



FOR SALE

1724-1726 Avenue Road

Toronto, ON

OWNER/OCCUPIER INVESTMENT OPPORTUNITY

3,282 SF RETAIL, OFFICE & RESIDENTIAL



PROPERTY AT A GLANCE

A multi-tenant mixed-use building on Avenue Road, one of North Toronto's most affluent retail corridors.

1724-1726 Avenue Road is located just north of Lawrence Avenue, and is being offered as a 100% freehold interest. The property comprises two ground floor retail units, three flexible second floor units, and a full lower level.

The building is well improved and multi-tenanted, with rolling near-term lease expiries— a structure that gives real optionality. A buyer could occupy one or both retail units as a user, hold the existing tenancies for income, or reposition on rollover to capture market rents.

1724-1726 Avenue Road has easy accessibility via 24hr public transit, situated steps away from the Avenue Rd and Lawrence Ave bus routes, as well as easy access to the Highway 401 to the North and the Allen Expressway to the West.



3,046 SF
lot size



1,659 SF
ground floor retail



3 upper level
units

INVESTMENT HIGHLIGHTS

Owner–Occupier Flexibility

Rolling near-term expiries across the ground floor mean optionality for buyers. Occupy the retail as a user and hold the upper floors for income, hold the full building as multi-tenant, or reposition unit by unit as leases roll. This is a rare opportunity on a corridor where owner-occupier product almost never trades.

Frontage & Presence

With 26 feet of frontage and two storefronts under one roof, the building reads as a single, prominent address on the block. It sits within an unbroken run of active storefronts between Fairlawn and Melrose, which keeps pedestrian traffic moving past both units throughout the day.

Multi–Tenant Income Across Three Uses

Two ground floor retail units, three second floor office and residential units, and a lower level supporting both sides. No single tenant carries the building, and the mix spans retail, office, and residential — diverse pools that provide diversification for any buyer.

Practical Building Features

Ground floor clear heights of 9'5" to 10'0" with a walk-in fridge in one unit — infrastructure a food or specialty retail user would otherwise have to build. The 1,676 SF lower level carries mechanical, storage, and washrooms serving both sides of the building. Well maintained throughout, with no immediate capital requirements.



PROPERTY FEATURES & SPECIFICATIONS

Address	1724-1726 Avenue Road, Toronto, ON
PIN	101890162
Lot Area	3,046.18 SF (0.070 acres)
Frontage	26.15 ft
Depth	115.19 ft
Ground Floor	1,659 SF – two retail units
Second Floor	1,623 SF – three units, plus finished rooftop terrace
Lower Level	1,676 SF – mechanical, storage, washrooms
Total Above Grade	3,282 SF
Clear Heights	Ground 9'5" – 10'0"; Second 8'0"; Lower 6'10"
Zoning	CR (Commercial Residential)
Property Tax	\$37,186.58
Interest	100% freehold
Occupancy	Multi-tenanted – rolling expiries
Price	\$2,650,000

RENT ROLL

Unit	Tenant	Size (SF)	Base Rent PSF	Monthly Base Rent	Expiry	Parking
1724 – Ground	Bloominghill Flowers	925	\$44.36	\$3,419.48	Oct 2027	2
1726 – Ground	The Edit	750	\$38.72	\$2,419.70	Nov 2026	2
1724 – Second	Artworld Printing	550	\$23.17	\$1,061.93	Month-to-month	1
1724 – Second	Vacant	1,075	—	—	Available	1
TOTAL		3,300		\$6,901.11		6

No renewal options on any unit. Areas approximate.

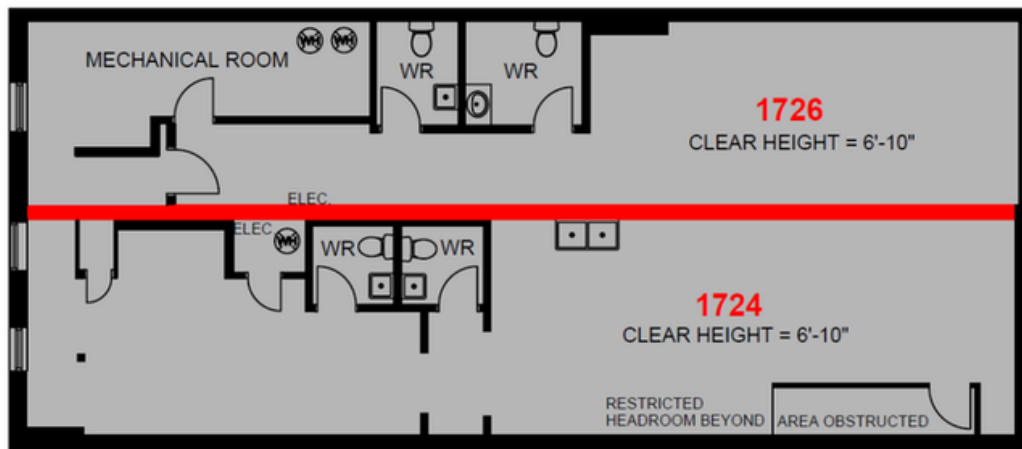
INCOME & EXPENSES (2025)

