

17 Rhodes Avenue

For Sale:
Mid-Rise Mixed Use Redevelopment



Lennard:

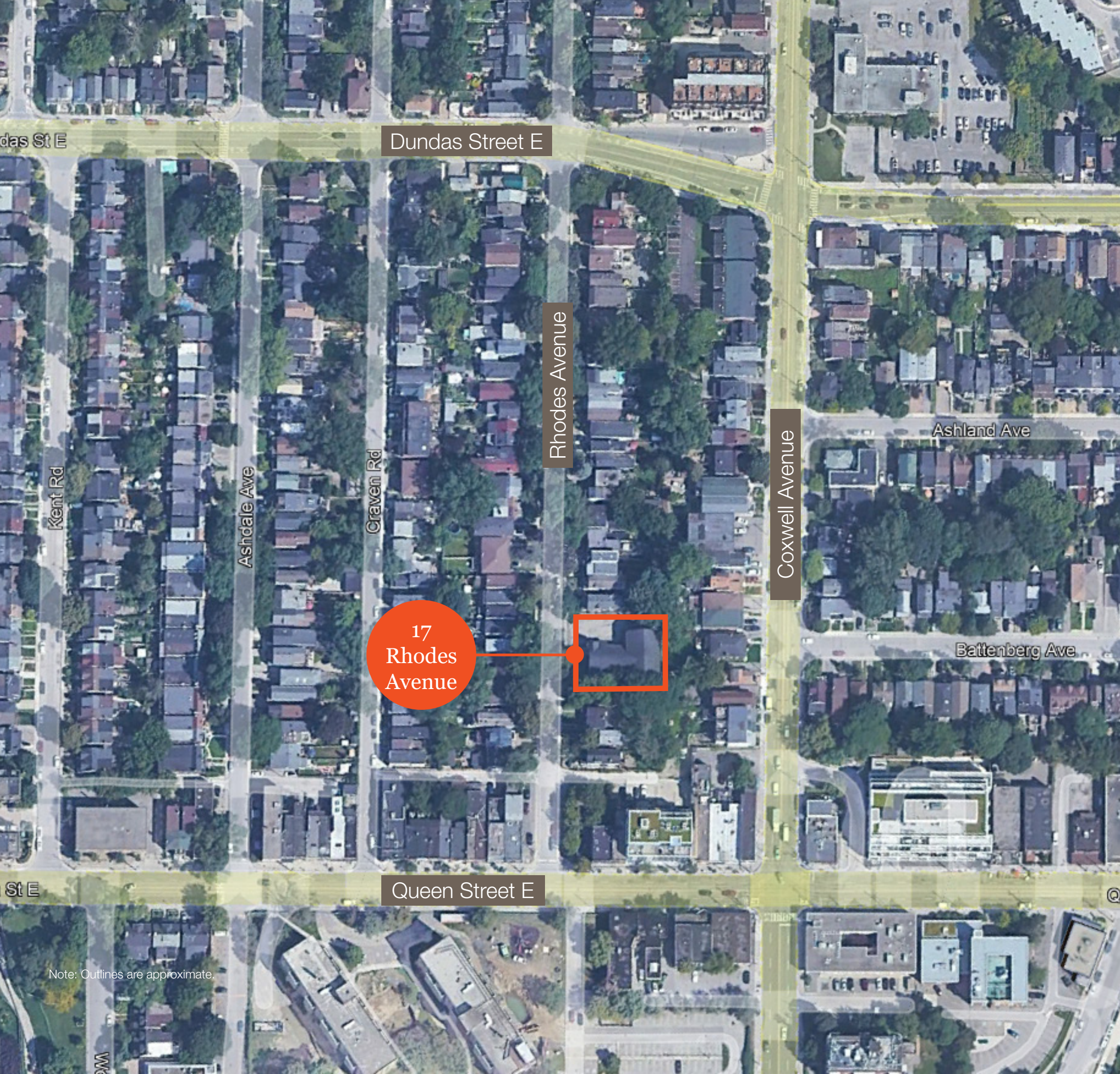


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Note: Outlines are approximate.



