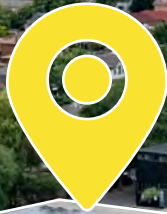


885 CALEDONIA ROAD

TYCOS DR & CALEDONIA RD

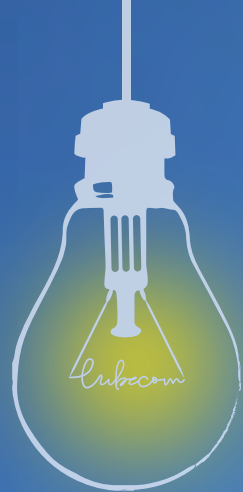


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PRIME DESIGN DISTRICT OPPORTUNITY



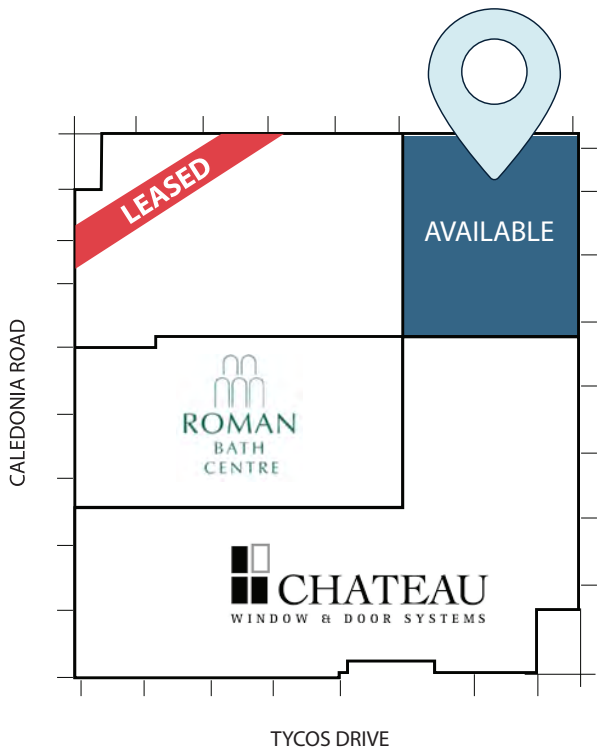
PROPERTY OVERVIEW

Fantastic corner opportunity in the Design District with frontage on both Tycos Drive & Caledonia Road. The space is ideal is for any retail, showroom and warehousing/distribution requirements. The property offers users the opportunity to secure very rare and unique corner location with a free standing pylon/podium sign in one of the areas most recognizable buildings. The site is also home to Roman Bath, a high-end and long standing bathroom and kitchen fixture showroom serving the community since 1985, and Chateau Window and Doors, Toronto’s premier provider of the finest quality windows and doors.

