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**CUBECOM**  
FULL SERVICE REALTY



# 2450 Bloor St.

& MEDICAL SUITES FOR SALE  
RETAIL UNITS FOR SALE/LEASE



BIJOUCOMMERCIAL.CA

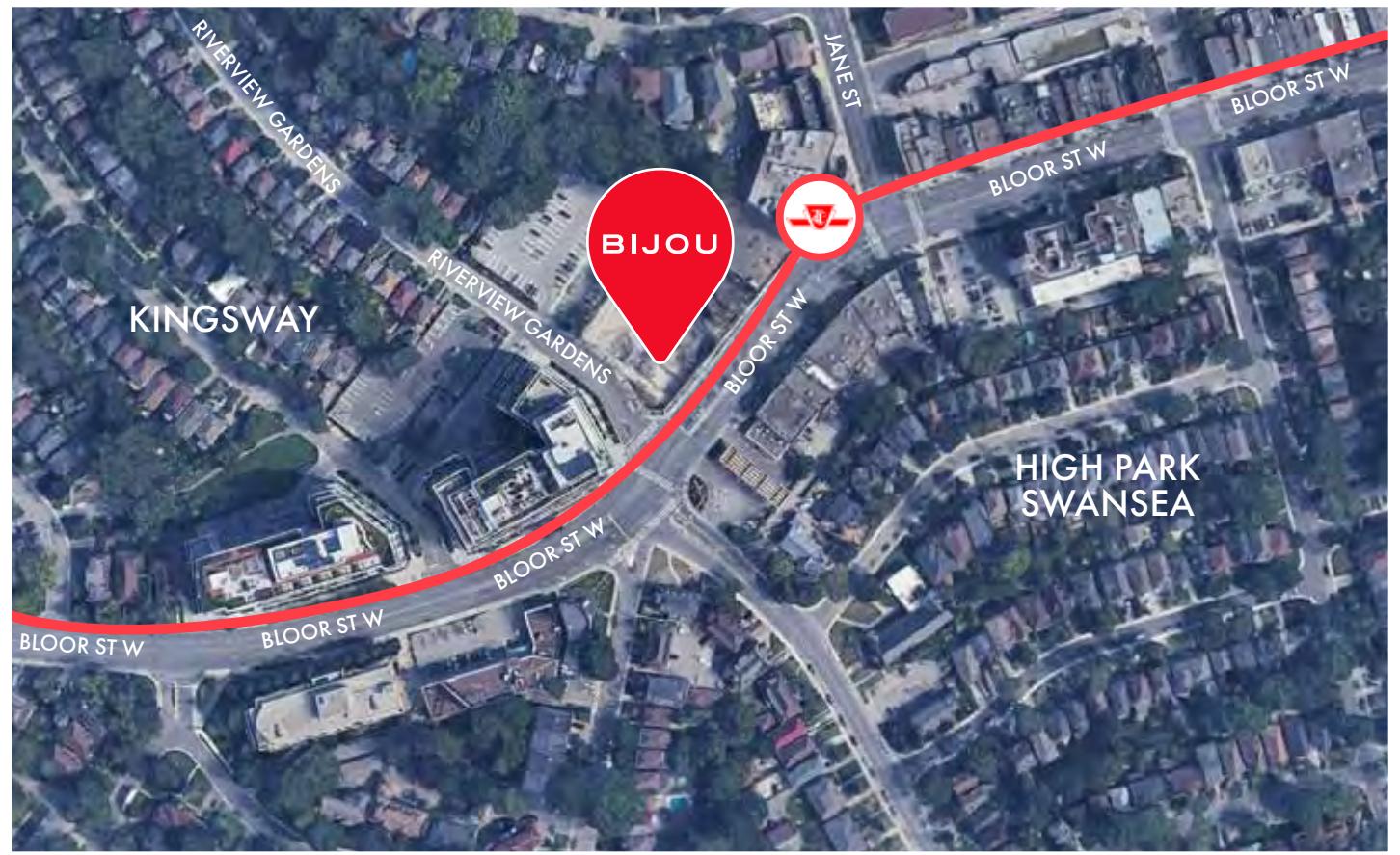


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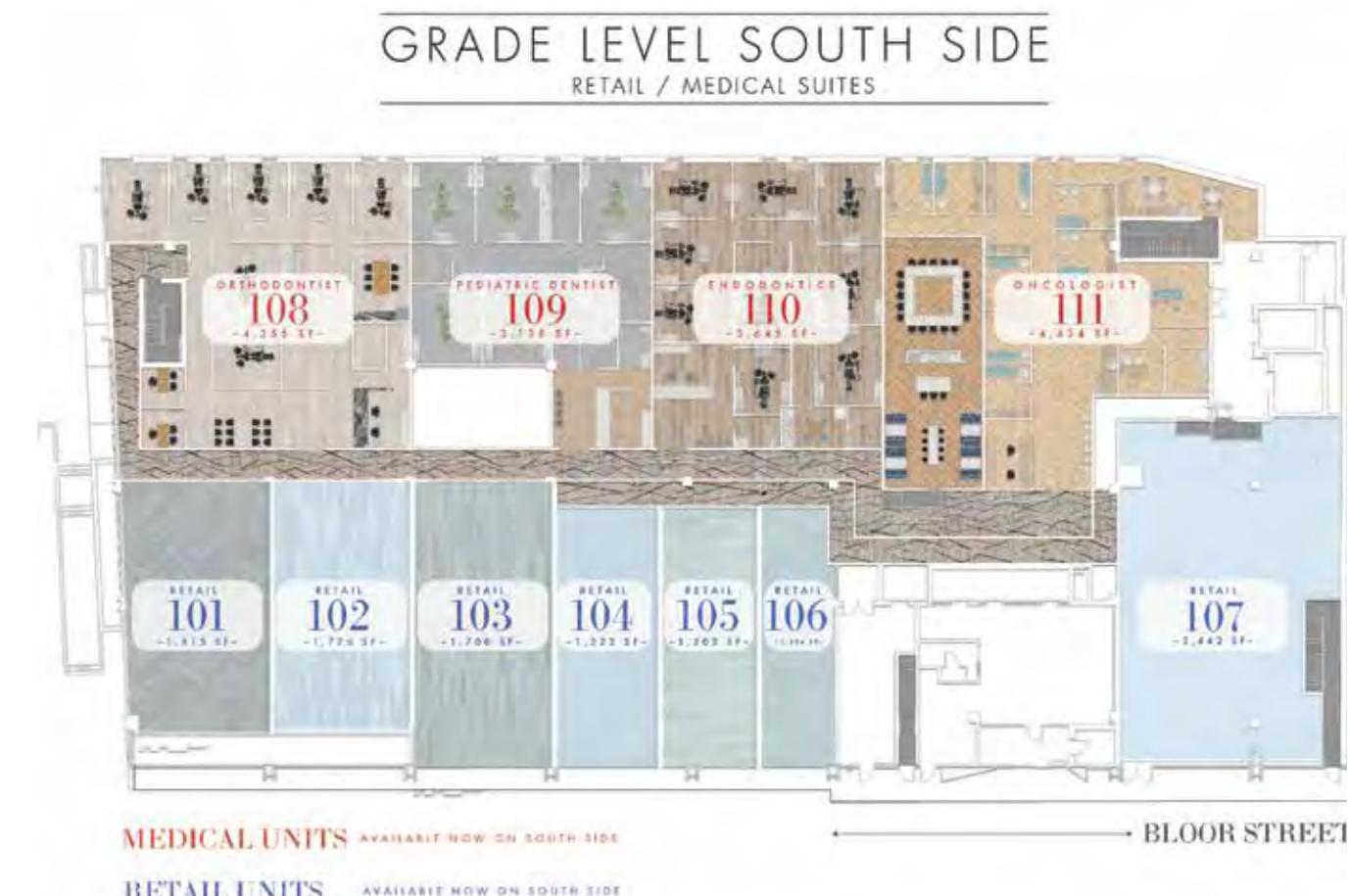
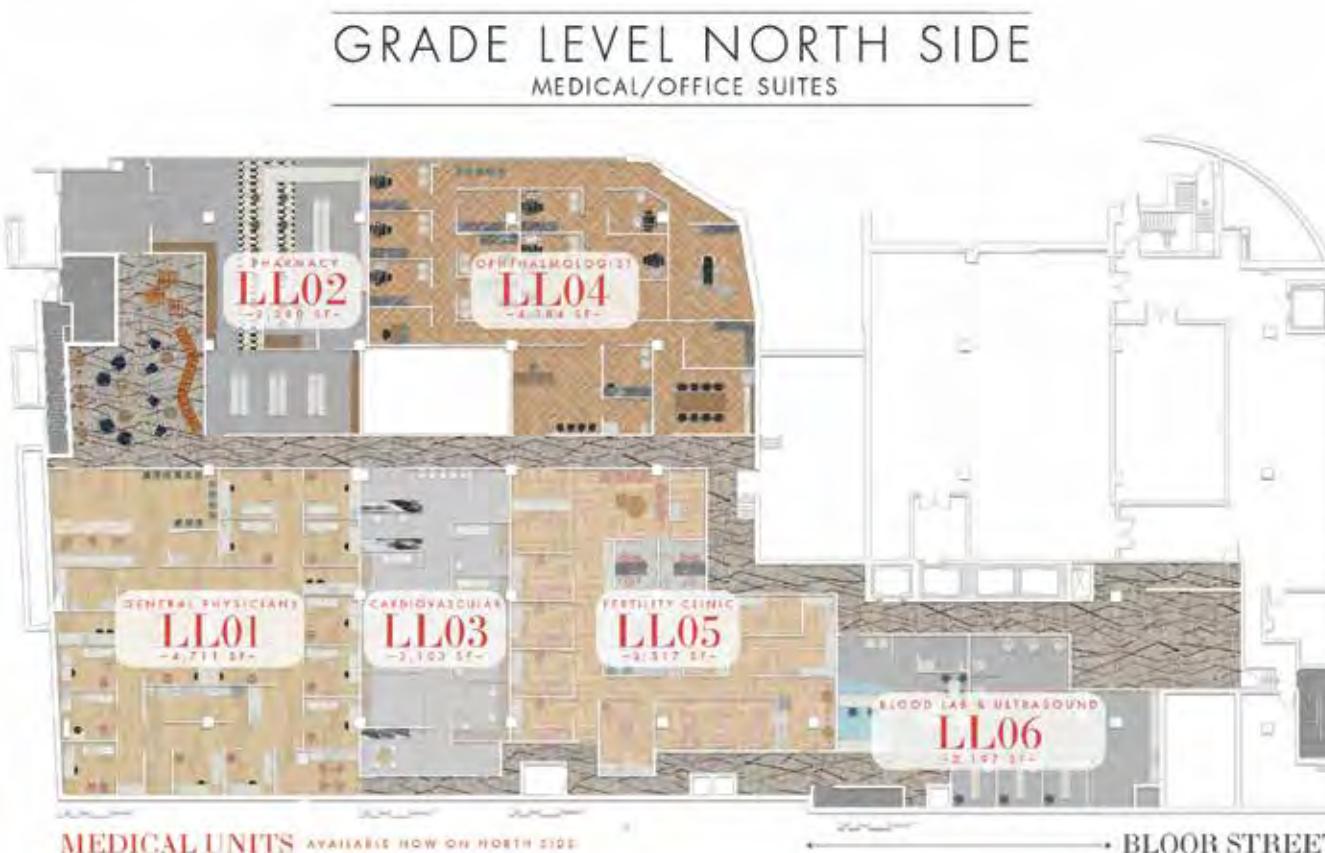
# EXECUTIVE SUMMARY

