

294 & 296

College St., Toronto

INVESTMENT
PROPERTY
@ COLLEGE
& SPADINA

FOR SALE



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

294 & 296 College Street Toronto



PROPERTY HIGHLIGHTS

- Rare investment opportunity in the heart of downtown Toronto. Steps from University of Toronto, Chinatown and Kensington Market
- Income producing asset with great long term development potential
- Rental income: Second floor is occupied by national corporate Tenant in award winning constructed office space
- Ground floor retail: has been left vacant to allow for new retail leases for new buyer to secure
 - Unit 2 - Currently occupied by month-to-month tenant and can be vacant on possession
 - Unit 1 - Formerly occupied by virtual reality store
- Second floor office: Occupied by Kinka Management Inc. head office (corporate lease)
- Environmental Report: Phase 1 and Phase 2 from 2016



Purchase Price: \$7,900,000

- Offering process: Vendor is accepting offers on or before August 26th, 2024
- For access to the data room and property financials, please complete the Confidentiality Agreement

[Click to view](#)

CONFIDENTIALITY
AGREEMENT

294 & 296 College Street Toronto



PROPERTY DETAILS

Ground floor Unit 2: Approx. 1,600 sq.ft.

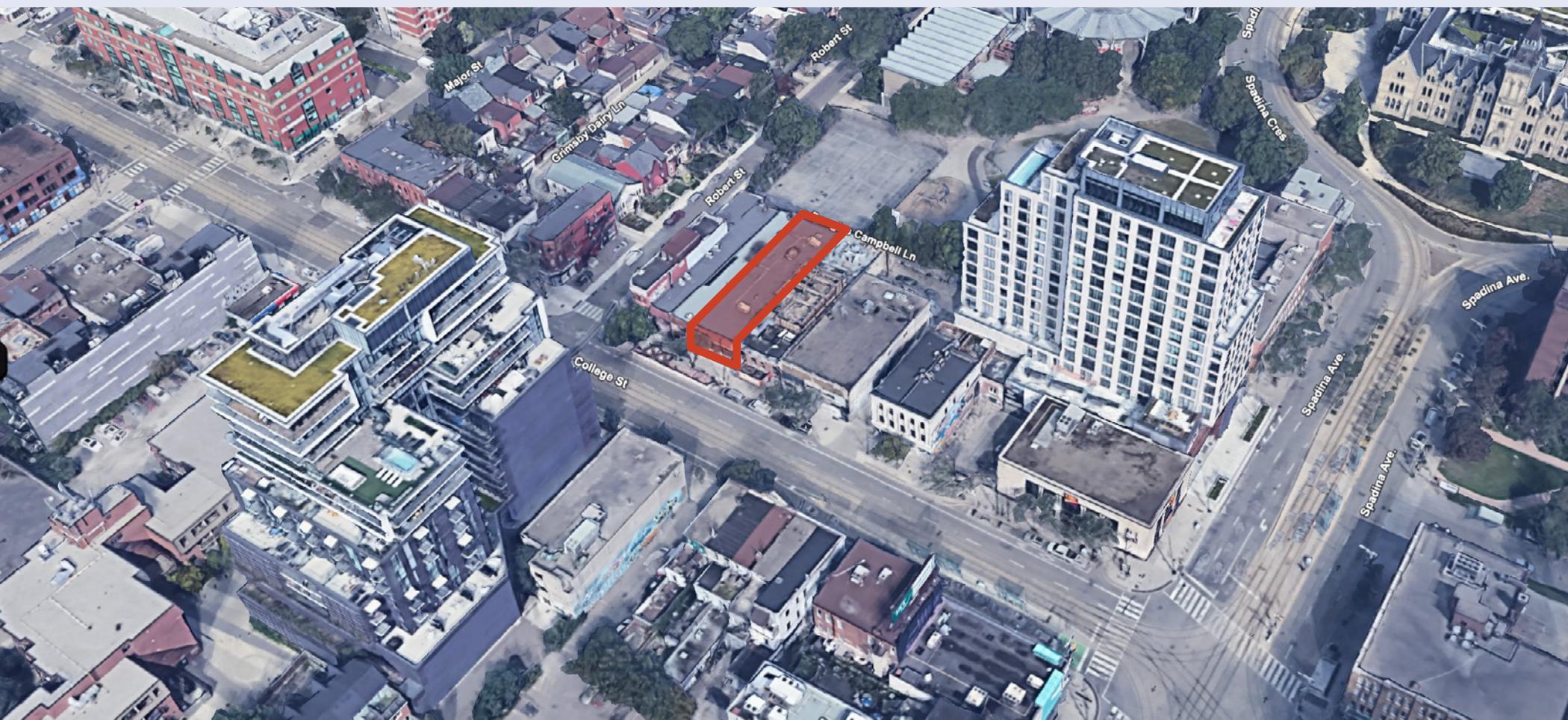
Ground floor Unit 1: Approx. 2,800 sq.ft.

