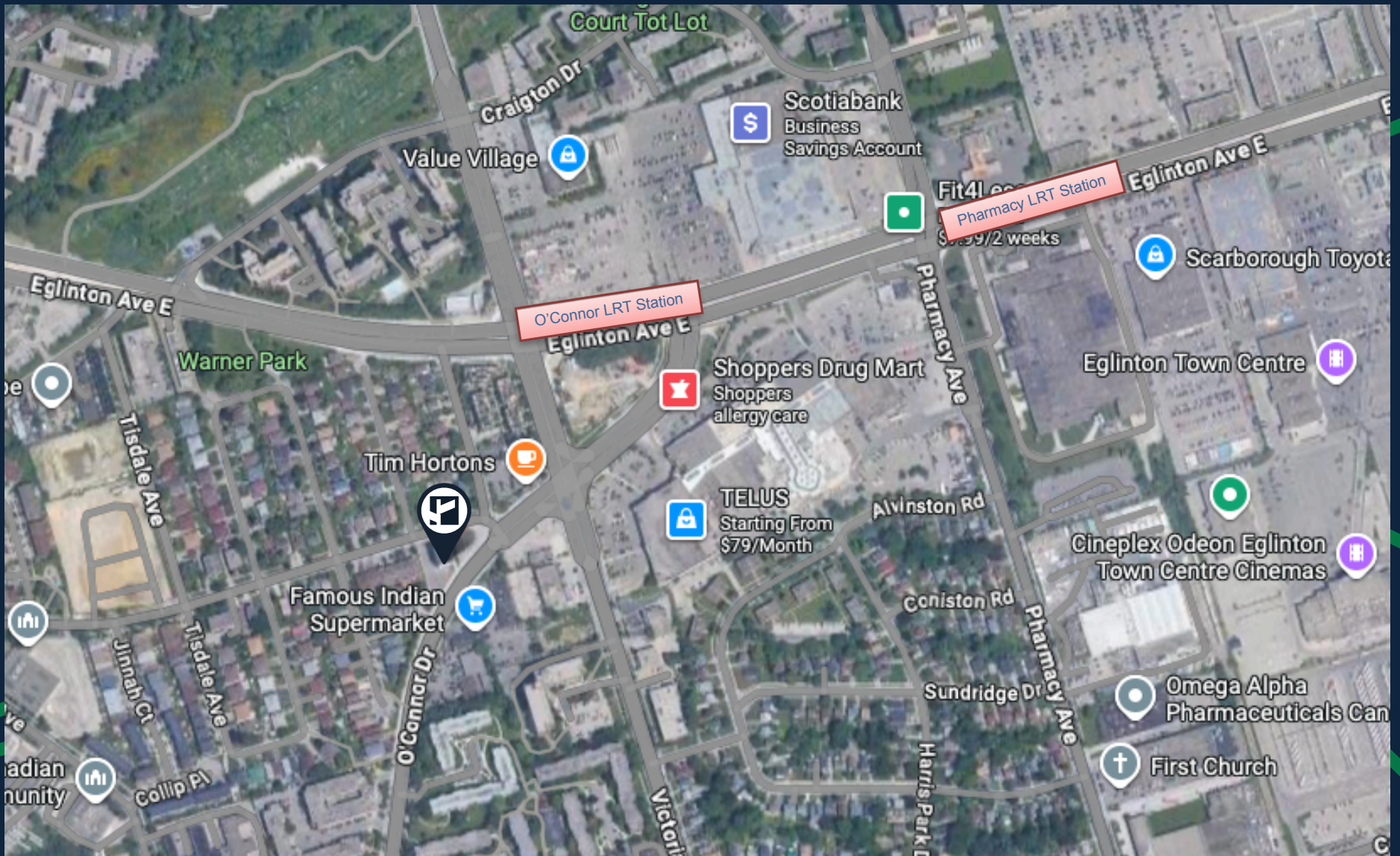
LOCATION MAP



SOURCE: GeoWarehouse

[MAP LINK](#)