Two amazing opportunities in one location. Own your ideal medical suite or retail storefront on Bloor Street West, in one of the highest traffic nodes in this city where the South Kingsway meets Bloor West. While the medical units present an institutional grade asset, owned by medical professionals, the complementary retail on Bloor can service a wide array of customers and take advantage of all the traffic that a medical building provides. Experience the perfect harmony of a prime location, state-of-the-art facilities, and a thriving mixed-use community. Designed by renowned architectural firm BDP quadrangle along with the expert team at MedSpace Canada, this 35,000 square foot facility is going set to for success. Discover the perfect spaces to elevate your medical practice or retail business at Bijou.



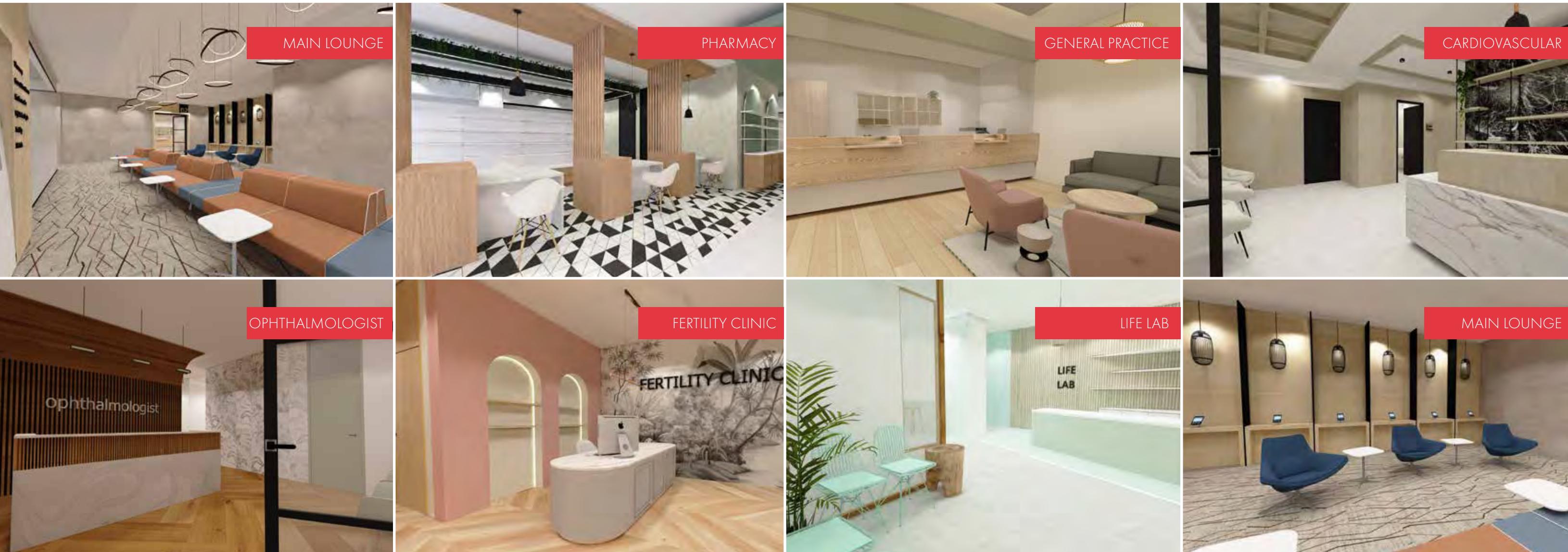
# EXISTING FLOOR PLANS

## GRADE LEVEL NORTH SIDE



## GRADE LEVEL SOUTH SIDE

## MEDICAL | GRADE LEVEL NORTH SIDE

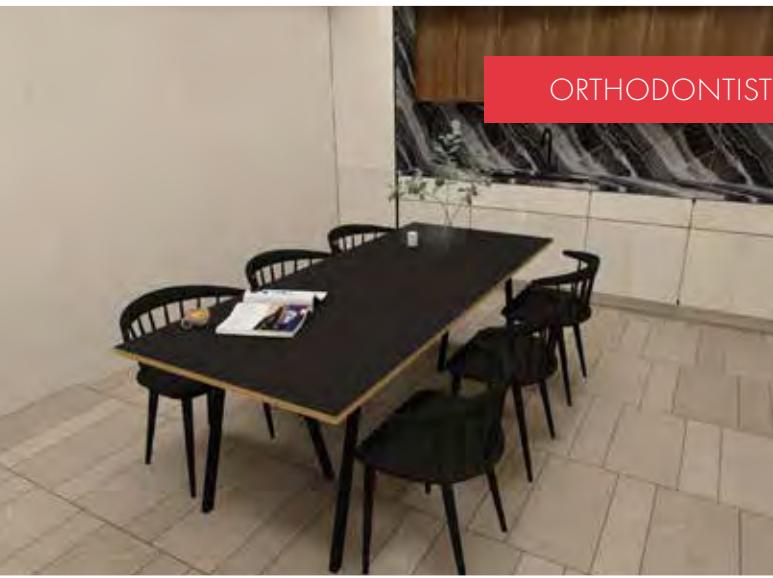
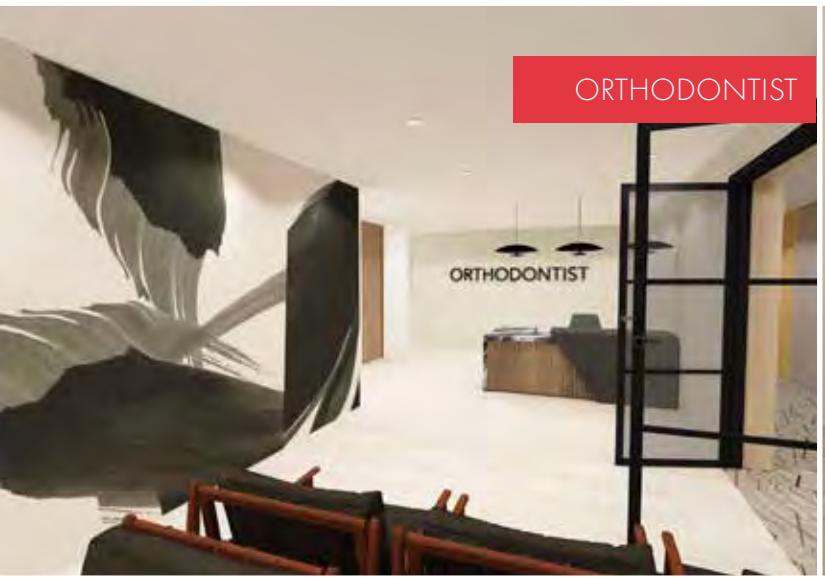


WE'RE CREATING CUSTOMIZED SPACES WITHIN BIJOU'S MEDICAL GRADE LEVEL NORTH SIDE, OFFERING A RANGE OF SPECIALIZED SERVICES. THIS INCLUDES A MAIN LOUNGE, PHARMACY, GENERAL PRACTICE, CARDIOVASCULAR AND OPHTHALMOLOGY CLINICS, A FERTILITY CLINIC, AND A LIFE LAB FOR DIAGNOSTIC TESTING. EACH SPACE IS DESIGNED TO MEET SPECIFIC HEALTHCARE NEEDS, PROVIDING A COMPREHENSIVE AND COMFORTABLE ENVIRONMENT FOR PATIENTS AND VISITORS ALIKE.

**MEDICAL SPACE PLAN**  
CUSTOMIZE MEDICAL SPACE PLAN  
TO SUIT YOUR SPECIFIC REQUIREMENTS

COMPLIMENTARY SPACE PLANS TO SUIT YOUR BUSINESS:  
\*UPON SUBMISSION OF CONDITIONAL OFFER.