	Annual Total	Owner Share (33%)
Base rent		\$82,813
Property tax	\$37,968	\$12,656
Building insurance	\$4,487	\$1,496
Enbridge gas	\$2,509	\$984
Toronto Hydro	\$1,515	\$505
Total expenses	\$46,479	\$15,641
Net operating income		\$67,172

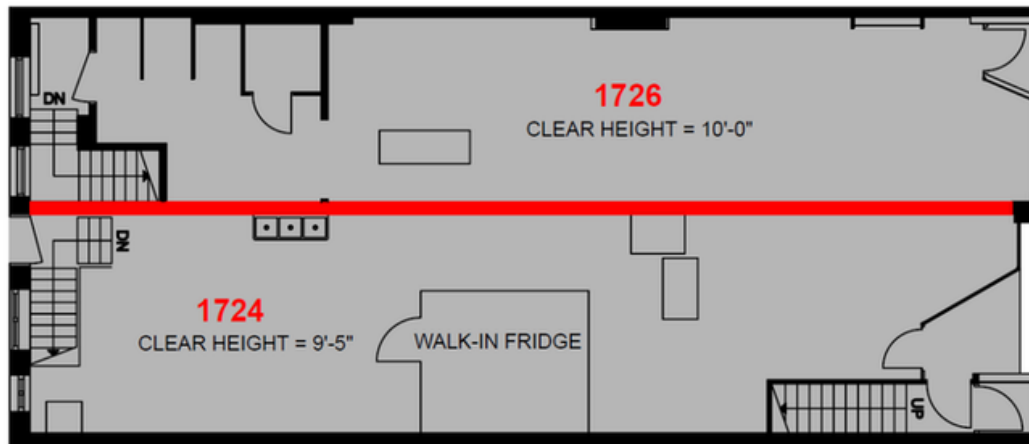
Figures approximate. Financial statements available upon request.