AERIAL MAP

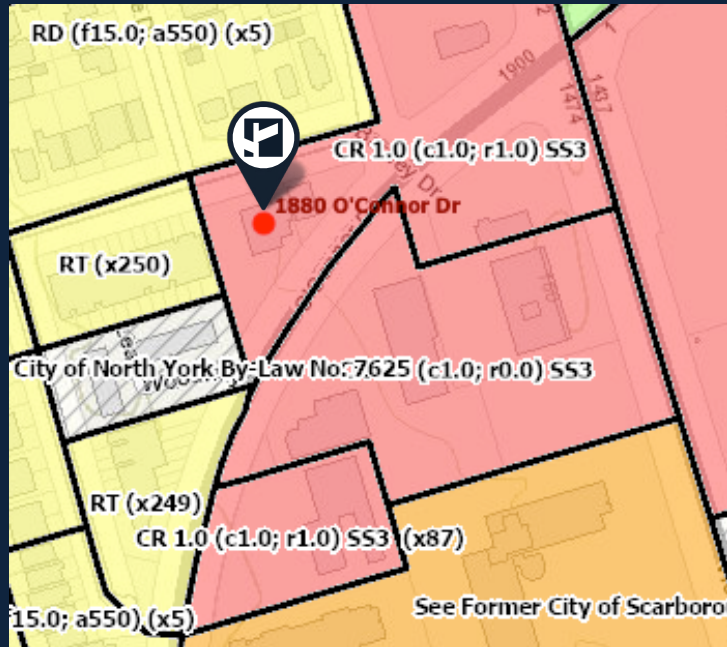


SOURCE: Google Maps

[MAP LINK](#)

LAND USE CONTROLS

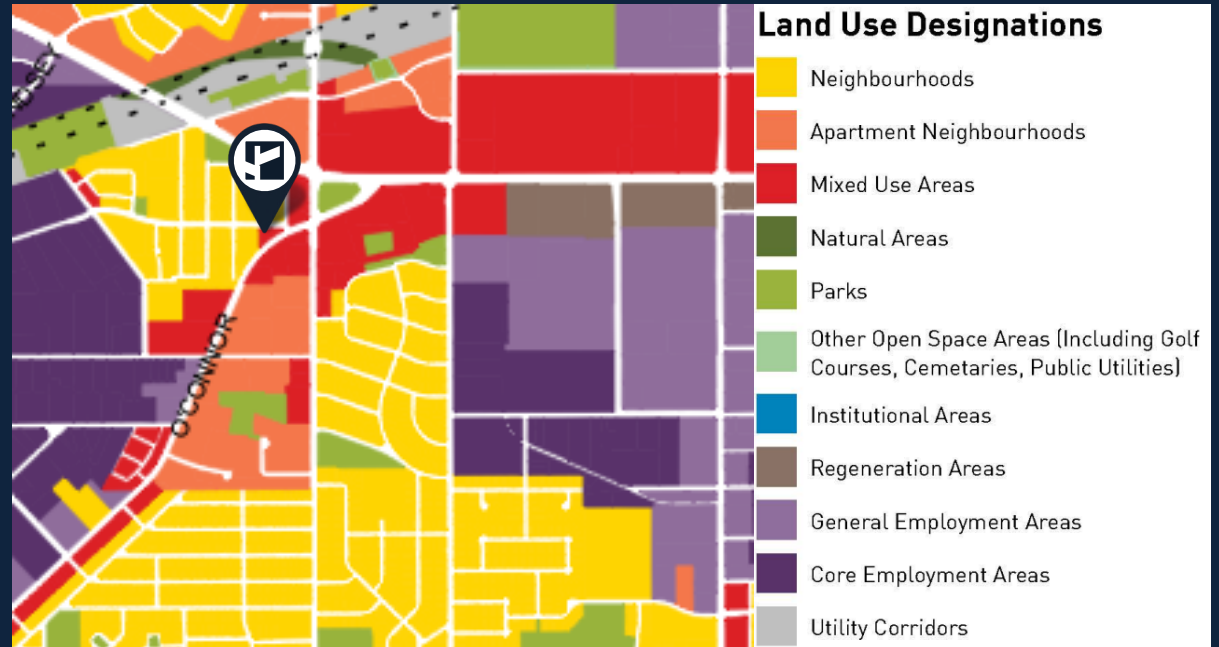
ZONING BY-LAW CR 1.0 (c1.0; r1.0)



