

# FOR SALE

OWNER-OCCUPIER  
INVESTOR OPPORTUNITY

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SINCE 1983  
BLOOMINGHILL FLOWERS  
416-781-7135 1724

CARBON

1724-1726  
AVENUE ROAD  
TORONTO



# THE PROPERTY

## NEIGHBOURHOOD OVERVIEW

On behalf of the Vendor, Aura Partners is pleased to offer for sale a 100% freehold interest in an exceptional two storey commercial and residential property at 1724-1726 Avenue Road, Toronto.

The offering presents retail and office users or investors with the opportunity to acquire a well improved multi tenanted property, offering approx 3,282 SF of excellent space (above grade) on approx 2,923.02 SF of land.

With existing vacancy and near-term lease expiries, the Property offers flexibility for partial or full owner occupancy, as well as the potential to materially increase net operating income by re-leasing space at prevailing market rates and capturing long-term upside from staggered lease rollover.

Situated in North Toronto, the Property is located on the Avenue Road corridor just north of Lawrence Avenue. Neighboring the Ledbury Park and Bedford Park communities, it enjoys surrounding affluence that in part drives the retail, in addition to the high exposure along this high traffic corridor. The Property share a block with North of Brooklyn Pizza and Starbucks, and lies in close proximity to other coveted retailers such as Pusateri's and Bruno Fine Foods.

The neighborhood is also among a cluster of highly reputable schools including Havergal College, Lawrence Collegiate, Ledbury Park, and Bedford Park.

1724-1726 Avenue Road has easy accessibility via 24hr public transit, situated steps away from the Avenue Rd and Lawrence Ave bus routes, as well as easy access to the Highway 401 to the North and the Allen Expressway to the West.

## BUILDING AREA

LOWER LEVEL:	1,676 sf
GROUND FLOOR:	1,659 sf
SECOND FLOOR:	1,623sf
<b>TOTAL:</b>	<b>3,282 sf (above grade)</b>

## SITE DIMENSIONS\*

LOT AREA	0.0671 acres
SIZE:	2,923.02 sf
FRONTAGE:	26.15 ft
REAR:	25.82 ft
DEPTH:	112.40 ft