Executive Summary

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their client (“the Vendor”) to coordinate the sale of a redevelopment opportunity comprised of 0.253 acres of land located on the North side of Queen Street East, East of Rhoades Avenue, in Toronto’s Greenwood - Coxwell neighbourhood, municipally known as 17 Rhodes Avenue in the City of Toronto, Ontario with PIN #210390374 (“the Property”).

Planning Context

The Vendor, in April 2022 and August 2022 respectively, submitted both their Site Plan Application and Minor Variance Submissions. Currently, the Vendor is in the process of resubmitting and inputting revisions based off final comments from City staff for the approval of a 30 unit, 25,000 square foot multi-res project with a total FSI of 2.27. The Property is currently occupied by a 2 ½ - storey building known as the Toronto Gospel Lighthouse Church, which was vacated by the congregation in 2015 and has since been used for storage for local community members.

Opportunity

The Advisors, on behalf of the Vendor, are soliciting an owner-occupier, a developer, or a building firm to submit Agreements of Purchase and Sale. A data room has been prepared, please contact Lennard for access. The Property is being sold on an “as is, where is” basis and offers will be reviewed on a “first come, first served” basis.

Please submit offers to:

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Noah Schwartz*

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* Sales Representative

Development Statistics



Height
4 Storeys
47.6 ft



Property Size
11,020 SF
Gross Floor Area
25,000 SF
Overall FSI
2.27



Vehicle Parking
0



1-Bedroom
17 Units
(57%)

2-Bedroom
4 Units
(13%)

3-Bedroom
9 Units
(30%)