## MEDICAL | GRADE LEVEL SOUTH SIDE



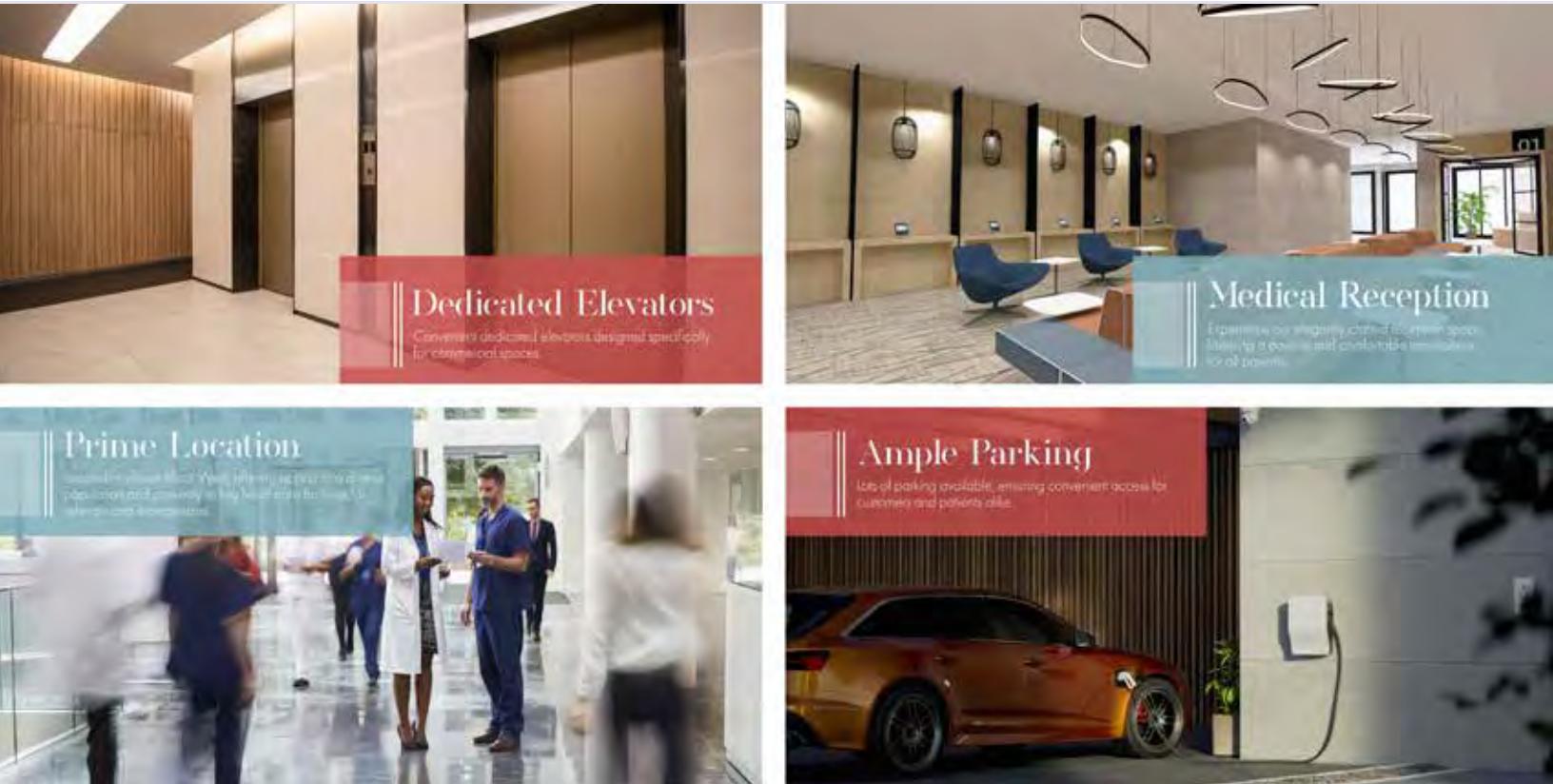
EXPANDING OUR OFFERINGS, WE'RE CREATING CUSTOMIZED SPACES WITHIN BIJOU'S MEDICAL GRADE LEVEL SOUTH SIDE. THESE INCLUDE ORTHODONTICS, PEDIATRICS, ENDODONTICS, AND ONCOLOGY SERVICES, CATERING TO DIVERSE HEALTHCARE NEEDS. EACH SPACE IS DESIGNED TO PROVIDE SPECIALIZED CARE IN A COMFORTABLE AND CONVENIENT ENVIRONMENT FOR PATIENTS SEEKING TREATMENT AT OUR FACILITY.