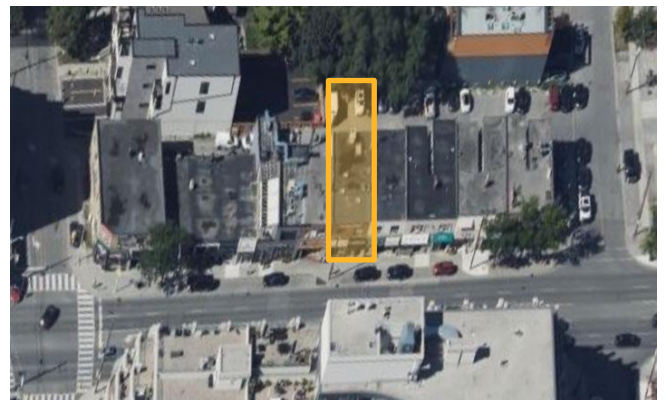
\*Approximate

PIN: 101890162

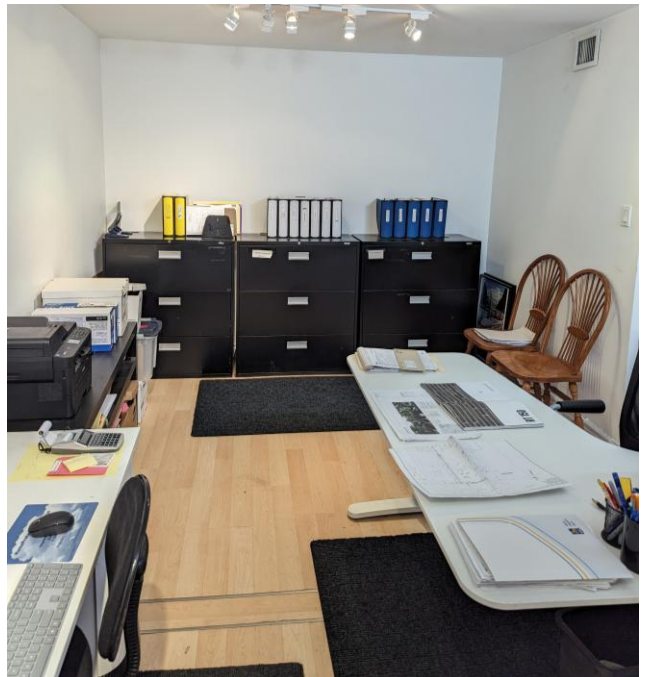
TAXES (2024): \$37,186.58

LEGAL DESCRIPTION: PT LT 178-180 PL 1706 TWP OF YORK; PT LT 98A, 99A PL 2247 TWP OF YORK AS IN NY754030 S/T & T/W NY754030; TORONTO (N YORK) , CITY OF TORONTO