FLOOR PLANS

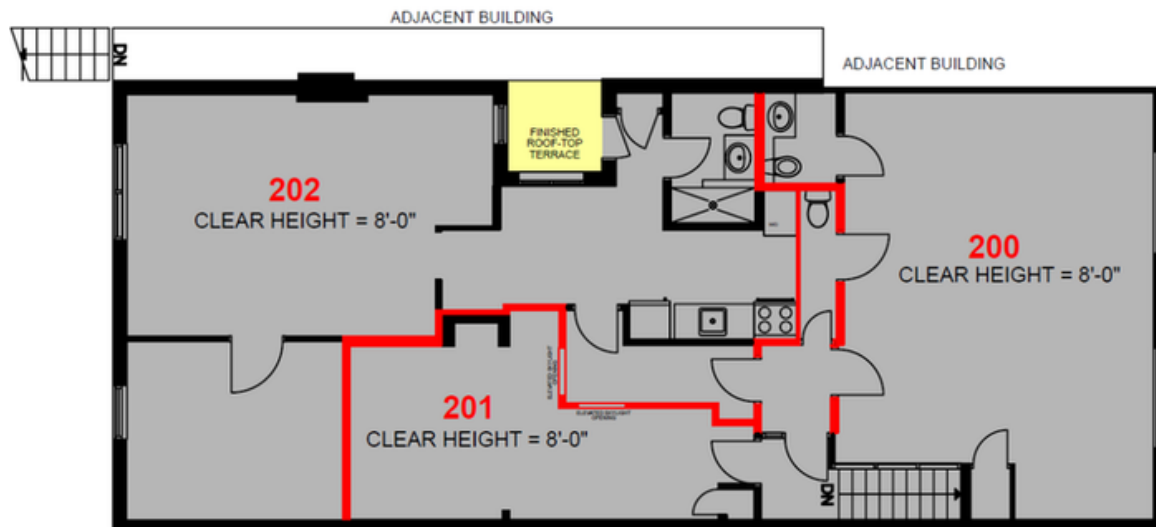
LOWER LEVEL
1,676 SF



GROUND FLOOR
1,659 SF



SECOND FLOOR
1,623 SF

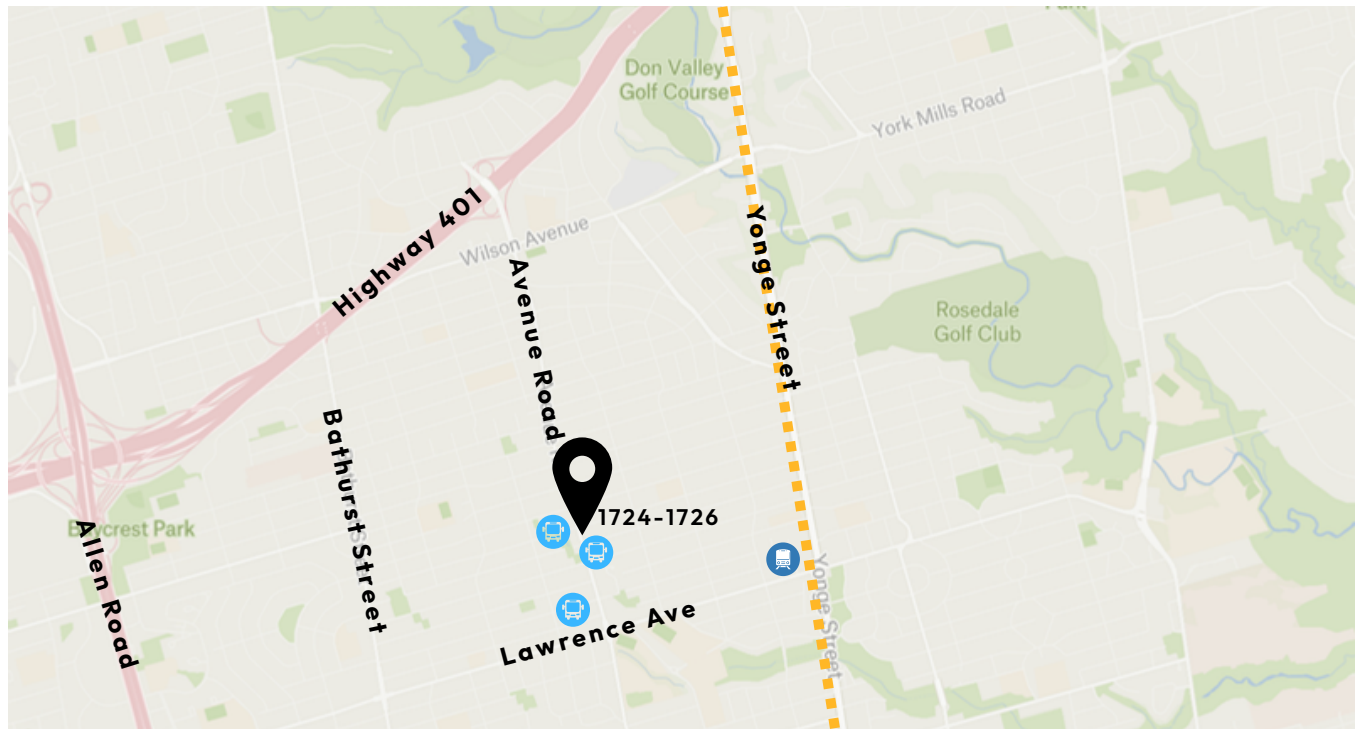








LOCATION & CONNECTIVITY



Transit

-  Subway station (closest)
-  Bus station (closest)
-  Subway route

Travel Times

- | | |
|--------------------------------------|---|
| Highway 401 - 5 min drive | Avenue Road bus - 1 min walk |
| Allen Road - 5-8 min drive | Lawrence Station - ~5 min by bus / ~20 min walk |
| Don Valley Parkway - 10-12 min drive | Lawrence West Station (Line 1) - ~7 min by bus |

Avenue Road Corridor

1724-1726 Avenue Road sits on the west side of Avenue Road just north of Lawrence, in the heart of North Toronto. The corridor runs between Ledbury Park and Bedford Park — established, low-rise residential neighbourhoods with deep household wealth and consistent, year-round retail demand. Avenue Road itself carries high volumes of north-south traffic, giving the building steady vehicular exposure alongside its pedestrian frontage.

Transit & Access

The Avenue Road bus stops directly outside the property, with 24-hour service along the corridor. A short walk south, the 52 Lawrence West runs east to Lawrence Station on the Yonge branch of Line 1 and west to Lawrence West Station on the University-Spadina branch, giving the property access to both arms of the subway within a single bus ride.

By car, Highway 401 is a short drive north along Avenue Road, and the Allen Expressway is reached directly to the west via Lawrence Avenue.

NEIGHBOURHOOD & AMENITIES

Avenue Road between Lawrence Avenue and Brooke Avenue is a mature, daily-needs retail corridor serving some of Toronto's wealthiest neighbourhoods. Within a ten-minute walk of the property sit specialty grocers including Pusateri's, four major bank branches, a growing roster of restaurants and cafés, and an independent retail cluster of fashion boutiques, home furnishings and children's stores, most of it within a block of the building. The map on the following page shows 29 amenities along this stretch.