PERMITTED USE (c): Ambulance Depot, Art Gallery, Artist Studio, Automated Banking Machine, Community Centre, Courts of Law, Education Use, Financial Institution, Fire Hall, Library, Massage Therapy, Medical Office, Museum, Office, Park, Passenger Terminal, Performing Arts Studio, Personal Service Shop, Pet Services, Police Station, Post-Secondary School, Production Studio, Religious Education Use, Software Development and Processing, Veterinary Hospital, Wellness Centre

PERMITTED USE (r): Dwelling Unit, Hospice Care Home, Municipal Shelter, Nursing Home, Religious Residence, Residential Care Home, Respite Care Facility, Retirement Home, Student Residence

OFFICIAL PLAN Mixed-Use Areas



Mixed Use Areas achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Torontonians will be able to live, work, and shop in the same area, or even the same building, giving people an opportunity to depend less on their cars, and create districts along transit routes that are animated, attractive and safe at all hours of the day and night.

GOLDEN MILE SECONDARY PLAN

The City of Toronto's Golden Mile Secondary Plan establishes a long-term vision to create a vibrant new city within Toronto's metropolis with diverse housing options, green spaces, and ample amenities.

The Golden Mile's redevelopment will be a complete, vibrant high density mixed-use, and accessible community. Key opportunities are driven by the new Eglinton Crosstown LRT and significant public and private investment in the area to transform the area into a thriving urban centre, with new housing, jobs, improved community services, and enhanced mobility.

There are some 15 development proposals for 76 buildings with more than 36,000 apartment suites to house over 56,000 residents.