ASKING PRICE: \$2,850,000

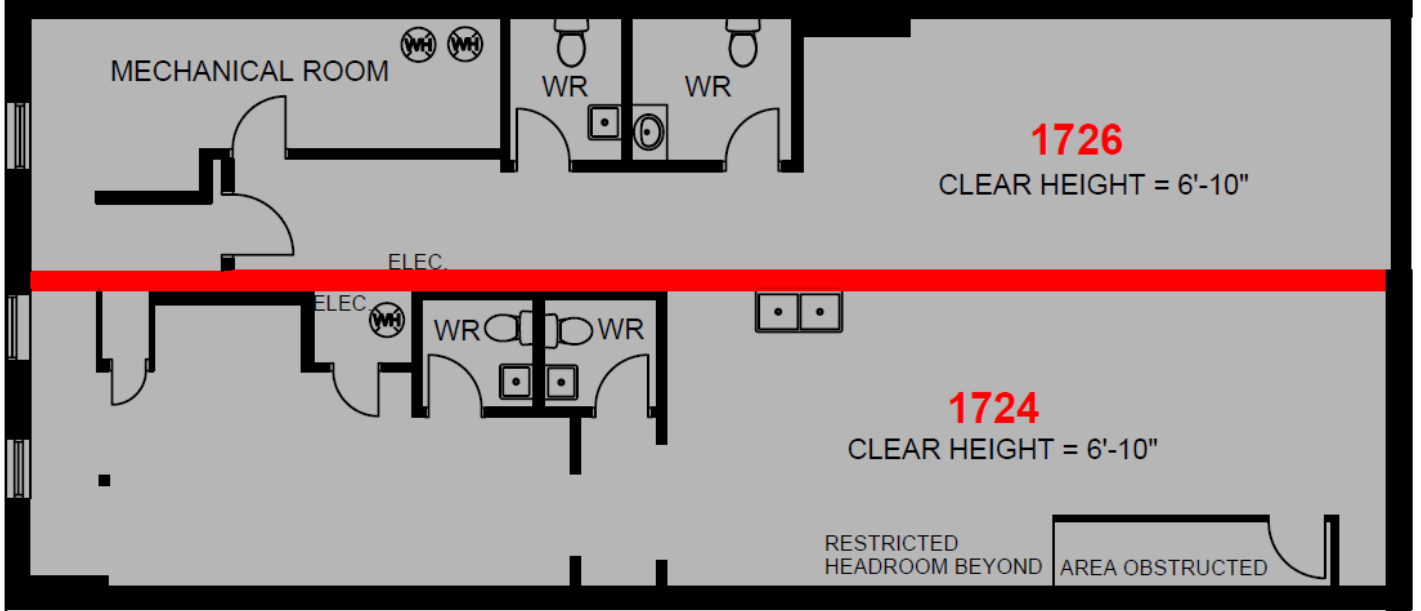


# PHOTO GALLERY

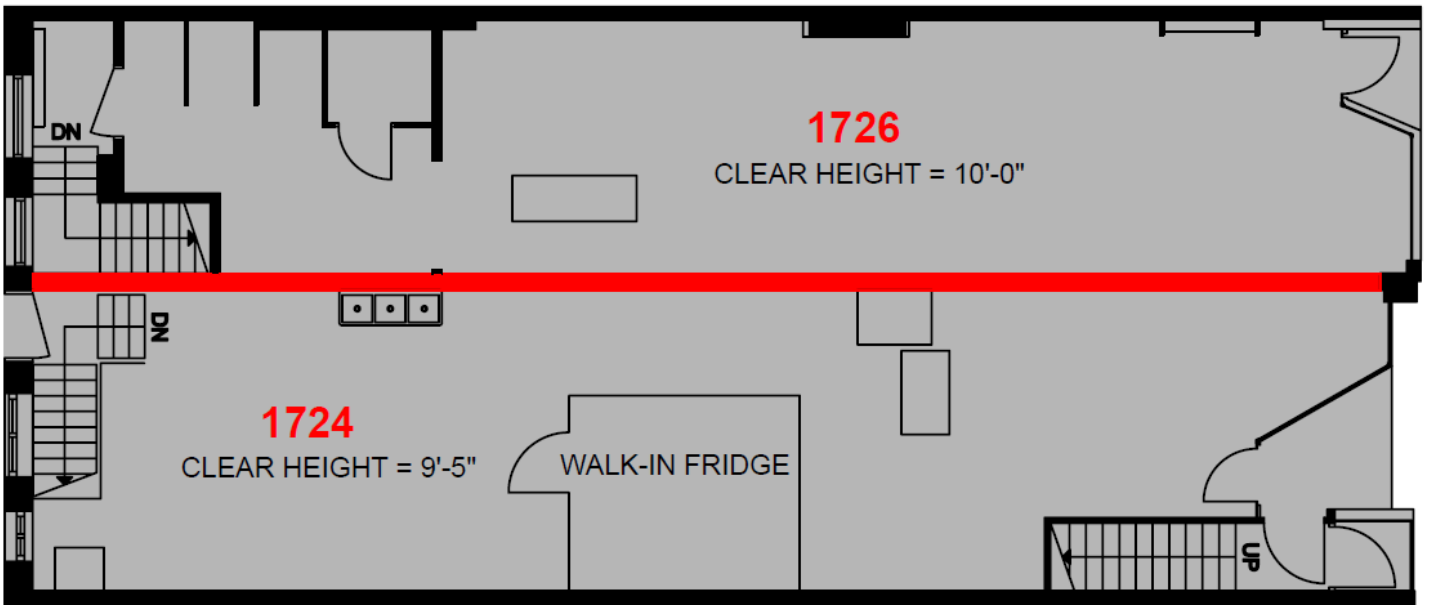


# FLOOR PLANS

LOWER LEVEL  
1,676 SF

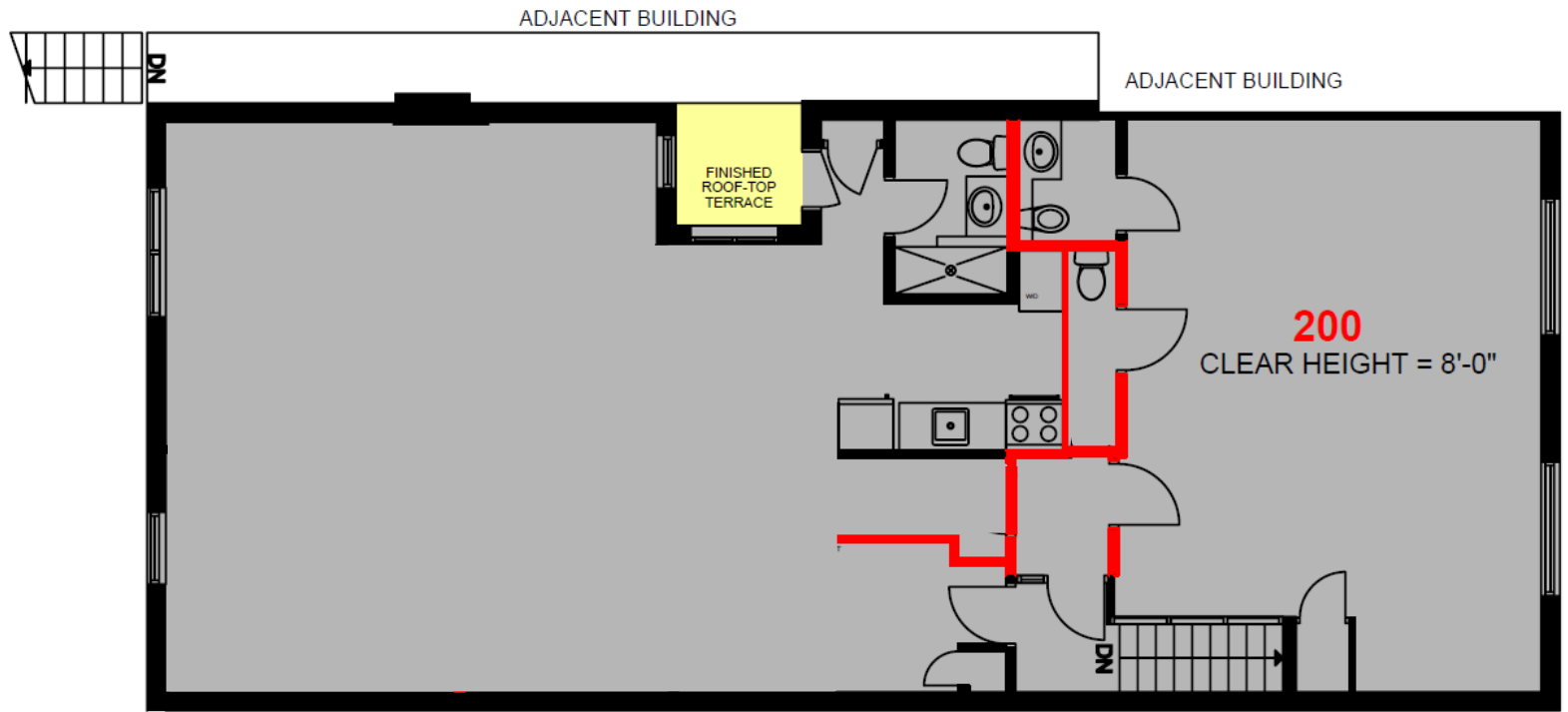