Long-Term Bicycle Parking
26 Spaces
Short-Term Bicycle Parking
6 Spaces

**Total
30
Units**

Property Details



Total Lot Size
0.253 acres



Frontage
100 feet on Rhodes Avenue



PIN
210390374

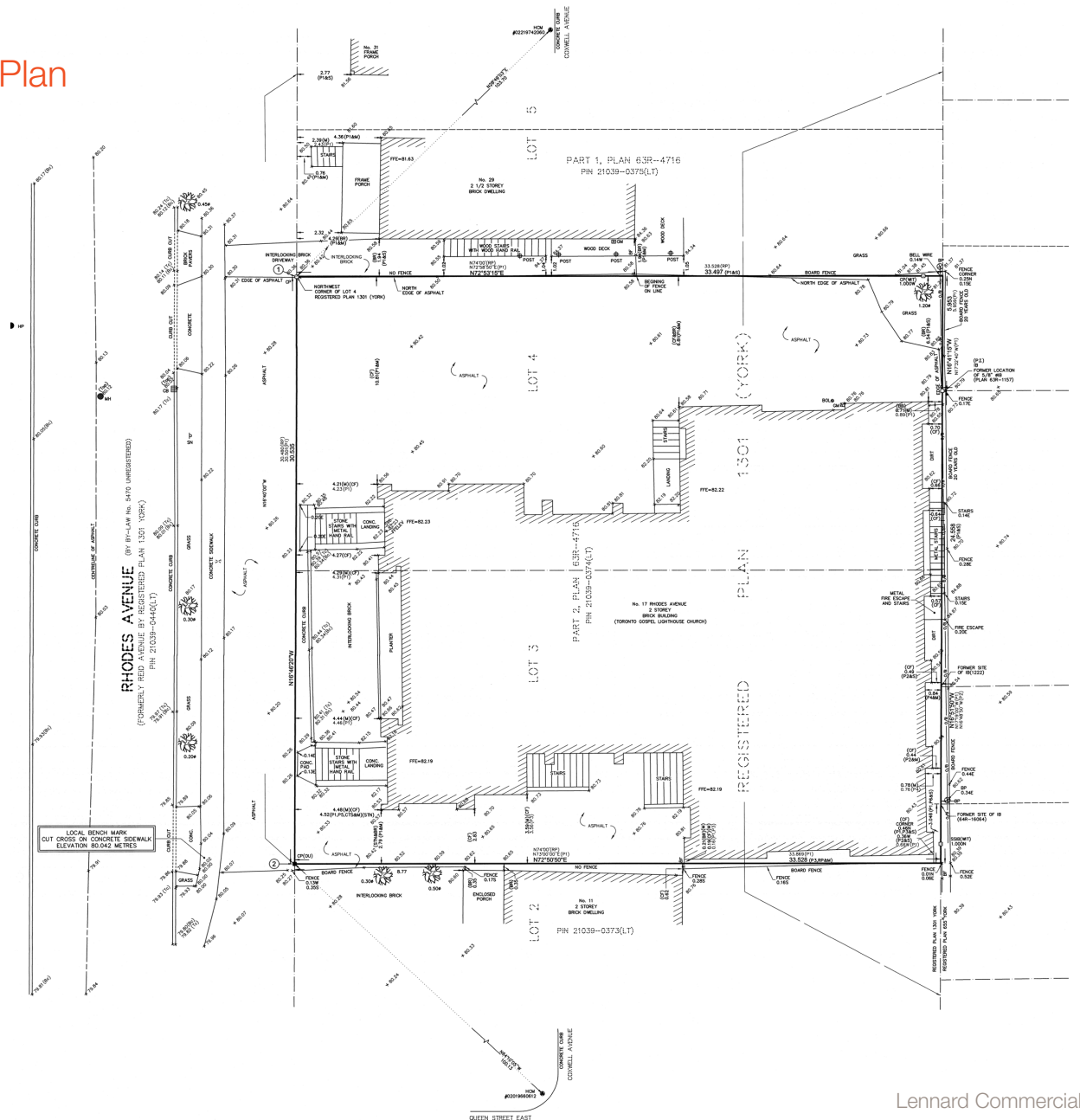


Asking Price
\$5,500,000
VTB Available

Property Highlights

- Rapidly gentrifying neighbourhood with multiple developments underway
- Transit oriented & amenity rich location
- City staff support for proposed redevelopment
- Opportunity to construct strata, multi-family and/or affordable housing

Site Plan



Area Developments

Area Developments (Proposed/Pre-Construction)

1. 1575 Queen Street E (Context Developments): 17 Storey Mixed-Use
2. 1594 Queen Street E (Sky Edge Development): 6 Storey Mixed use
3. 1631 Queen Street E (CreateTO): 18 Storey Mixed-Use Rental & Condo & Institutional