Second floor: Approx. 4,470 sq.ft.

Building Size: 8,870 sq.ft. (2 levels)

Lot dimension: 38.13 x 128.76

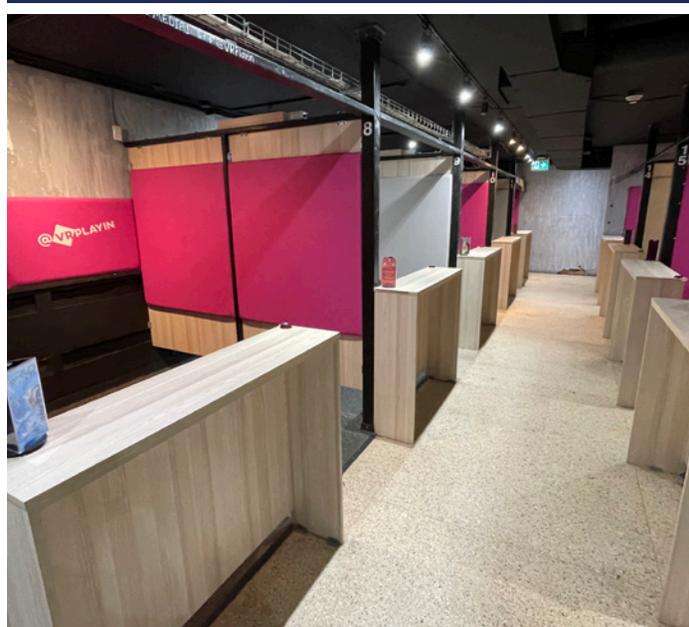
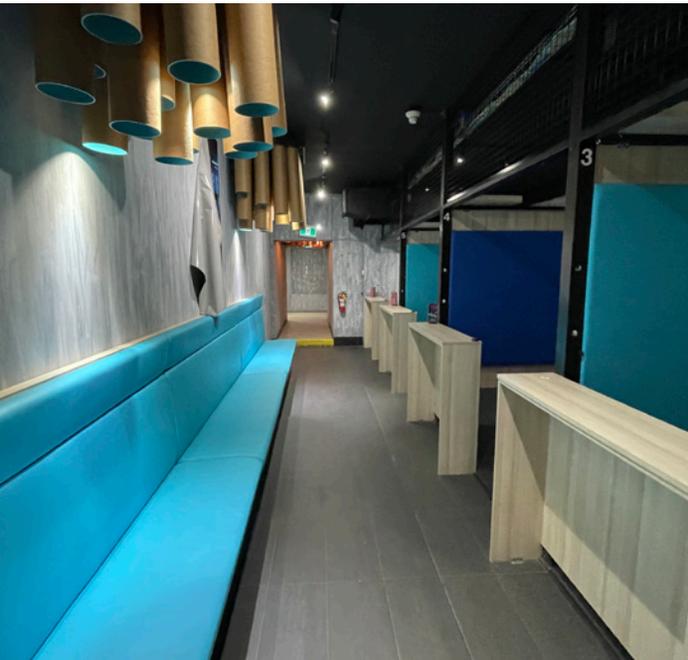
Lot Size: 4,597 sq.ft. (0.112 Acres)



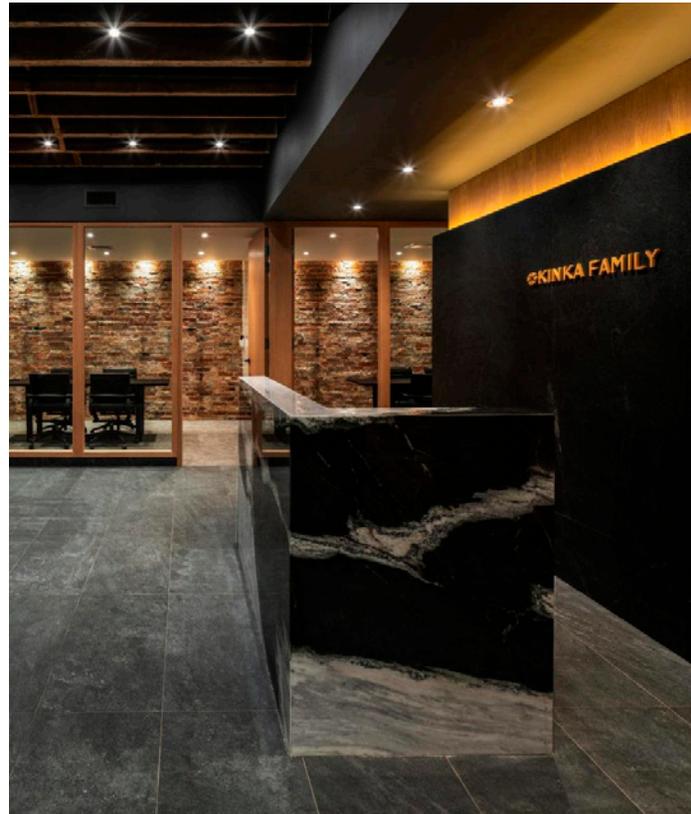
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294 INTERIOR