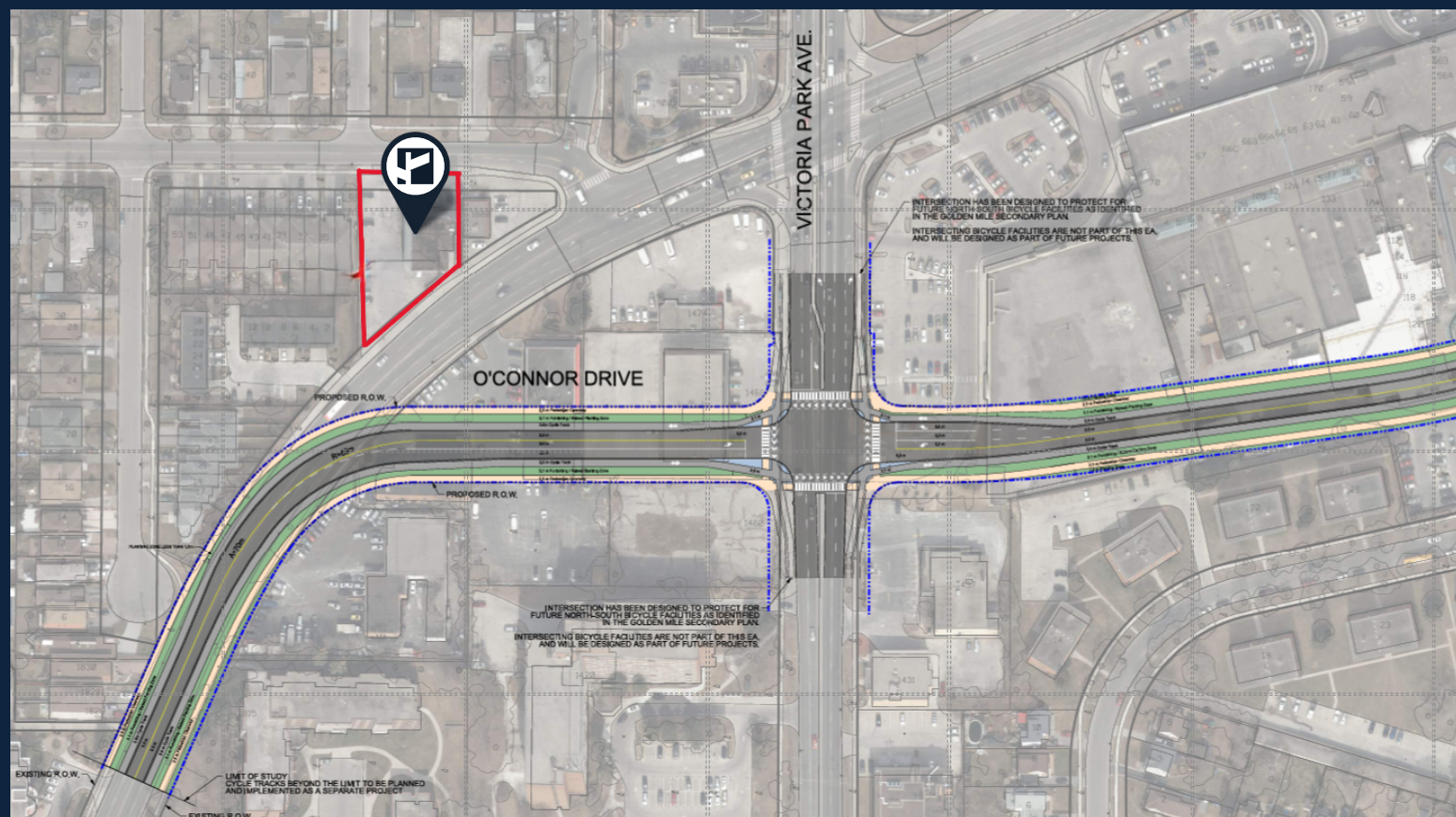
SOURCE: SvN

O'CONNOR DRIVE RECONFIGURATION & EXTENSION

In the *ReNew Golden Mile: Reconfigured & New Major Streets EA Study*, O'Connor Drive is explicitly one of the major existing streets to be reconfigured/extended as part of the new/preferred alignments. The study includes street designs for O'Connor Drive (both west and east of Pharmacy Avenue) to match the broader Golden Mile area's transportation goals for improved connectivity, mobility, land use intensification, transit integration, pedestrian and cycling infrastructure.

Reconfiguring O'Connor Drive helps unlock capacity for development by improving infrastructure, conductivity, street alignment, and making adjacent properties more accessible & better suited for intensification.

1880 O'Connor Drive is positioned outside of the reconfiguration and will greatly benefit from additional Land and development opportunities.



SOURCE: ReNew Golden Mile: Reconfigured & New Major Streets Environmental Assessment Study

GOLDEN MILE DEVELOPERS



KingSett Capital: 1 Eglinton Square (Condos)



Artlife Developments: 1861 O'Connor Drive



Choice Properties REIT and The Daniels Corporation: 1880 Eglinton Ave. E. (Condos & Rentals)



Choice Properties REIT and The Daniels Corporation: 1880 Eglinton Ave. E. (Rentals)



Metro Ontario Real Estate Limited: 40 Eglinton Square (Condos)



Lee Chow Group: 100 Eglinton Square (Rentals)



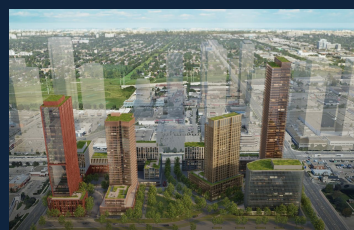
Choice Properties REIT and The Daniels Corporation: MASTER PROJECT 1890 Eglinton Ave. E. (Condos & Rentals)



Mattamy Homes: 1891 Eglinton Ave. E. (Condos & Rentals)



SmartCentres REIT: MASTER PROJECT 1900 Eglinton Ave. E. (Condos & Rentals)



Samuel Sarick Ltd / Eastwood Developments Inc.: 1921 Eglinton Ave. E. (Condos & Rentals)



Yorkreal Holdings Inc.: 1910 Eglinton Ave. E. (Rentals)



Dream Unlimited: 2200 Eglinton Ave. E. (Rentals)



