

I FOR SALE



TRANSIT-ORIENTED
MIXED-USE
INVESTMENT
OPPORTUNITY



Donlands

Danforth Ave

940 DANFORTH AVE,
TORONTO

 ROYAL LePAGE
COMMERCIAL

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

Two-storey mixed-use property located along the Bloor-Danforth subway line.

The existing structure is a ~5400 sq. ft. two-storey building.

- Property is located in the Donlands MTSA, within 80 m radius from the subway station;
- Consists of four 1-bedroom residential units on separate meters and ground-level restaurant space;
- Fully tenanted with upside potential.



Lot Size	3,842 sq ft
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Frontage	38.41 ft
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PIN	105350429
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OP Designation	Mixed Use
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Zoning	CR 3
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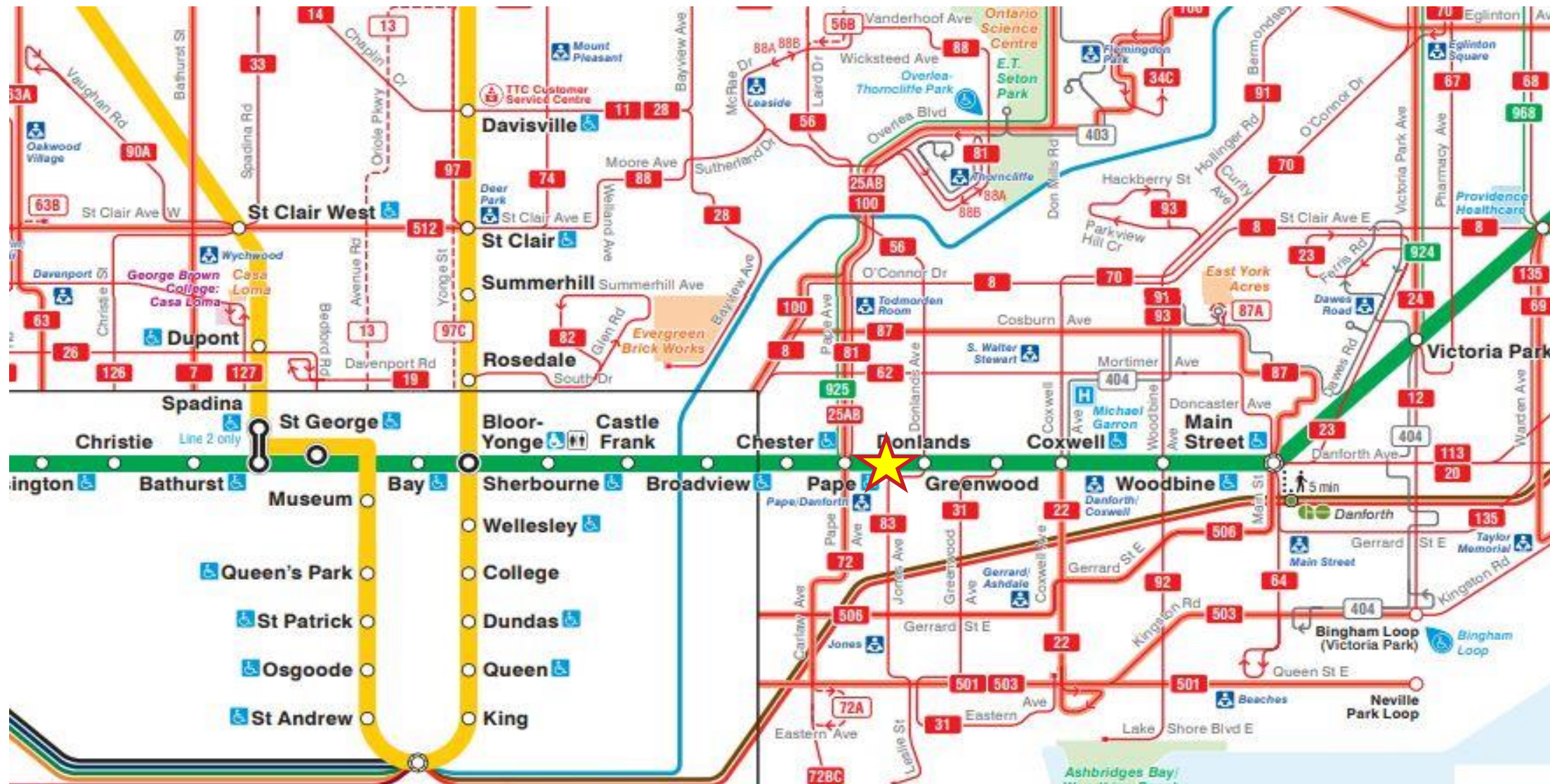
Official Plan	Toronto Official Plan – Map 21
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AERIAL OVERVIEW



