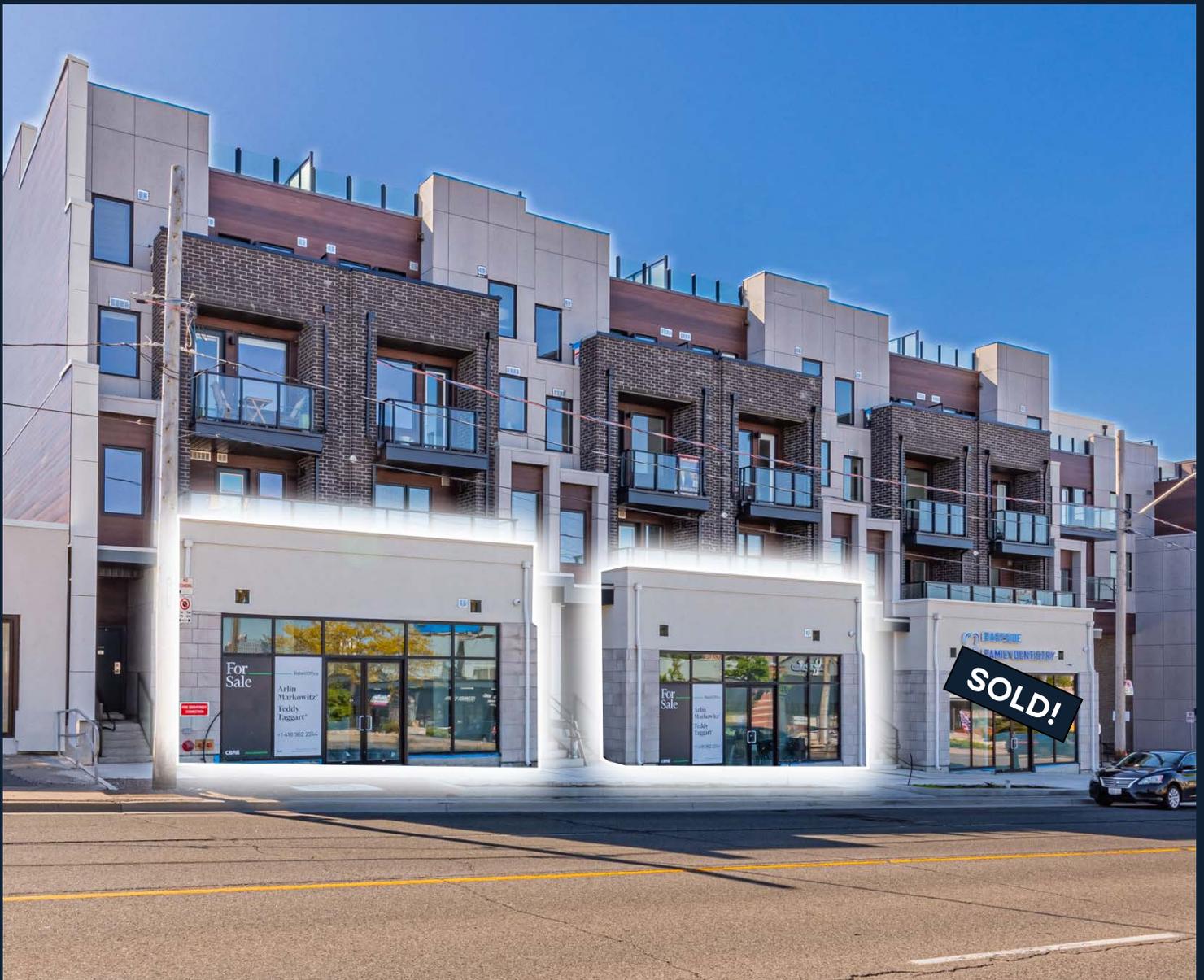


Newly Built! Only Two Units Remain!

1495-1503 O'Connor Drive

Move-In Ready
Commercial Units for Sale



CBRE urban retail team

Newly Built! Only Two Units Remain!