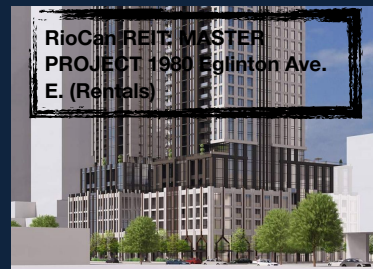
Madison Group.: 1920 Eglinton Ave. E. (Condos & Rentals)



Cosmetica Labs.: 1960 Eglinton Ave. E. (Condos & Rentals)



RioCan REIT: MASTER PROJECT 1966 Eglinton Ave. E. (Condos & Rentals)



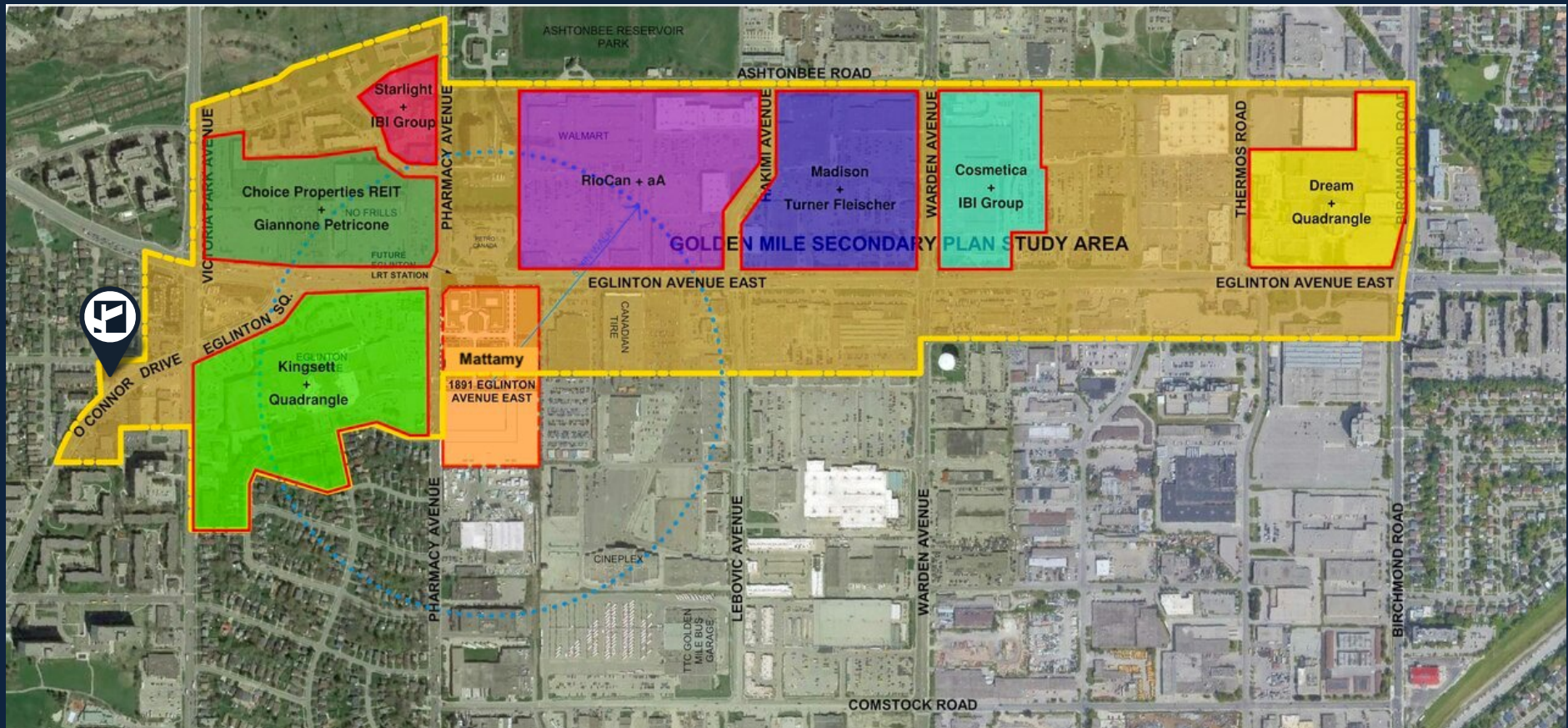
RioCan REIT: MASTER PROJECT 1980 Eglinton Ave. E. (Rentals)