- 1 DONLANDS SUBWAY STN
- 2 PHIN PARK
- 3 CREATIVE PRESCHOOL OF EAST TORONTO
- 4 THE POCKET TINY FOREST
- 5 TTC GREENWOOD YARD
- 6 DANFORTH COLLEAGIAL AND TECHNICAL INSTITUTE

TRANSPORTATION



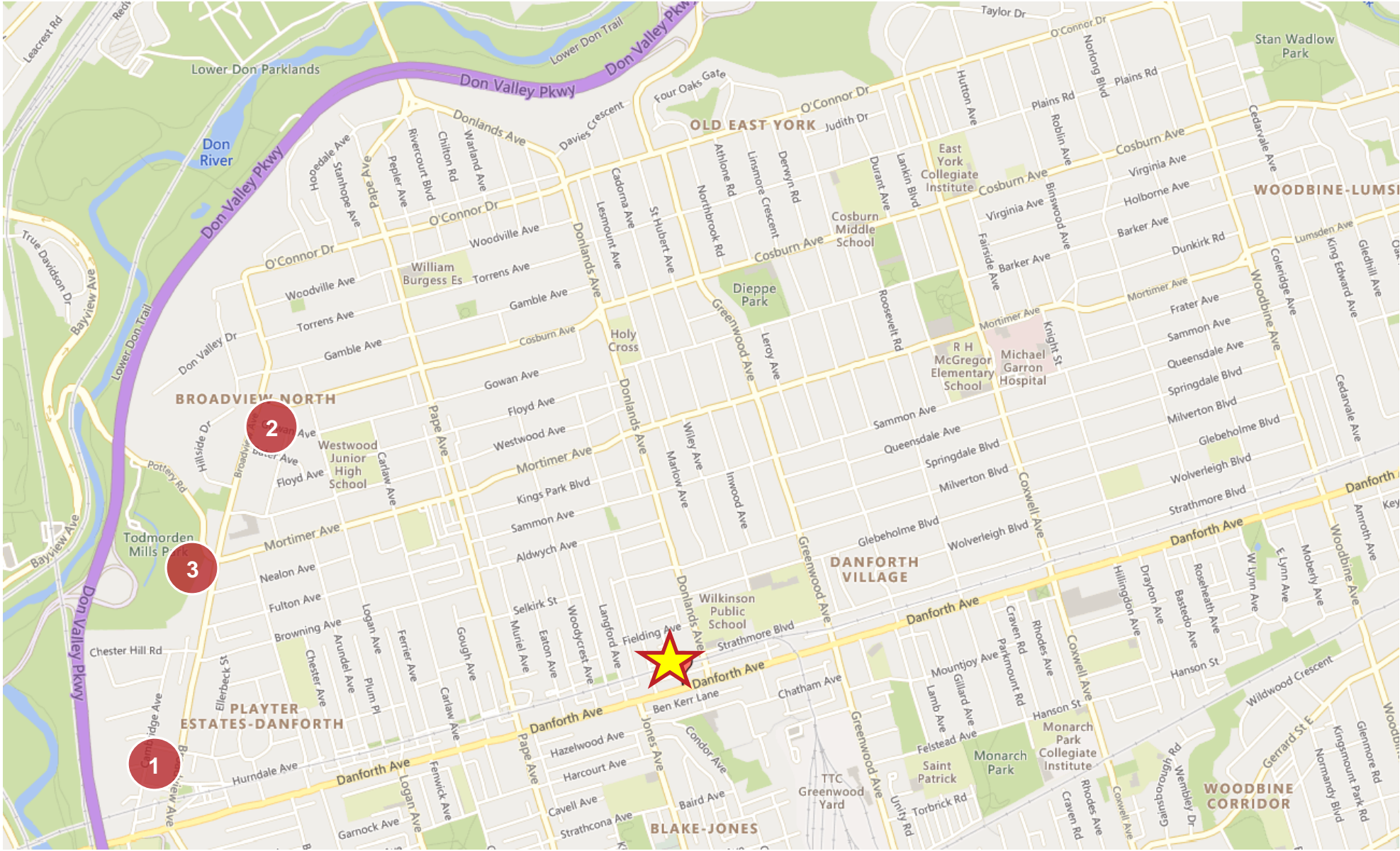
Current Transportation
Property is adjacent to Donlands
Subway Station and Bus
Routes:

56 – Leaside

83 – Jones

300 – Bloor-Danforth Night Bus

AREA ACTIVE DEVELOPMENTS



Residential Projects Benchmark	
Number of Projects	2
Total Units	83
Total Sales	58
Remaining Inventory	11
Units to be Released	14
Avg. Size (sq.ft.)	1,000
Price Range	\$749,900 - \$1,783,000
Avg. Price	\$1,245,245
Avg. Projected \$ / sq.ft.	\$1,224
Avg. Monthly Absorption	6.8