**MEDICAL SPACE PLAN**  
CUSTOMIZE MEDICAL SPACE PLAN  
TO SUIT YOUR SPECIFIC REQUIREMENTS

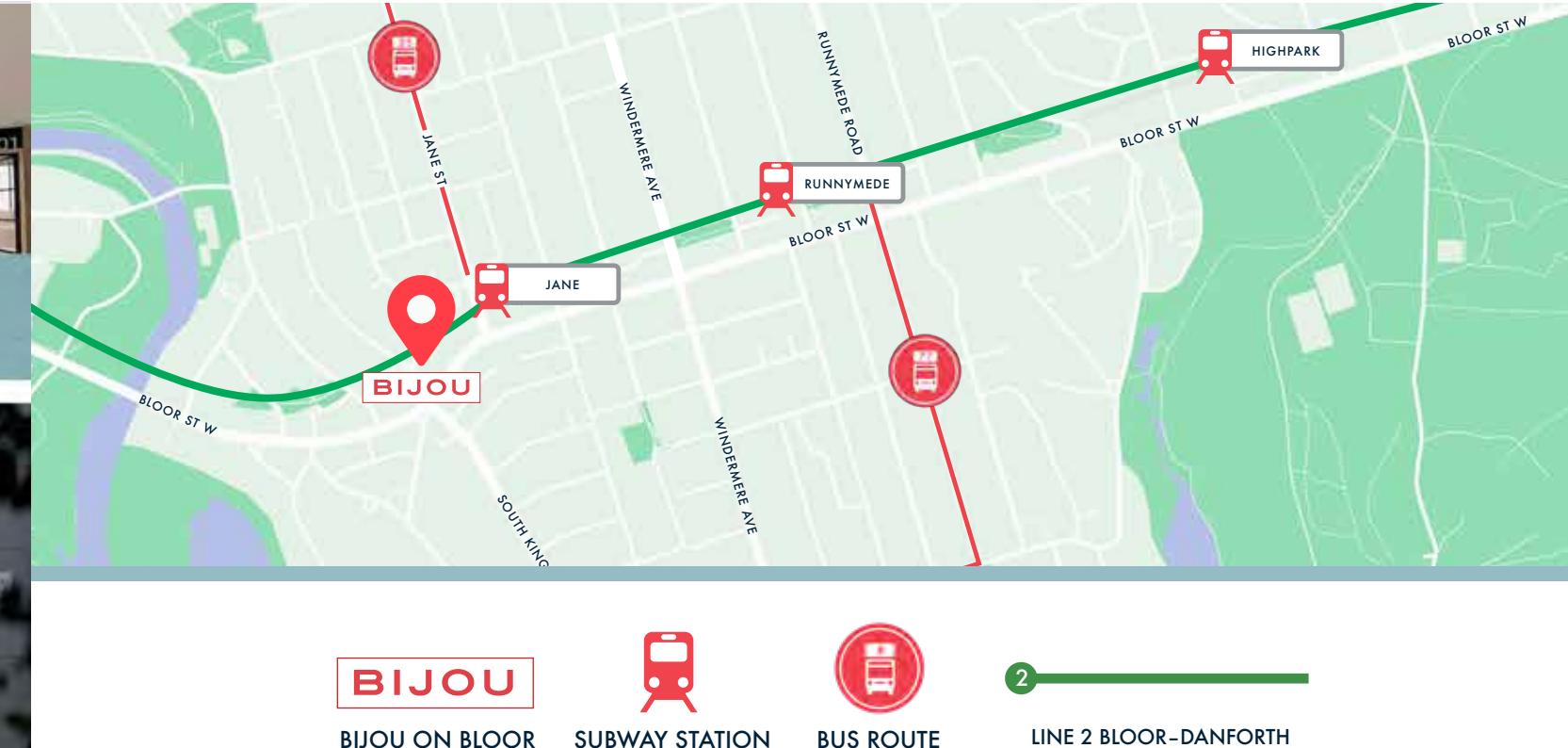
COMPLIMENTARY SPACE PLANS TO SUIT YOUR BUSINESS:  
\*UPON SUBMISSION OF CONDITIONAL OFFER.

# PROSPECT OVERVIEW

## KEY FEATURES



## TRANSPORTATION



OUR COMMERCIAL CONDO, TAILORED SPECIFICALLY FOR MEDICAL PROFESSIONALS, OFFERS KEY FEATURES DESIGNED TO ENHANCE CONVENIENCE AND EFFICIENCY FOR BOTH PRACTITIONERS AND PATIENTS. SITUATED IN A PRIME LOCATION, IT ENSURES EASY ACCESS AND HIGH VISIBILITY. THE PROPERTY INCLUDES AMPLE PARKING TO ACCOMMODATE STAFF AND PATIENT NEEDS, DEDICATED ELEVATORS FOR SECURE AND EFFICIENT PATIENT TRANSPORT, AND A SPECIALIZED MEDICAL RECEPTION AREA DESIGNED TO PROVIDE A WELCOMING AND PROFESSIONAL ENVIRONMENT.