Transportation

Ontario Relief Line

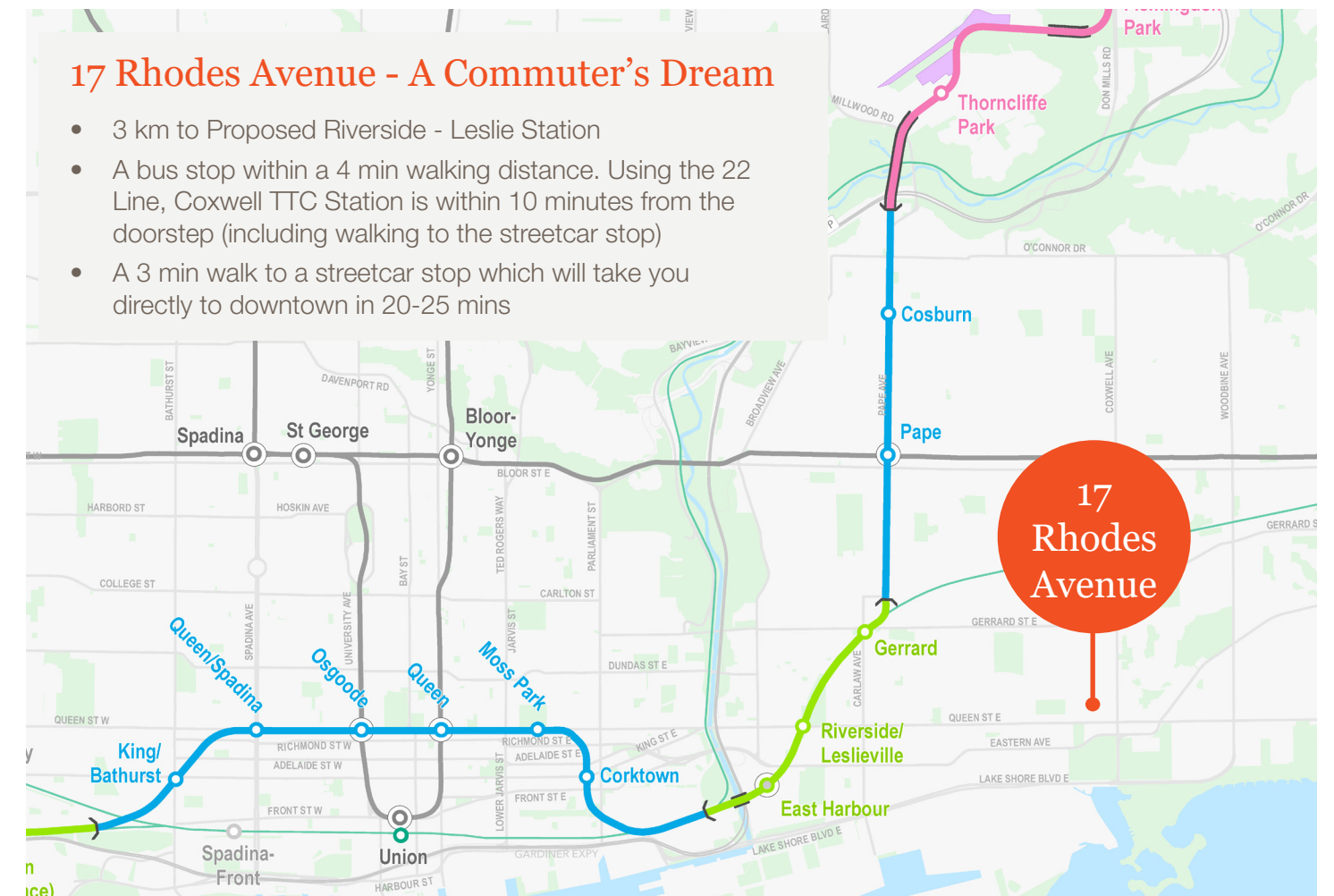
The Ontario Line will be a 15.6-kilometre subway line that will make it faster and easier to travel within Toronto and beyond.

The line will bring 15 new stations to the city and will run from Exhibition Place, through the heart of downtown, all the way to the Ontario Science Centre. It will give people more time back in their days, with a trip from one end to the other taking less than 30 minutes compared to the 70 minutes it takes on transit today. There will also be significant relief from crowding throughout the existing transit network thanks to connections to more than 40 other travel options along the way, including the TTC's Line 1 and Line 2, three GO Transit rail lines, and the Eglinton Crosstown LRT.