Property Floor Plan

Property Details

Address:
1495 & 1503 O'Connor Drive, Toronto

Occupancy:
Immediately

Retail Area:
920 sq. ft. per unit

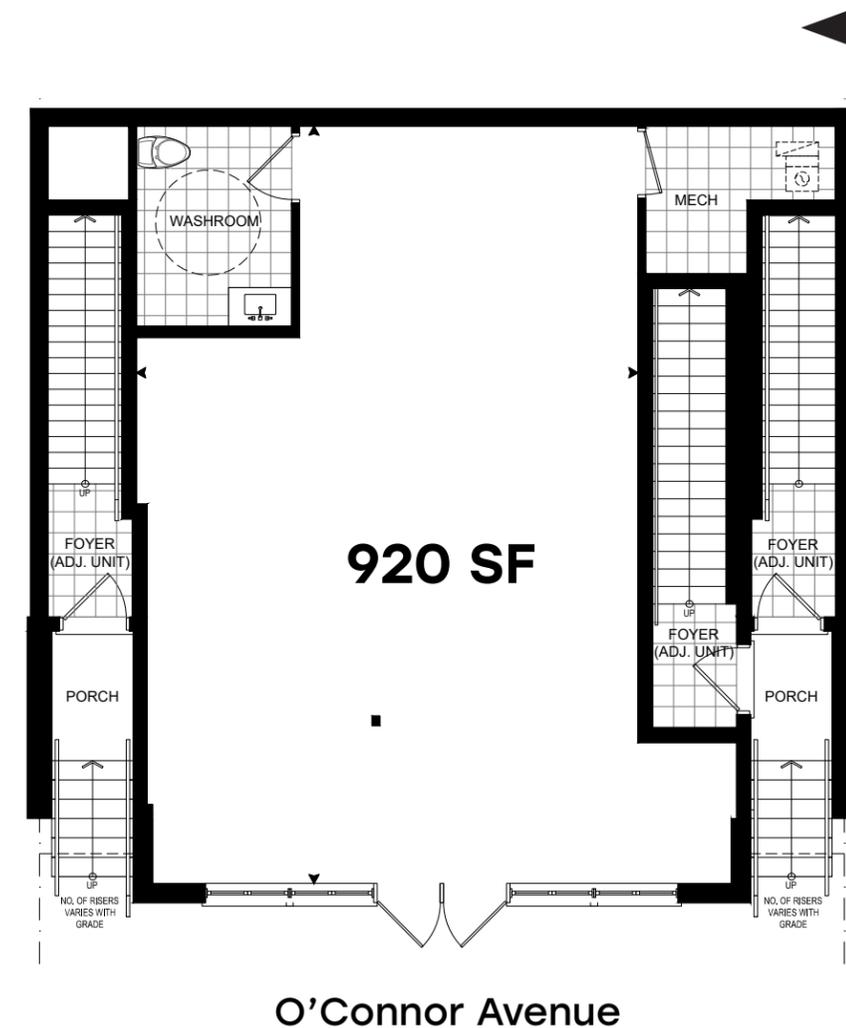
Condo Fees:
\$4.37 per sq. ft.

Underground Parking (optional):
\$55,000 per stall

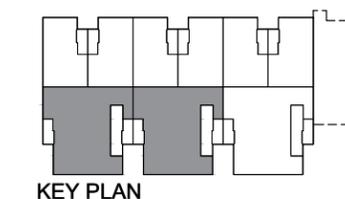
Taxes:
\$8,600 per annum

Asking Price:
\$699,000 per unit

- Two beautiful right-sized commercial units at the base of a brand-new townhome development
- Located in Toronto's East end, within walking distance to the new Crosstown LRT and within a 5-minute drive to the DVP
- Ample customer parking located on site, as well as underground parking stalls available for purchase
- Bright and open space with 14.8 ft. ceiling heights
- Very high traffic streetfront location in rapidly growing area



O'Connor Avenue



KEY PLAN

Investment Highlights



Brand New Development

Newly built urban townhomes development by Rise Developments and designed by Guthrie Muscovitch Architects. The development features 52 residential luxury units.

Right-Sized Units

920 sq. ft. (per unit) of brand-new vacant commercial space perfect for an investor or end-user. The space is suitable for an array of uses including medical, food & beverage, retail or office uses.



Excellent East End Location

Located in Toronto's booming East end, within walking distance to the new Crosstown LRT and a 5-minute drive to the DVP, Eglinton's Golden Mile and the Danforth.

Incredible Design

Beautifully designed commercial space with modern, sleek facades, with high 14.8 ft. ceilings and large windows allowing for ample natural light.



1503 O'Connor



1495 O'Connor

Parking

There is ample commercial and visitor parking located directly behind the units. Additionally, assigned underground parking is available for purchase.



Location Overview

1495 & 1503 O'Connor Drive is located in the eastern part of Toronto, situated approximately 10 kilometers from downtown Toronto. The property is conveniently close to the **Don Valley Parkway (DVP)**, offering quick access to major highways. It's also near **The Danforth**, known for its vibrant community and cultural scene. **Eglinton Square** and **Eglinton Town Centre** are within a short drive, providing a variety of retail and dining options. Additionally, the **Golden Mile**, a well-established commercial and retail area, is nearby. Notably, the property is within walking distance to the **Eglinton Crosstown LRT (O'Connor Station)**, making it highly accessible to all parts of the city.

Demographics



\$94,423

Average Household Income (2022)



160,065

Population (2022)



2.7%

Population Change % (2017-2022)

*Within a 5km Radius of the Site



LEGEND

- Subway and GO Stations
 - Bloor-Danforth Line
 - Connection Station
 - Connection Station
 - GO
 - Ontario Line
 - Eglinton-Crosstown LRT
- Subway and GO Routes
 - Bloor-Danforth
 - GO
 - Scarborough RT
 - Ontario Line
 - Eglinton-Crosstown LRT
- ★ 1495 & 1503 O'Connor Drive

Advisory Team

ARLIN MARKOWITZ*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

EMILY EVERETT*
Sales Associate
647 943 4185
emily.everett@cbre.com

*Sales Representative

**Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.