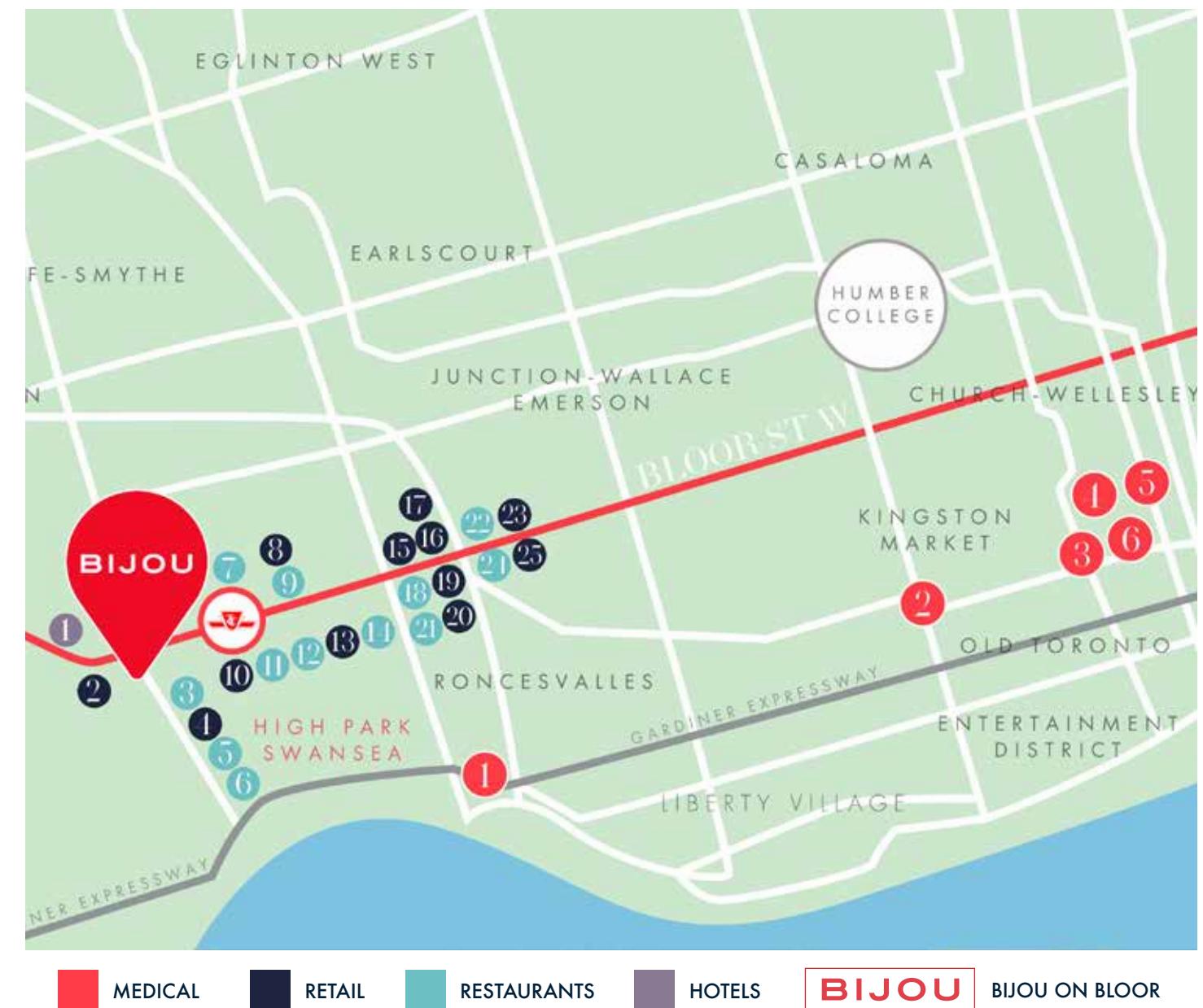
THE TRANSPORTATION OPTIONS SERVICING BIJOU ARE ABUNDANT AND CONVENIENT. SITUATED DIRECTLY ON THE BLOOR-DANFORTH TTC LINE (LINE 2), BIJOU ENJOYS EASY ACCESS TO THE JANE SUBWAY STATION, A MERE 180 METERS AWAY AND ONLY A 3-MINUTE WALK. TAKE THE TTC FROM BIJOU TO YONGE & BLOOR IN 20 MINUTES OR TO UNION STATION IN 27 MINUTES. FOR THOSE WHO PREFER BUSES, NUMEROUS TTC ROUTES SERVICE THE AREA, OFFERING FLEXIBLE TRAVEL OPTIONS THROUGHOUT TORONTO, INCLUDING AREAS AROUND ETOBICOKE AND MISSISSAUGA. ADDITIONALLY, BIJOU'S PROXIMITY TO THE GARDNER EXPRESSWAY AND HIGHWAY 427 ENHANCES ACCESSIBILITY AND FACILITATES SMOOTH COMMUTING FOR RESIDENTS AND VISITORS ALIKE.

# AREA OVERVIEW

MEDICAL		
#	HOSPITALS / HEALTH CENTRES	ADDRESS
1	ST. JOSEPH HEALTH CENTRE	30 THE QUEENSWAY
2	TORONTO WESTERN HOSPITAL	399 BATHURST ST
3	MOUNT SINAI HOSPITAL	600 UNIVERSITY AVE
4	UNIVERSITY HEALTH NETWORK	190 ELIZABETH ST
5	ST. REGIS HOSPITAL	36 GRENVILLE ST
6	TORONTO GENERAL HOSPITAL	200 ELIZABETH ST

RETAIL & SERVICES		
#	RETAIL & SERVICE	ADDRESS
1	OLD MILL TORONTO	21 OLD MILL RD
2	ORANGE THEORY FITNESS	2480 BLOOR ST W
3	BRYDEN'S	2455 BLOOR ST W
4	MODO YOGA	2481 BLOOR ST W
5	THE STATION	2457 BLOOR ST W
6	COFFEE TREE ROASTERY	2412 BLOOR ST W
7	THE GOOD FORK	1550 DUNDAS ST W
8	BLOOR ANIMAL HOSPITAL	2387 BLOOR ST W
9	KRISPEE KREME CAFE	2424 BLOOR ST W
10	BULK BARN	2290 BLOOR ST W
11	QUEENS PASTA CAFE	60 YORKVILLE AVE
12	SHAKEY'S PUB	60 YORKVILLE AVE
13	MELONHEAD CHILDREN'S HAIR CARE	2100 BLOOR ST W
14	MALBOROUGH'S	1221 BAY ST
15	BULK BARN	503 BLOOR ST W
16	BAKE SALE	2300 BLOOR ST W
17	MAISON APOTHCARE	256 DURIE ST
18	BLOOM RESTAURANT	2315 BLOOR ST W
19	RETROFIT PILATES	2323 BLOOR ST W
20	THINK FITNESS STUDIOS	134 PARK LAWN RD
21	AWAI	2277 BLOOR ST W
22	THE TENSPOT	2272 BLOOR ST W
23	FRESH & WILD	2294 BLOOR ST W
24	BUKHARA GRILL	2241 BLOOR ST W
25	SHOPPERS DRUG MART	2223 BLOOR ST W