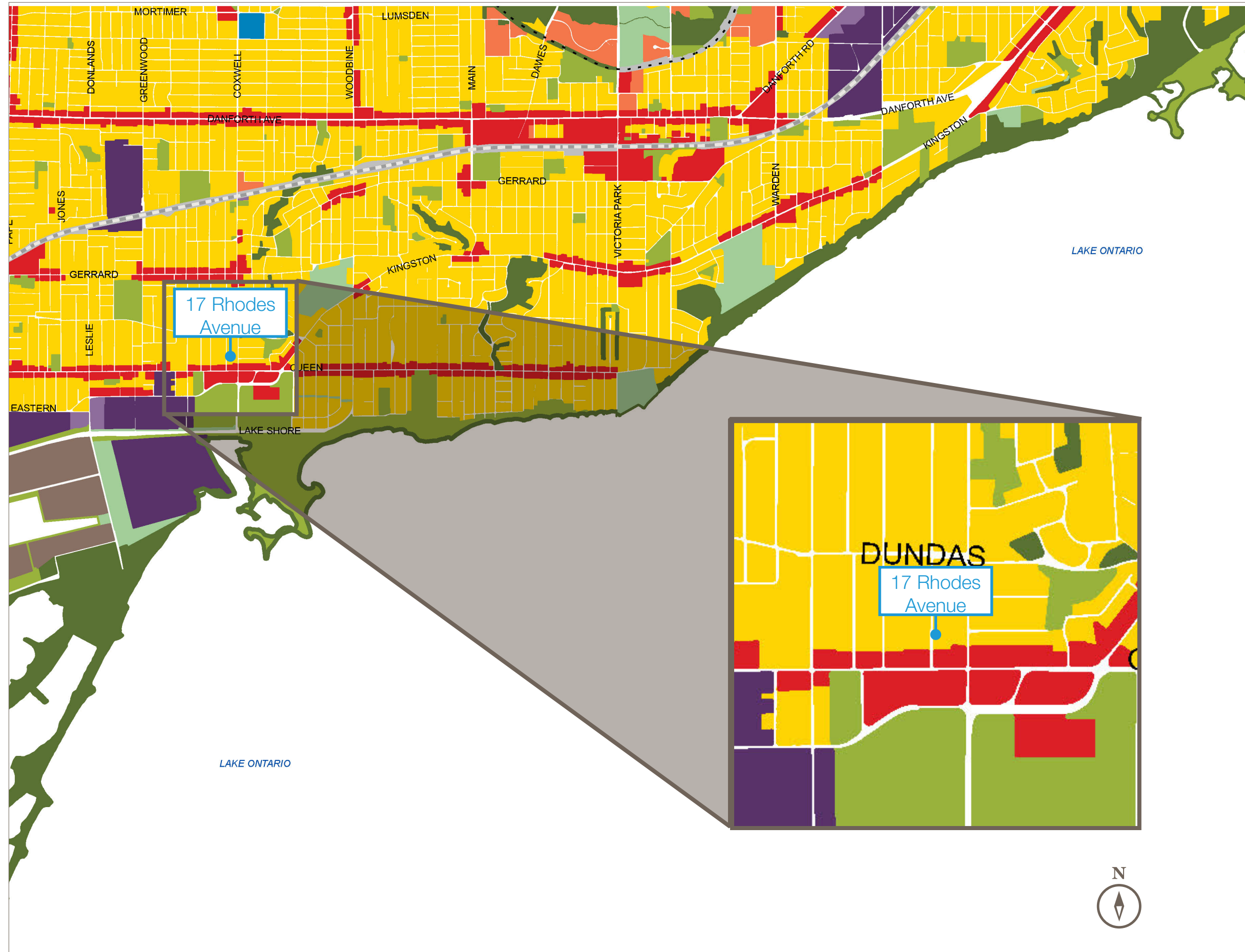
Construction is now underway.

17 Rhodes Avenue - A Commuter's Dream

- 3 km to Proposed Riverside - Leslie Station
- A bus stop within a 4 min walking distance. Using the 22 Line, Coxwell TTC Station is within 10 minutes from the doorstep (including walking to the streetcar stop)
- A 3 min walk to a streetcar stop which will take you directly to downtown in 20-25 mins