GROUND FLOOR  
1,659 SF

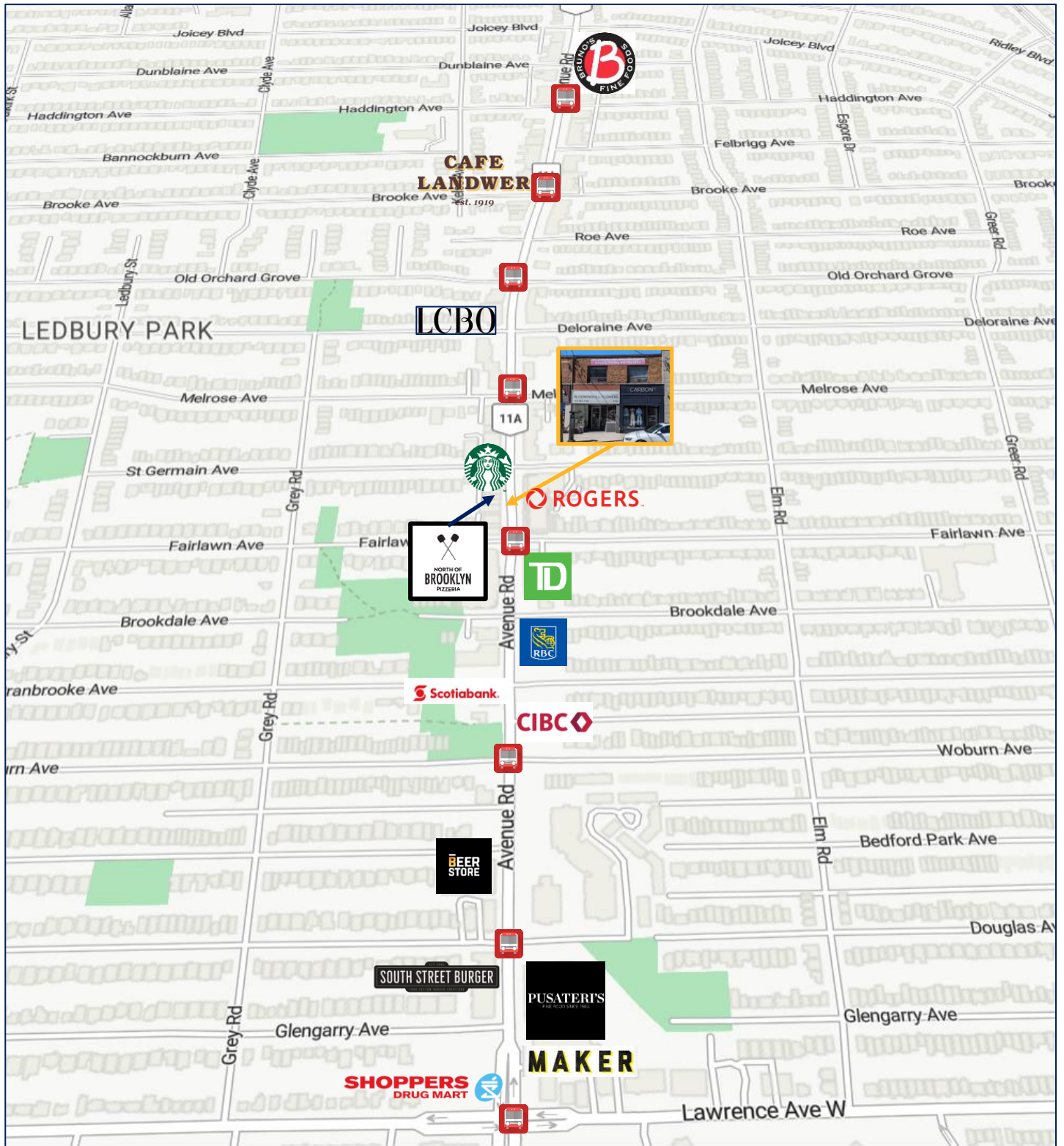


# FLOOR PLANS

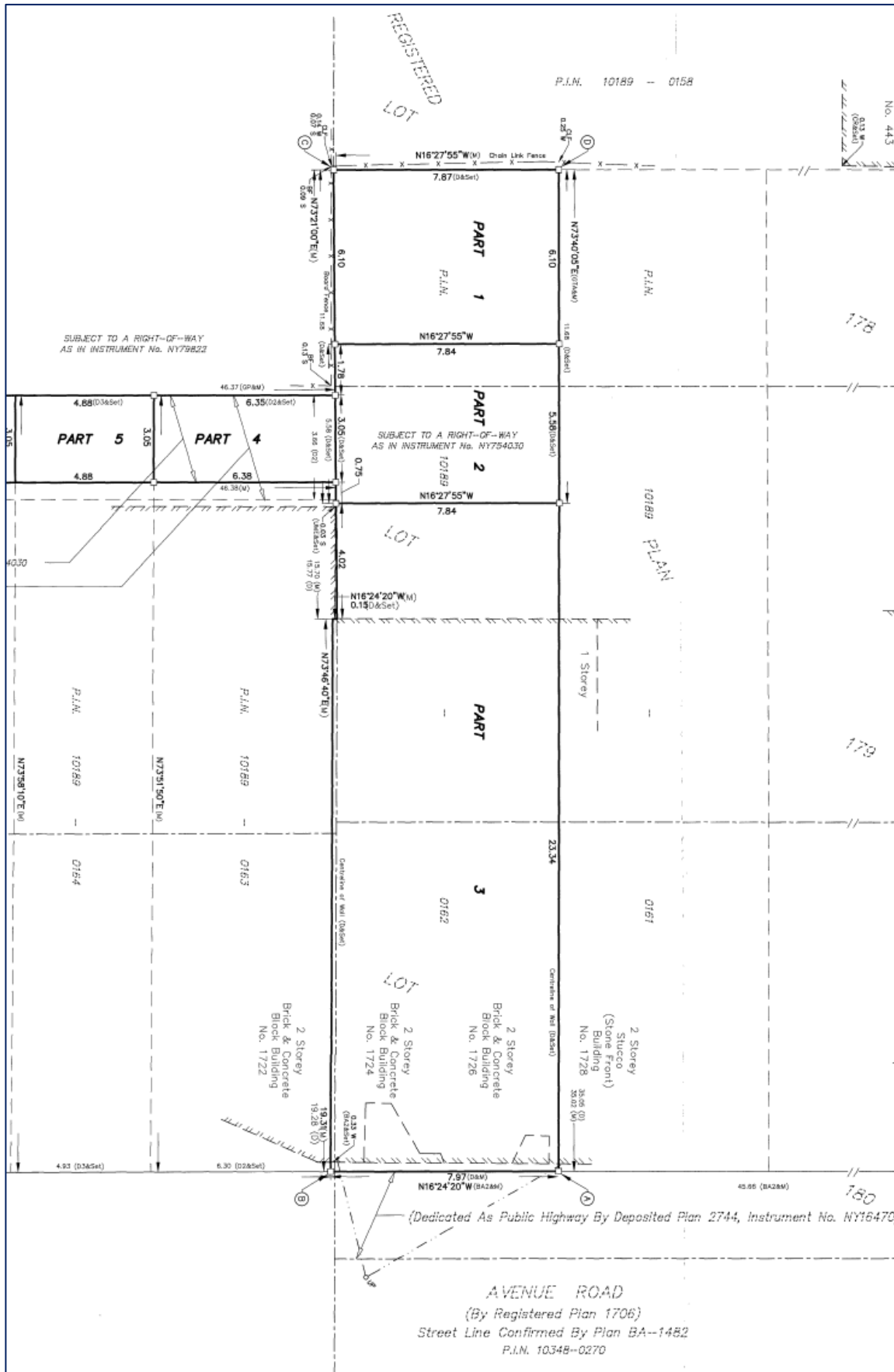
SECOND FLOOR  
1,623 SF



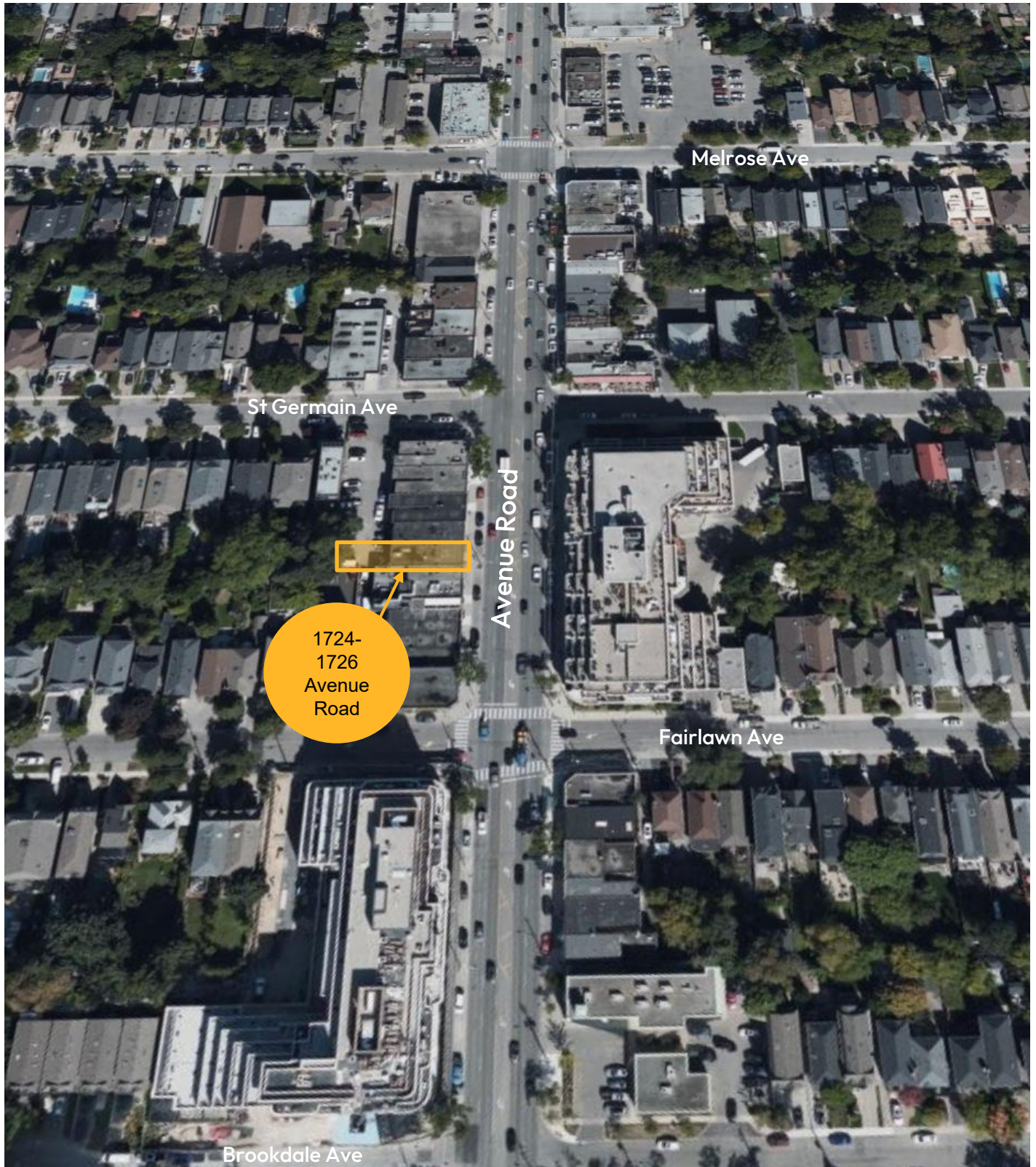