CentreCourt: MASTER PROJECT 2200 Eglinton Ave. E. (Condos & Rentals)

GOLDEN MILE DEVELOPERS

SELECT DEVELOPERS: Choice REIT, Starlight, RioCan, Madison, IBI Group, Dream REIT, KingSett, Mattamy



SOURCE: Mattamy Homes

GOLDEN MILE DEVELOPERS

#	Developer Sites	Proposed units*
1	RioCan REIT 1966 Eglinton Avenue E	4,950*
2	KingSett Capital 1 Eglinton Square	3,638
3	Choice/Daniels Corp. 1880-1890 Eglinton Av	3,597
4	Marydel Homes 1460 Victoria Park	114
5	Dream Unlimited 2200-2206 Eglinton Ave E	3,208
6	Artlife Developments 1861 O'Connor Dr	245
7	Madison Group 1920-1940 Eglinton Ave E	3,888
8	SmartCentres REIT 1900 Eglinton East	4,529
9	Starlight Investments 860 Pharmacy Av E	1,718
10	Cosmetica Lands 1960 Eglinton Av. E	2,545
11	Mattamy Homes 1891 Eglinton Av. E	1,850
12	Yorkreal Holdings 1910 Eglinton Avenue E	387
13	Metro Ontario Real Estate 40 Eglinton Square	892
14	Lee Chow Group 100 Eglinton Square	296
15	Leader Lane Developments 1400 Victoria Park	868



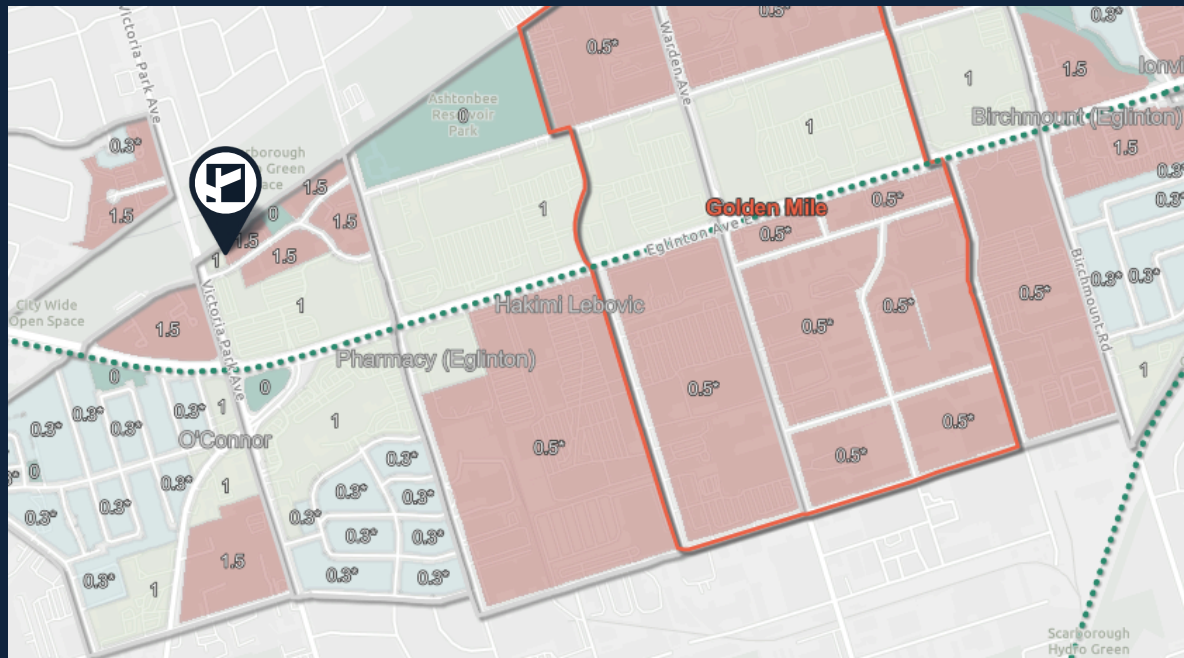
Upwards of 80,000 new residents will be added to the area in 38,000 units.