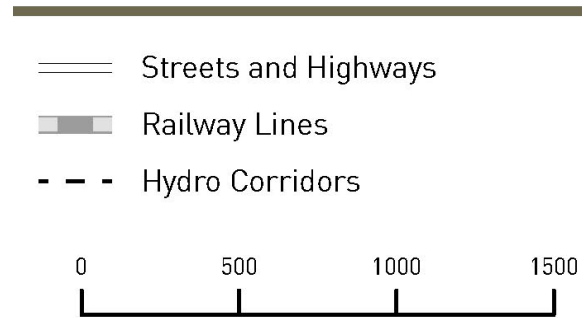


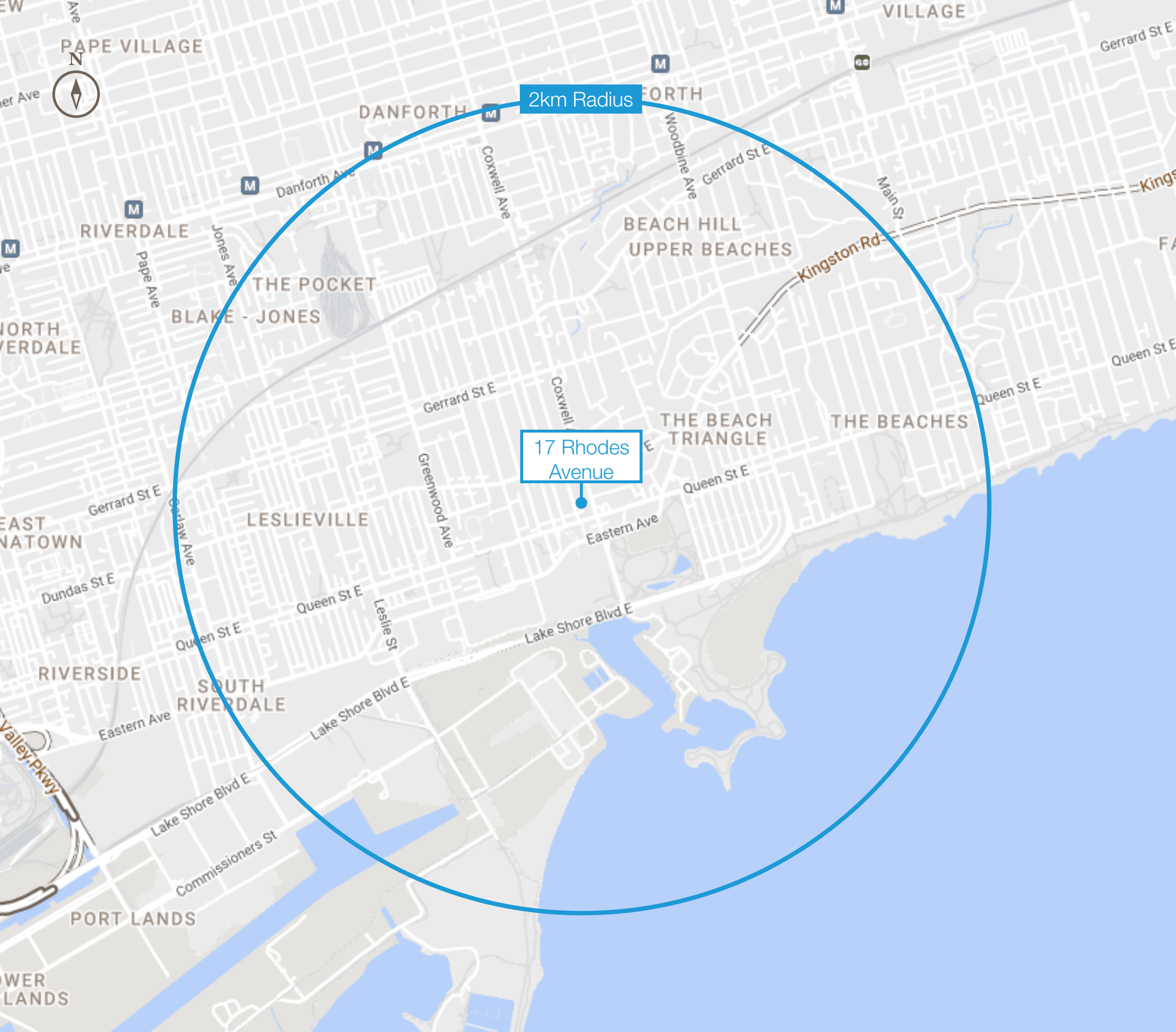
Official Plan



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors





Location Overview

Demographics

Within a 2KM Radius



Total Population

65,630



Daytime Population

50,206



Median Household Income