The surrounding neighbourhoods of Ledbury Park, Bedford Park and Lytton Park are anchored by some of the city's most highly regarded schools, which bring steady family traffic through the corridor. Retail fundamentals here have held firm through multiple market cycles, supported by a residential base that is stable, affluent and deeply rooted.



Avenue Road, looking south toward downtown



Cafe Landwer, 1912 Avenue Road (map 09)

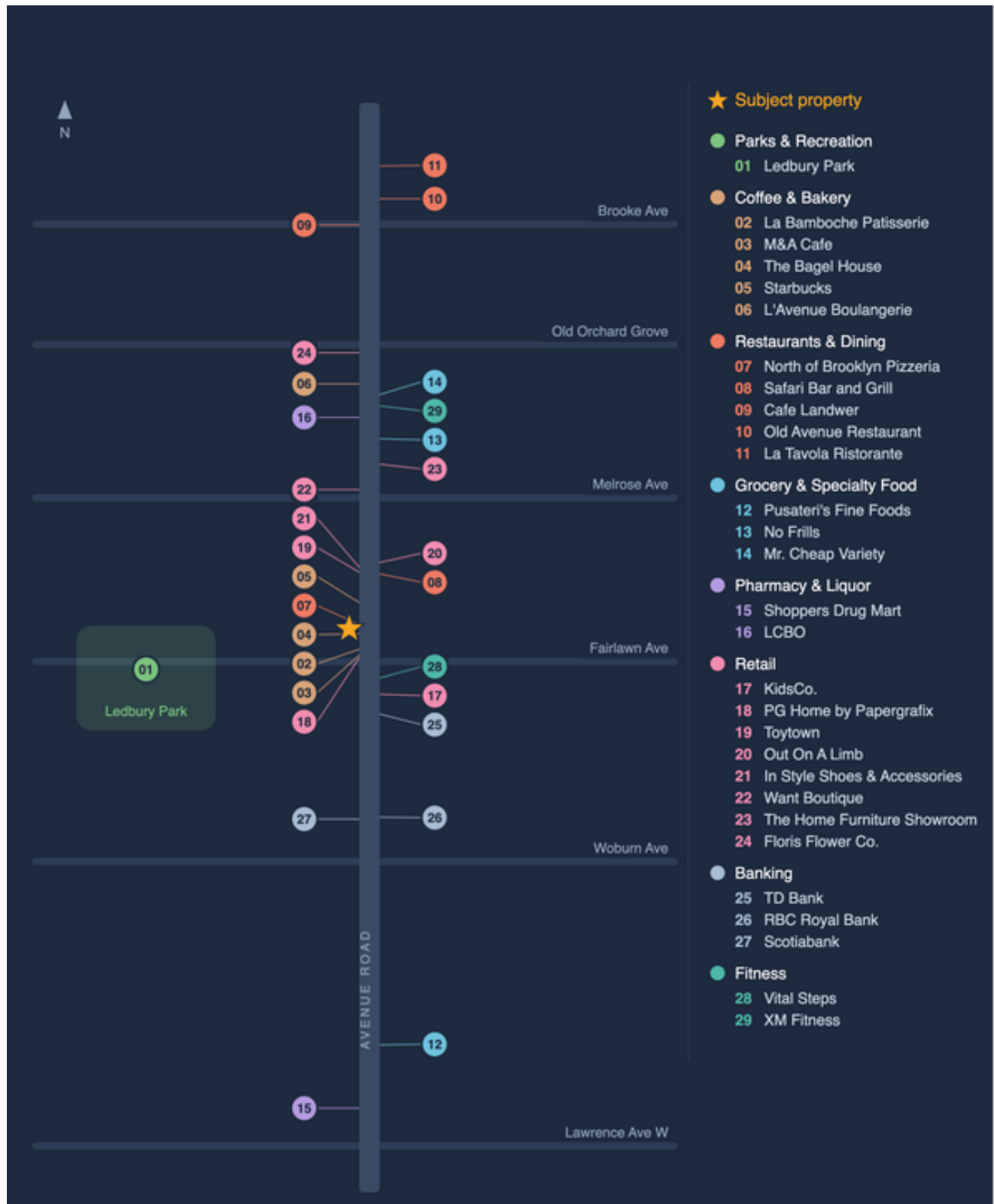


Pusateri's Fine Foods, 1539 Avenue Road (map 12)



New mid-rise residential on Avenue Road

NEIGHBOURHOOD MAP



Amenities within a ten-minute walk of 1724-1726 Avenue Road.



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