#	Status	Development Name	Developer	Product Type	# of Storeys	Launch Date	Total Units	Unit Price	Price per Sq. Ft
1	Active	Nahid on Broadview	Nahid Corp.	Apartment	6	May 2021	33	\$749,900 - \$1,673,900	\$1,138 - \$1,336
2	Coming Soon	5-19 Cosburn Avenue	BAZ Group of Companies	Apartment	15	-	316	-	-
3	Active	Angular	Daffodil Developments	Apartment	7	Dec 2023	50	\$849,000 - \$1,783,000	\$1,012 - \$1,587

THE OFFERING PROCESS

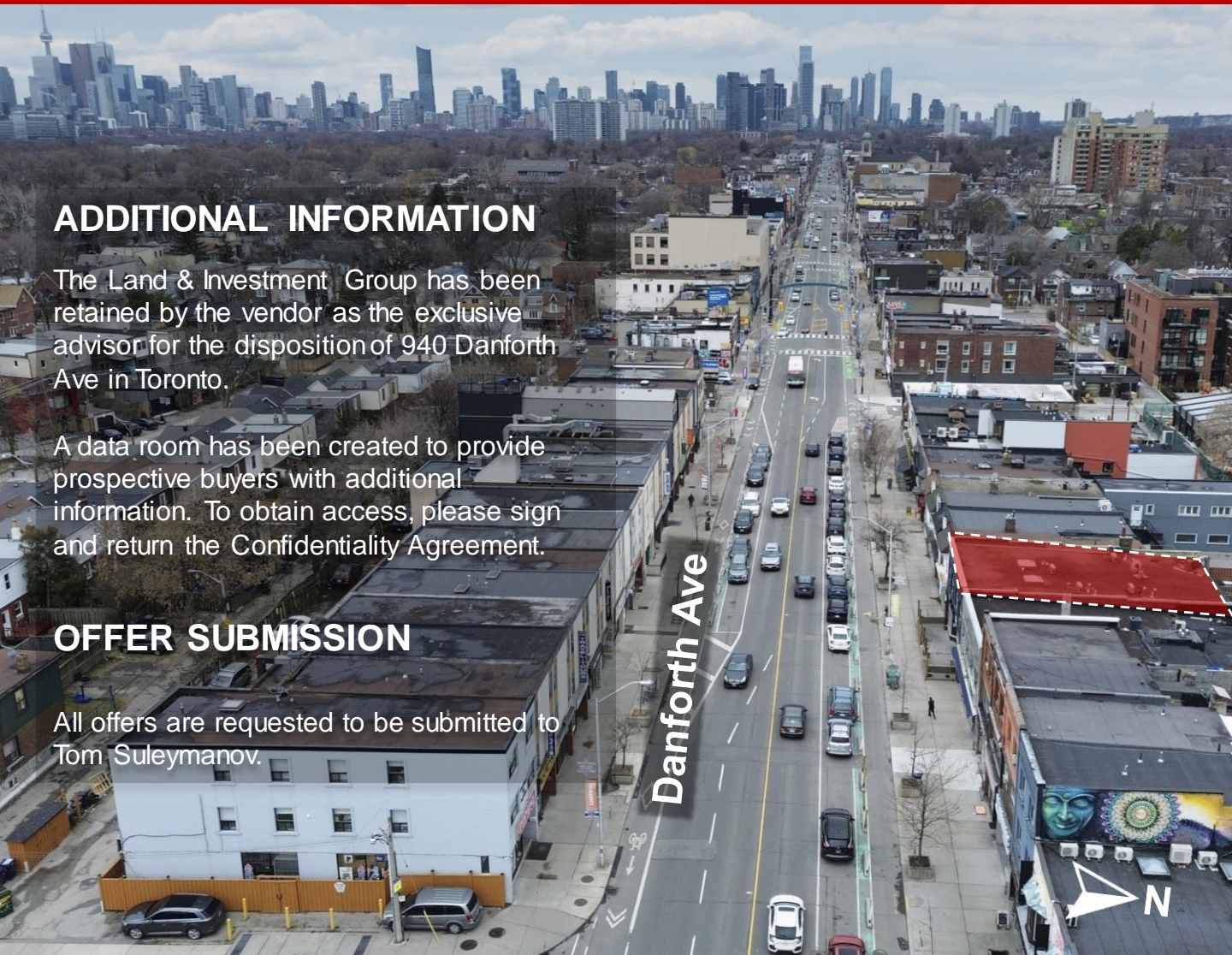
ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor for the disposition of 940 Danforth Ave in Toronto.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

All offers are requested to be submitted to Tom Suleymanov.



LEAD ADVISORS

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