



# 38 Avenue Road, Toronto

## Yorkville Retail Investment Offering



## The Offering

TD Cornerstone Commercial Realty Inc. & Savills Inc. (the “Advisors”) are pleased to offer for sale a 100% freehold strata titled interest in 38 Avenue Road, Toronto, Ontario, (the “Property” or “Offering”) located at the high profile intersection of Yorkville Avenue and Avenue Road. The Property is located on the ground floor of The Prince Arthur, one of Yorkville's most iconic and luxurious condominium buildings. Now a modern-day landmark in Yorkville due to its stunning archway entrance, The Prince Arthur is one of the neighbourhood's most distinguished residences, offering a wide variety of high-end amenities and unparalleled proximity to fine dining and boutique shopping.

The Property is fully leased to seven tenants and boasts 304 feet of irreplaceable frontage along Avenue Road, providing excellent street front exposure. The Property offers a prime location in Toronto's pre-eminent fashion and lifestyle neighbourhood, where retail activity is at an all-time high, with minimal retail vacancy. Furthermore, the completion of over 28

residential developments within close proximity of the Property, representing over 15,000 residential units, is anticipated to increase foot traffic to the immediate area and provide long-term income growth and stability to prospective investors.



**100%**  
Occupancy



**304 Ft.**  
Avenue Road Frontage



**23**  
Parking Stalls



**> 15,000**  
Residential Units Proposed &  
Under Construction within 1km

## The Process

A Confidential Information Memorandum and a Virtual Data Room (collectively, the “Offering Materials”) have been prepared by the Advisors, containing property and financial information related to the Property. Prospective purchasers are required to execute the Confidentiality Agreement to receive the Offering Materials. Prospective purchasers will be advised of bidding instructions, following receipt of the Offering Materials, in a separate process letter.

Investment  
Memorandum

RECO  
Documents

Confidentiality  
Agreement

### For further information, please contact:

#### TD Cornerstone Commercial Realty Inc.

66 Wellington Street West, 9th Floor, TD Tower,  
Toronto, Ontario, M5K 1A2

##### Elliot Medoff\*

Director  
416 307 3388  
[elliot.medoff@tdsecurities.com](mailto:elliot.medoff@tdsecurities.com)

##### Jackson Watts<sup>†</sup>

Analyst  
437 552 1881  
[jackson.watts@tdsecurities.com](mailto:jackson.watts@tdsecurities.com)

#### Savills Inc.

1200 Bay Street, Suite 1105,  
Toronto, Ontario, M5R 2A5

##### Jordan Karp\*

Executive Vice President  
416 922 2223  
[jkarp@savills.ca](mailto:jkarp@savills.ca)

##### Ryan Morein\*

Senior Vice President  
416 922 2224  
[rmorein@savills.ca](mailto:rmorein@savills.ca)

Note: The parties identified as \*Salesperson are registered in accordance with RECO and hold titles shown with respect to TD Securities Inc. and Savills Inc. <sup>†</sup>Financial Underwriter

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**Our mailing address is:**

TD Securities Inc.  
Investment Banking - Real Estate Group  
66 Wellington Street West, 7th Floor, TD Tower  
Toronto, ON M5K 1A2  
Canada

**[tdsecurities.com/propertybrokerage](http://tdsecurities.com/propertybrokerage)**