Source: City of Toronto Development Application Centre & [United Way](#)

Protected Major Transit Station Areas — Golden Mile

Protected Major Transit Station Areas (PMTSA)

A subset of the 180+ MTSAs are identified as Protected Major Transit Station Areas, which are the areas that the Province allows municipalities to implement Inclusionary Zoning. The City intends to implement PMTSAs in all areas eligible for Inclusionary Zoning. In addition to the overall density target required by MTSAs, the Province requires that municipalities assign minimum densities "per building or structure" within PMTSAs.



Protected Major Transit Station Areas (PMTSA) — Golden Mile

STATIONS: (Planned Density per Hectare):

O'Connor Station (239 PPJ/Ha)

Pharmacy Station (405 PPJ/Ha)

Hakimi Lebovic Station (307 PPJ/Ha)

Golden Mile Station (409 PPJ/Ha)

Birchmount Station (356 PPJ/Ha)

Golden Mile - Protected Major Transit Station Area

Estimated
Population (2016)



308

Employment
(2016)



7,266

MTSA Area
(ha)



129.7

Planned Density
(PPJ/Ha)



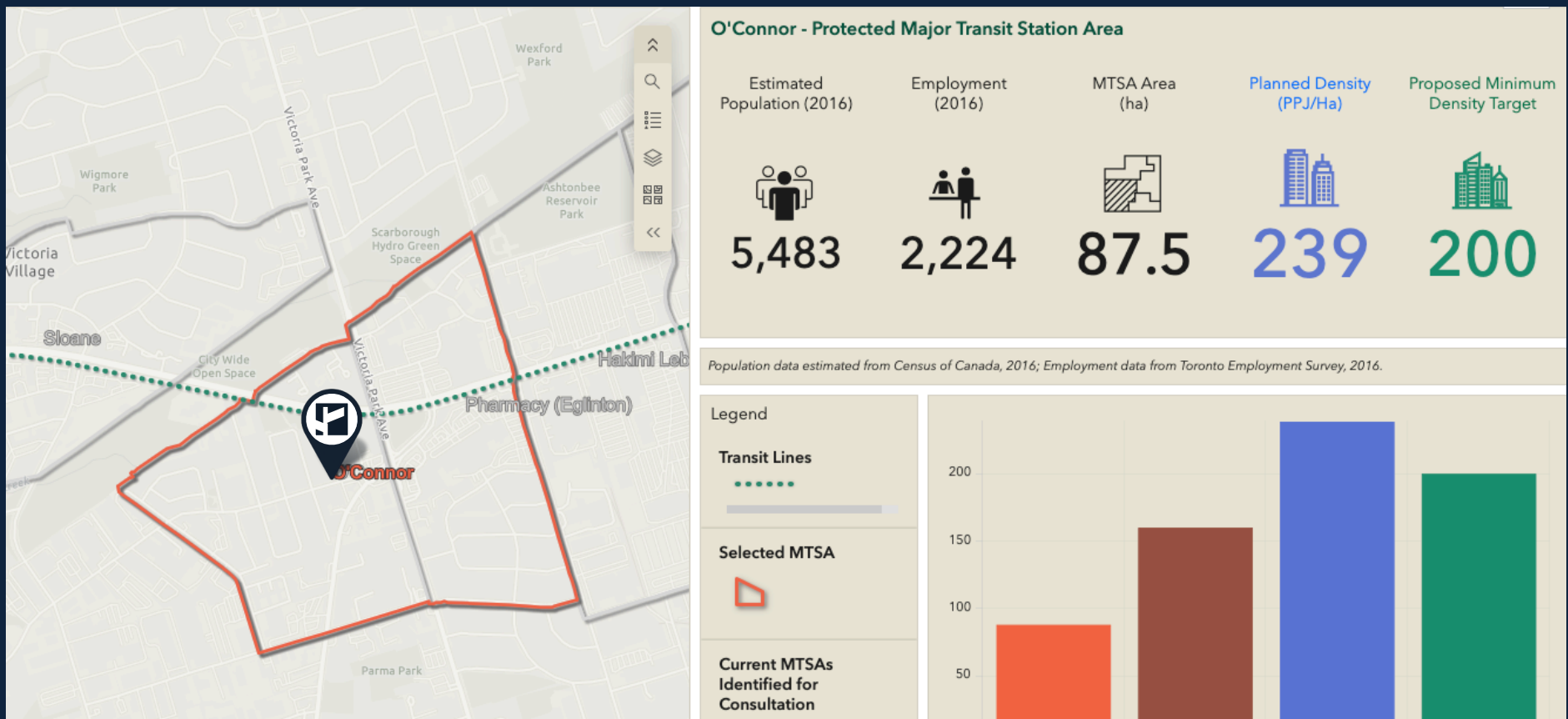
409

Proposed Minimum
Density Target



200

Protected Major Transit Station Area — O'Connor



SOURCE: Our Plan Toronto

**EXCLUSIVE
BROKERS**

Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals from Buyer Principals to acquire the Property(s). Please complete the enclosed Confidentiality Agreement for access to our data room.

Kindly contact the agents below to discuss offers.

Contact

KEVIN TUTTLE, BROKER

416.703.6621 Ext. 227

kevin.tuttle@cbmetcom.com

Contact

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CONFIDENTIALITY AGREEMENT FOR 1880 O'CONNOR DRIVE, TORONTO, ONTARIO

This Confidentiality Agreement is entered into as of the date set forth below between the undersigned recipient (the "Recipient"), and the Vendor or its appointed representatives, for the purpose of evaluating a potential purchase of the property described below (the "Property").

CONFIDENTIAL INFORMATION: The Recipient acknowledges that the Vendor or its Agent/Broker has provided or may provide certain confidential and proprietary information, including but not limited to financial statements, leases, reports, contracts, site plans, and any other related documents (collectively, the "Confidential Information") in connection with the evaluation of the Property.

