



**LIVE/WORK TOWNHOME IN THE HEART OF CITYPLACE  
OPPORTUNITY TO PURCHASE HIGH PERFORMING HAIR SALON WITH THE REAL ESTATE ASSET**

# For Sale

G05 - 40 Fort York Blvd, Toronto ON M5V 3Z3

**REVEL.**  
REALTY INC., BROKERAGE

# Property Details



**Address**

G05 - 40 Fort York Blvd, Toronto ON



**Intersection**

Fort York Blvd & Spadina Ave



**Sqft size**

1535 Sqft + 198 sqft Patio  
(Commercial/ Retail)



**Frontage**

25'



**Zoning**

BL1994

Mixed Use Commercial/ Residential



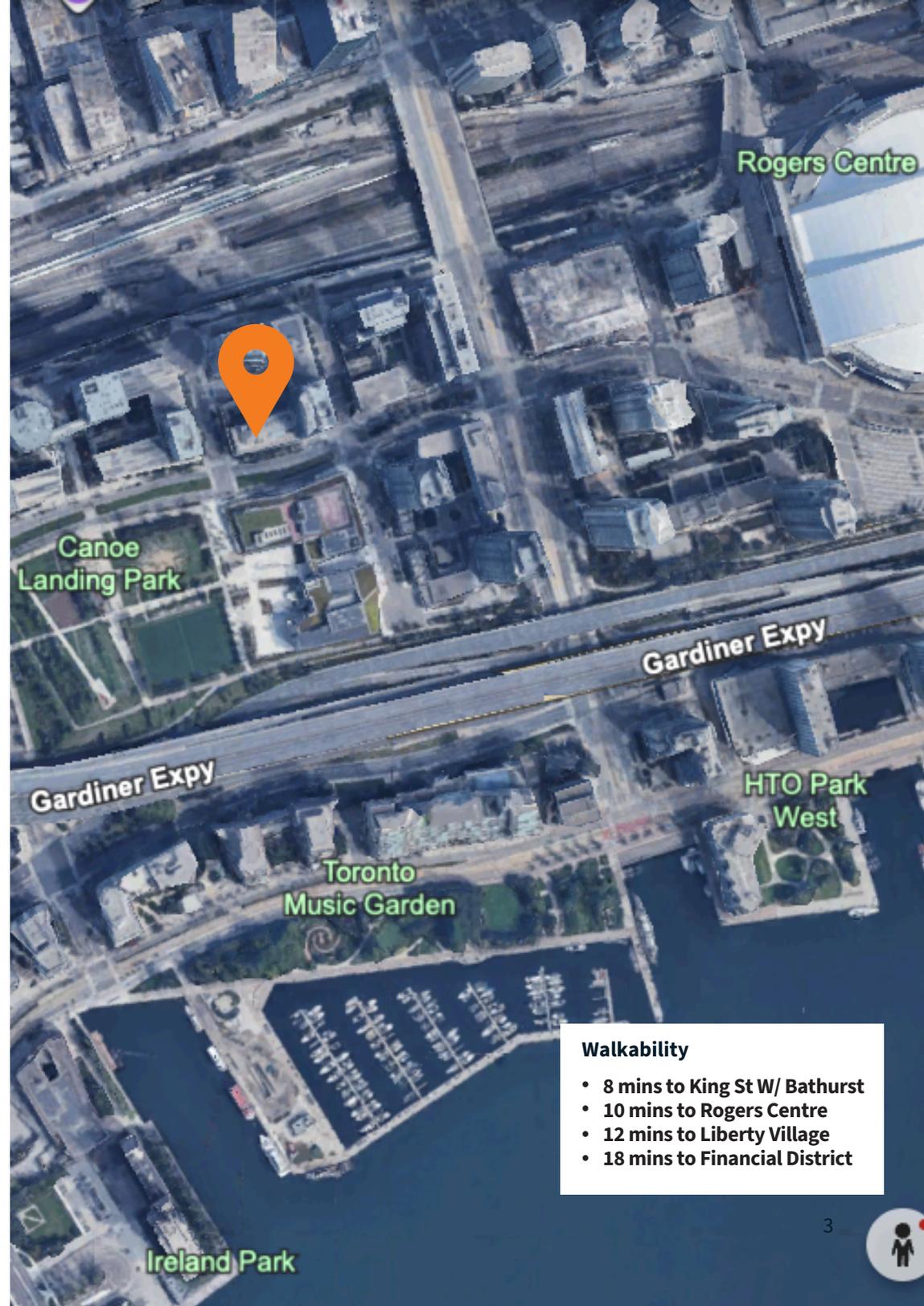
**Asking price**

\$1,550,000



## Property Highlights

- Situated in the highly desirable CityPlace corridor. One of Toronto's fastest-growing and highest-density residential communities
- Rare opportunity to own a commercial condo unit in a high-traffic urban neighbourhood, providing long-term stability and equity growth
- Ground-level presence within a residential condo development, offering consistent foot traffic from surrounding buildings and local residents
- Thousands of nearby condo units within walking distance, creating a built-in local customer base and steady demand
- Walking distance to King West, Liberty Village, Rogers Centre, and the Waterfront, with TTC streetcar access and quick connections
- Eliminates exposure to increasing commercial rents and provides long-term operational control, a major advantage in the Toronto market
- South facing with floor to ceiling windows floods the 1535 sqft space with natural light over two levels



### Walkability

- 8 mins to King St W/ Bathurst
- 10 mins to Rogers Centre
- 12 mins to Liberty Village
- 18 mins to Financial District



## CONCORD CityPlace



**30**  
Residential  
Towers

The largest master-planned community in downtown Toronto with 30 residential towers, 120,000 SF of retail, an 8 acre park, library, schools, and a community centre.



**25-44**  
Years Old  
Demogrphics

Concord CityPlace is inhabited with people between 25 to 44 years old, with many singles and young couples. Avergaing 1.9 persons per household.