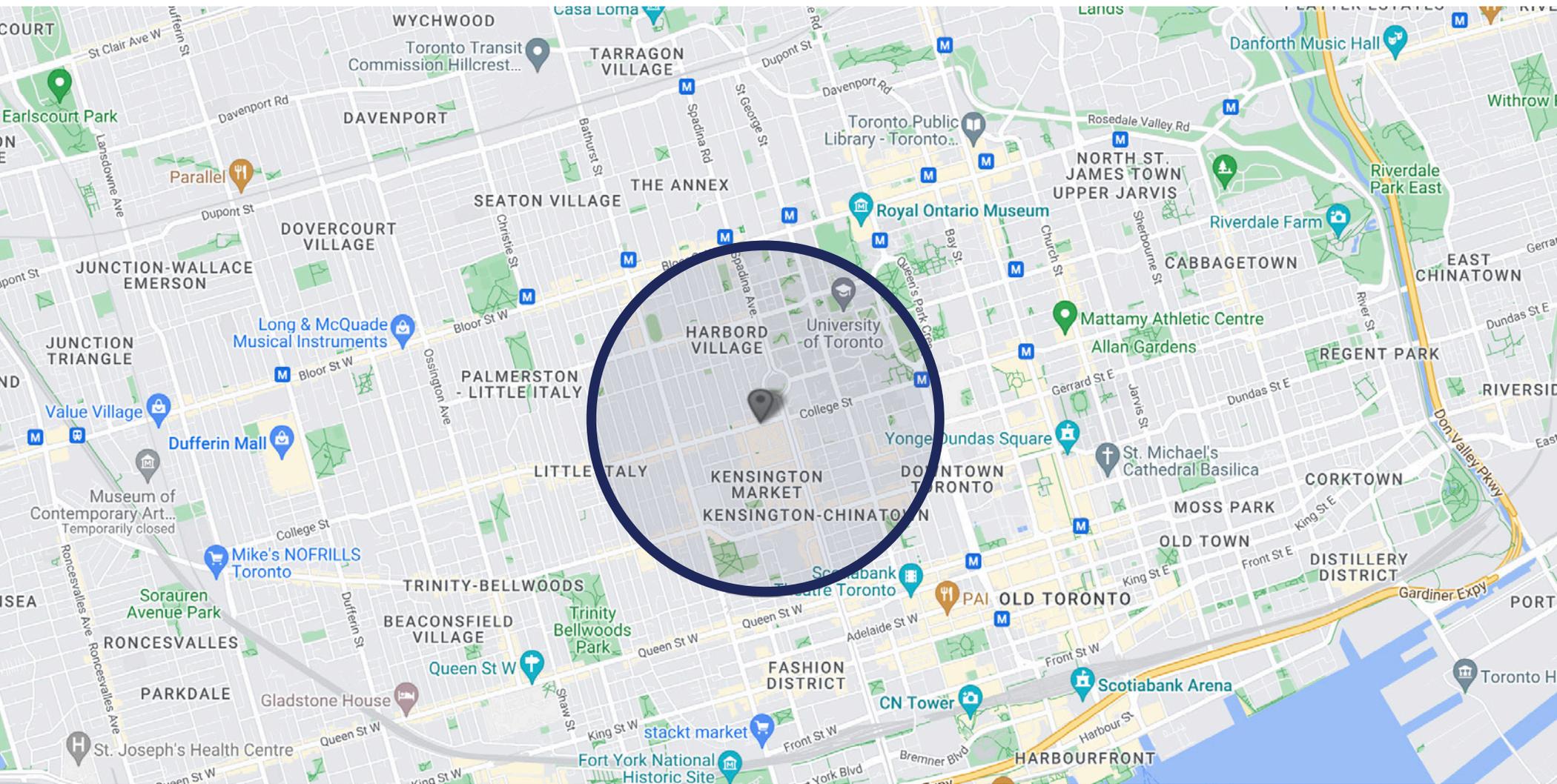
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2ND FLOOR OFFICE



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AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
30,494



AVERAGE INCOME
\$112,061*

** Annually per household*



MEDIAN AGE
35.5

LAND AND INVESTMENT SALES:

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LCBO

Bathurst St



College St



Spadina Ave

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