DEMOGRAPHICS

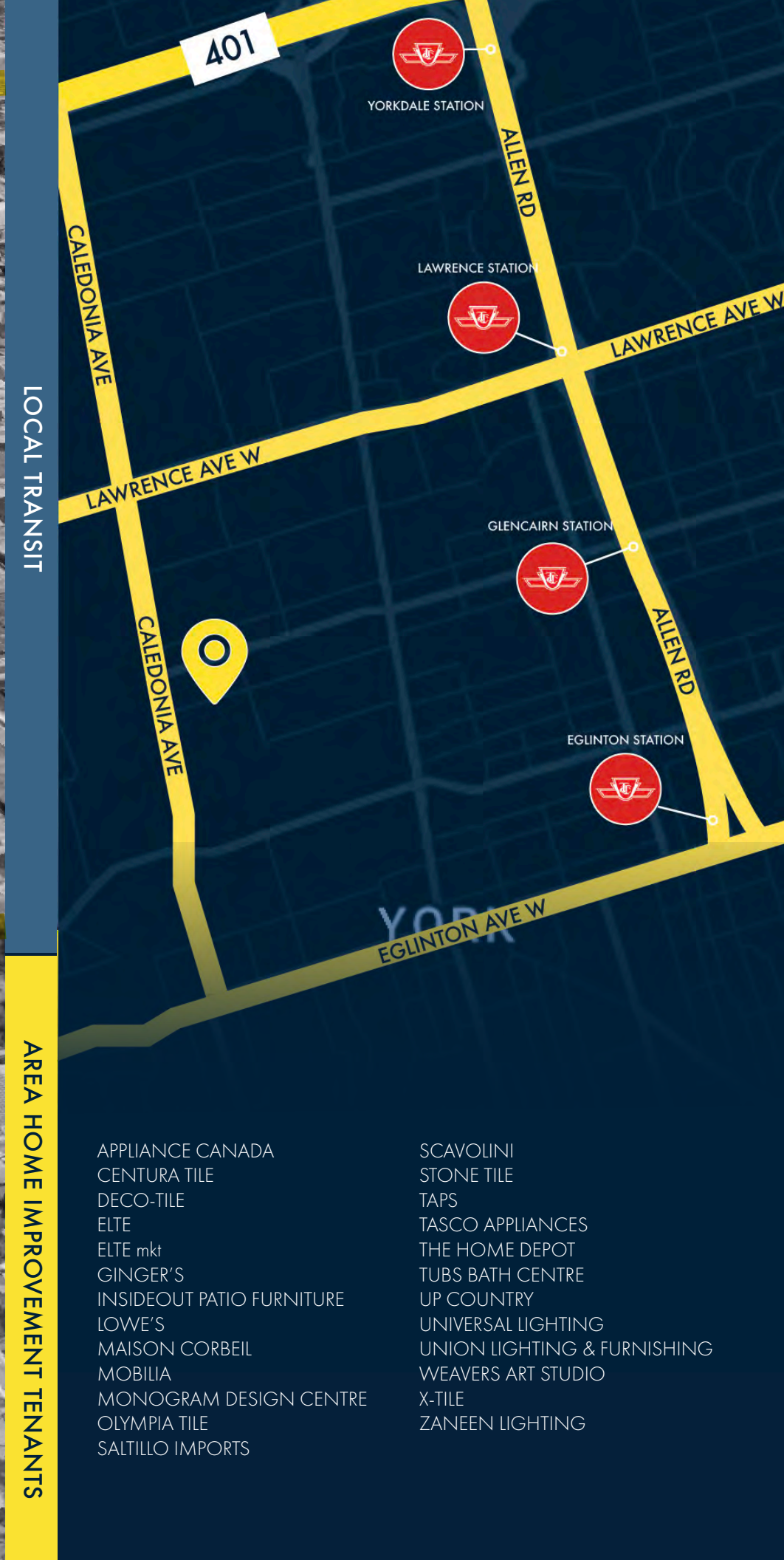
 POPULATION	0-2KM 67,566 0-5KM 443,866 0-10 KM 1,703,834
 DAYTIME POPULATION	0-2KM 61,274 0-5KM 348,885 0-10KM 1,886,289
 AVG. HOUSEHOLD INCOME	0-2KM \$80,713 0-5KM \$122,172 0-10KM \$127,439
 MEDIAN AGE	0-2KM 41.2 0-5KM 39.9 0-10KM 38.5

*CoStar 2023



UNIT DETAILS

UNIT AREA	7,600 SF
CROSS STREET	Northeast corner of Tycos Dr & Caledonia Road
CEILING HEIGHTS	16’ clear (TBC)
PARKING	Ample customer parking
SHIPPING	<ul style="list-style-type: none">1 Drive in Door (to be constructed)New glazed entry to be constructed
ZONING	EL 1.0
NET RENT	Contact Listing Broker
TMI	\$4.95 Per SF



LOCAL TRANSIT

AREA HOME IMPROVEMENT TENANTS

APPLIANCE CANADA
 CENTURA TILE
 DECO-TILE
 ELTE
 ELTE mkt
 GINGER'S
 INSIDEOUT PATIO FURNITURE
 LOWE'S
 MAISON CORBEIL
 MOBILIA
 MONOGRAM DESIGN CENTRE
 OLYMPIA TILE
 SALTILLO IMPORTS

SCAVOLINI
 STONE TILE
 TAPS
 TASCO APPLIANCES
 THE HOME DEPOT
 TUBS BATH CENTRE
 UP COUNTRY
 UNIVERSAL LIGHTING
 UNION LIGHTING & FURNISHING
 WEAVERS ART STUDIO
 X-TILE
 ZANEEN LIGHTING



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The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. *Sales Representative