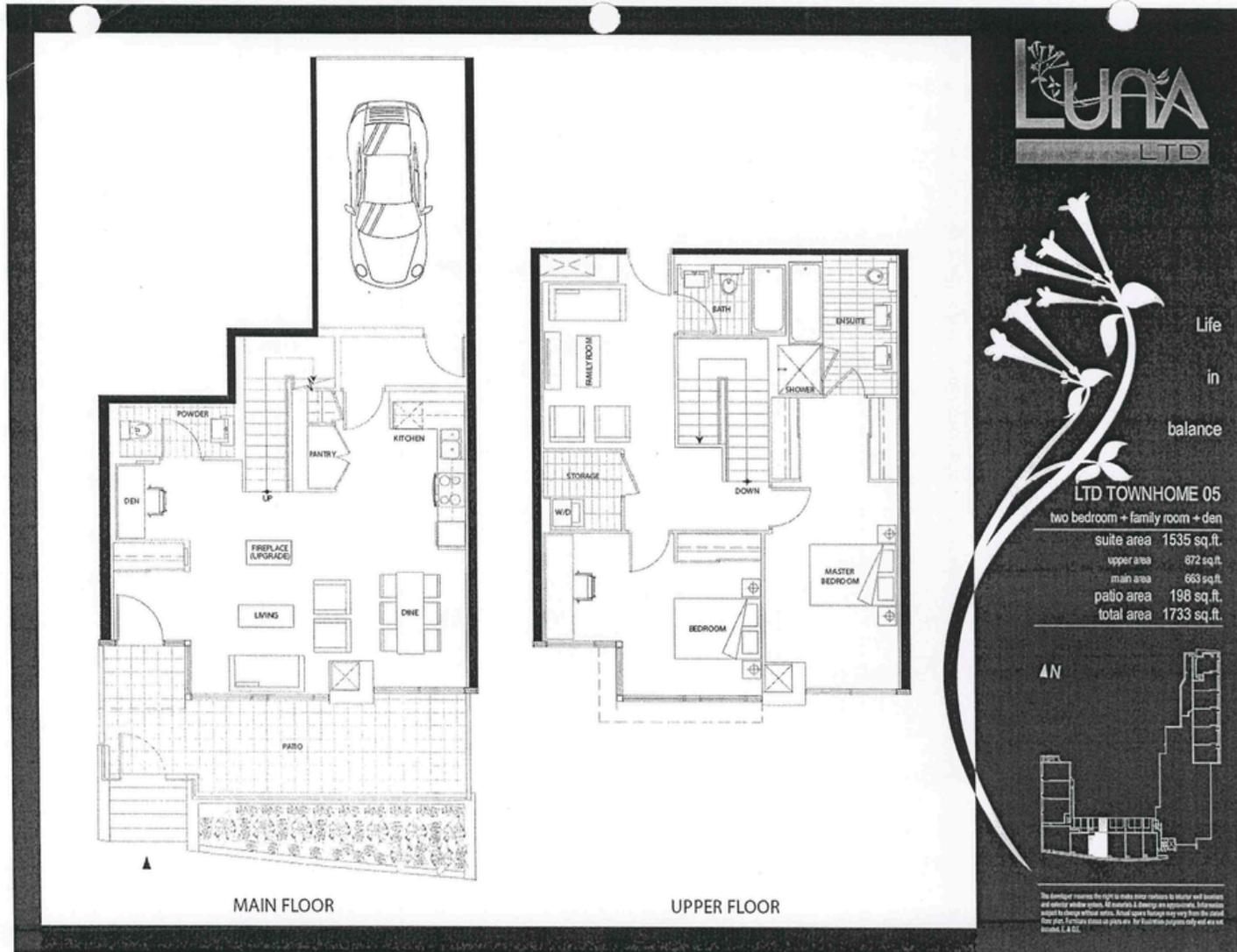


**18,000**  
CityPlace  
Residents

Considered an urban oasis, Concord Pacific took its experience East to begin development of Concord CityPlace on the Lake Ontario waterfront.

# Floor Plan

1535 sqft + 198 sqft Patio



LUNA

**334**  
Total Suites

**21**  
Floor Levels

**2010**  
Date of Completion

## Amenities



### Neighbourhood

- Dairy Queen
- Fat Bastard Burrito
- Liberty Shawarma
- Starbucks
- Fox and Fiddle
- Downtown Montessori
- Cityview Dental
- Metropolitan Pharmacy
- RBC
- CIBC
- BMO
- Sobeys
- Northern Linear Park
- Canoe Landing Rec Centre
- Jean Lumb Public School
- Bishop Macdonell
- Catholic Elementary School

### Featured Amenities

- Rooftop Deck/Garden
- Party Room
- Meeting Room
- BBQ facilities
- Sauna
- Gym
- Guest Suites
- Visitor Parking
- Recreation Room
- Indoor Pool
- Outdoor Pool
- Games Room



**96**  
Walk  
Score

Concord CityPlace has a walk score of 96, bordered by the Harbourfront/Lake Ontario, Fort York has tourist areas such as CN Tower, Rogers Centre and Ripley's Aquarium



# EVOLVE Hair Studio



**Established**  
2012 offering 13 years of growth



**Repeat Clientele**  
Loyal & diverse client base



**System Driven Business**  
Processes for bookings, inventory management, and client retention



**Team**  
Operating with 6 full time staff



**Reviews**  
620 + Google Reviews 4.7 Start Rating



**Asking price**  
\$1,550,000



## Business Highlights

- **High-density downtown Toronto Neighbourhood with strong foot traffic, surrounding condos and consistent demand**
- **Professionally designed space with 11 styling chairs, 9 mirrored stations, 6 wash sinks, quality equipment and modern finishes**
- **Established brand and existing client base, online presence and reduced startup risk for new owners or expanding locations**
- **Acquire both operating business and commercial condo unit, providing long-term control and eliminating landlord risks**
- **Ideal for Owner-operator looking to maximize profitability or an investor seeking both operating income and real estate appreciation**
- **High-quality salon fixtures, Technology, Vish Smart Scales, Apple Devices, Espresso Machine, Washer/Dryer and Full Product Inventory**
- **Built-in access to community events and activations, offering unique opportunities for local sponsorships and targeted brand exposure**





**For more information, contact:**

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