Bijou's prime location in the vibrant Bloor West Village presents an enticing opportunity for both medical and retail professionals. Medical practitioners benefit from its close proximity to esteemed hospitals and medical centers, while retail entrepreneurs can tap into the thriving market and dynamic retail landscape Bloor Street West has to offer. Positioned amidst the Kingsway and Bloor West Village on a prime corner, Bijou offers a fusion of boutique charm and artisanal delights, complemented by the cultural allure of High Park. Conveniently situated at Bloor Street west, with easy access to parking and commuting options, Bijou on Bloor combines accessibility with luxury for professionals and customers alike.

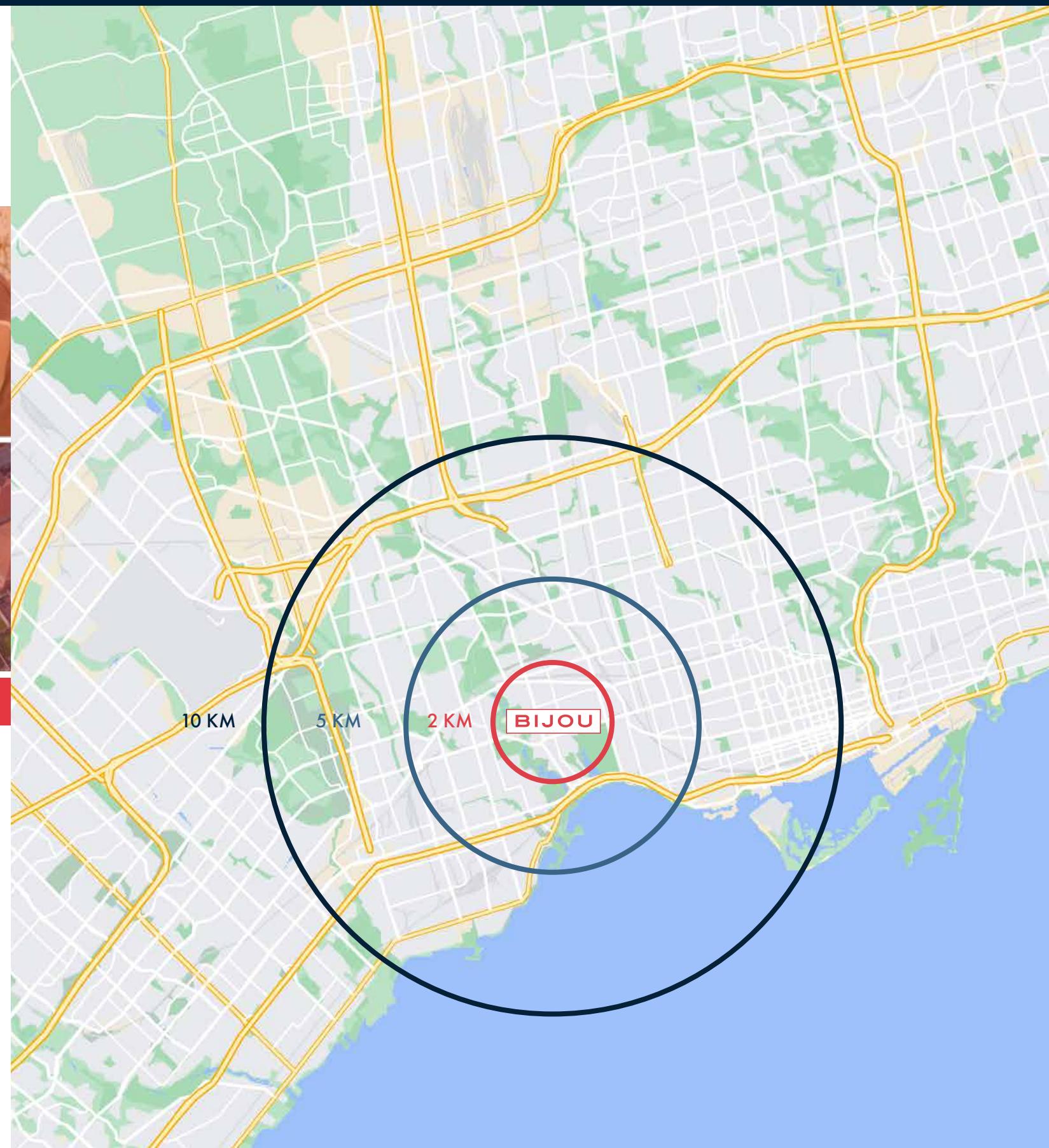


## KEY STATISTICS



## POPULATION

	2KM	5KM	10KM
2023 POPULATION	70,891	402,710	1,370,017
2028 POPULATION PROJECTION	74,340	429,764	1,453,770
ANNUAL GROWTH 2023-2028	1.4%	1.8%	1.7%



# CUBECOM

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