# THE LOCATION



# SURVEY



# THE LOCATION



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# COMPARABLE SALES

Comparable transactions within the surrounding area have traded within a range of \$863 to \$1622 per square foot.



1. 1804 Avenue Road



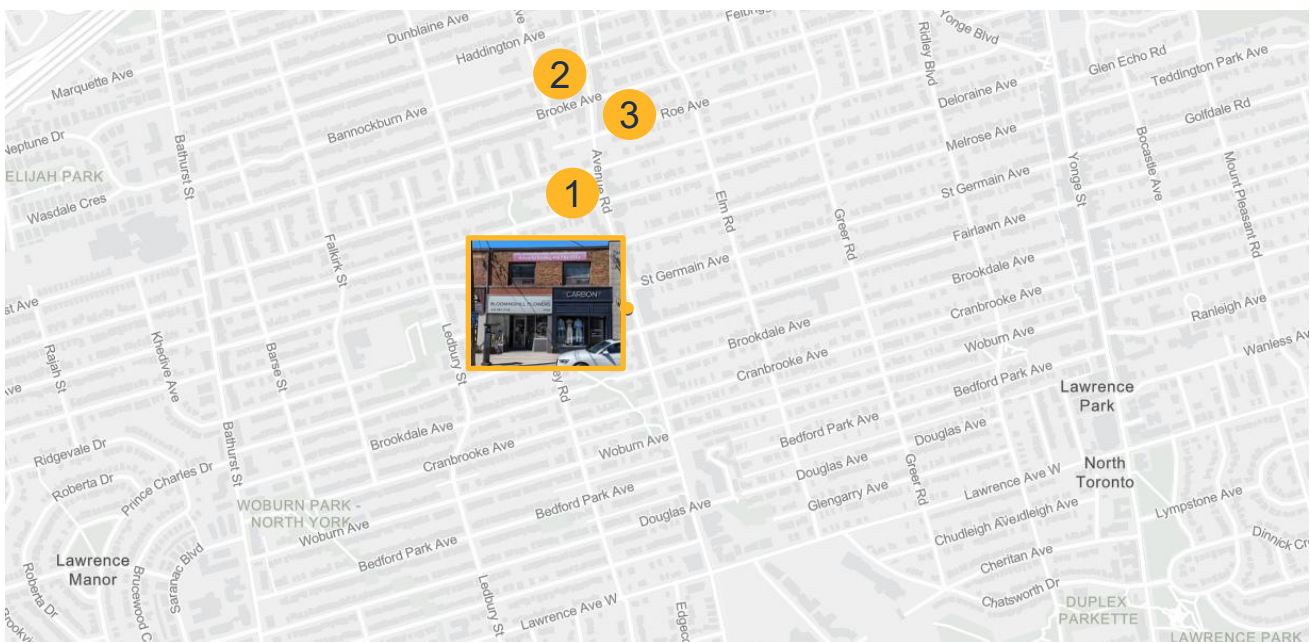
2. 1936 Avenue Road



3. 1887 Avenue Road

Date	May 2025	January 2025	May 2024
Price	\$1,950,000	\$2,600,000	\$3,150,000
Building Size* (sf)	2,880	3,014	1,942
Price/sf	\$929	\$863	\$1622
Sale Type	Market	Market	Market
Purchaser	1679009 Ontario Limited	16432034 Canada Inc.	Albi R/E Inc.

\*Estimated building size





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