The Recipient agrees: To keep the Confidential Information strictly confidential and not disclose it to any third party except as permitted herein; To use the Confidential Information solely for the purpose of evaluating a potential purchase of the Property; To inform all representatives, including employees, partners, officers, directors, agents, legal, financial, or real estate advisors (collectively, "Representatives"), of the confidential nature of the information and ensure their compliance with this Agreement; Not to use the Confidential Information in any manner detrimental to the Vendor or its representatives.

PERMITTED DISCLOSURE: The Recipient may disclose Confidential Information only to those Representatives who need to know such information for the purpose of evaluating the Property, provided that: Such Representatives are informed of the confidential nature of the information; The Recipient assumes full responsibility for any breach of this Agreement by its Representatives.

RETURN OR DESTRUCTION OF INFORMATION: In the event the Recipient does not proceed with a purchase of the Property, or upon request by the Vendor, the Recipient agrees to: Return or destroy all Confidential Information, including all copies, notes, and summaries derived from it; Confirm such return or destruction in writing upon request.

NO WARRANTY OR LIABILITY: The Recipient acknowledges that neither the Vendor, its Agent/Broker, nor any of their respective officers, directors, employees, shareholders, or agents make any representations or warranties regarding the accuracy or completeness of the Confidential Information. The Recipient releases the Vendor and its representatives from any liability arising from the use of the Confidential Information.

INDEMNIFICATION: The Recipient agrees to indemnify and hold harmless the Vendor and its representatives from any claims, damages, losses, or expenses (including legal fees) arising from a breach of this Agreement.

TERM AND TERMINATION: This Agreement shall remain in effect for a period of one (1) year from the date of execution.

EXECUTED at _____ this ____ day of _____, 2025.

Recipient's Company: _____

Recipient's Name and Title: _____

Recipient's Address: _____

Recipient's Email: _____

Recipient's Signature: _____