\$101,210



Average Age

40.6



Education

93%



Employment Rate

59.8%

Walk & Transit Scores



Walk Score

90

Walker's Paradise



Transit Score

82

Excellent Transit



Bike Score








92

Biker's Paradise

Amenities Map

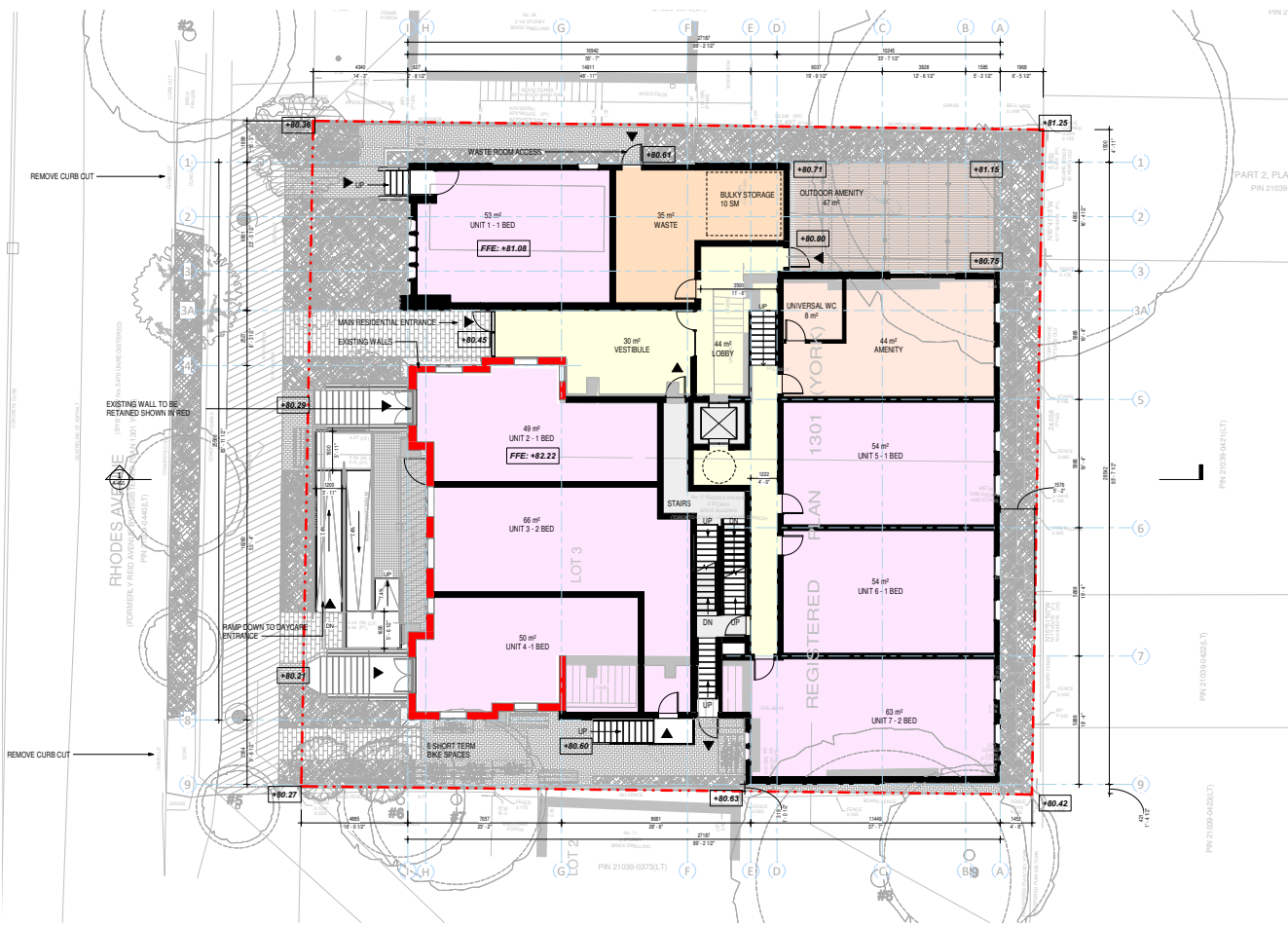


Legend

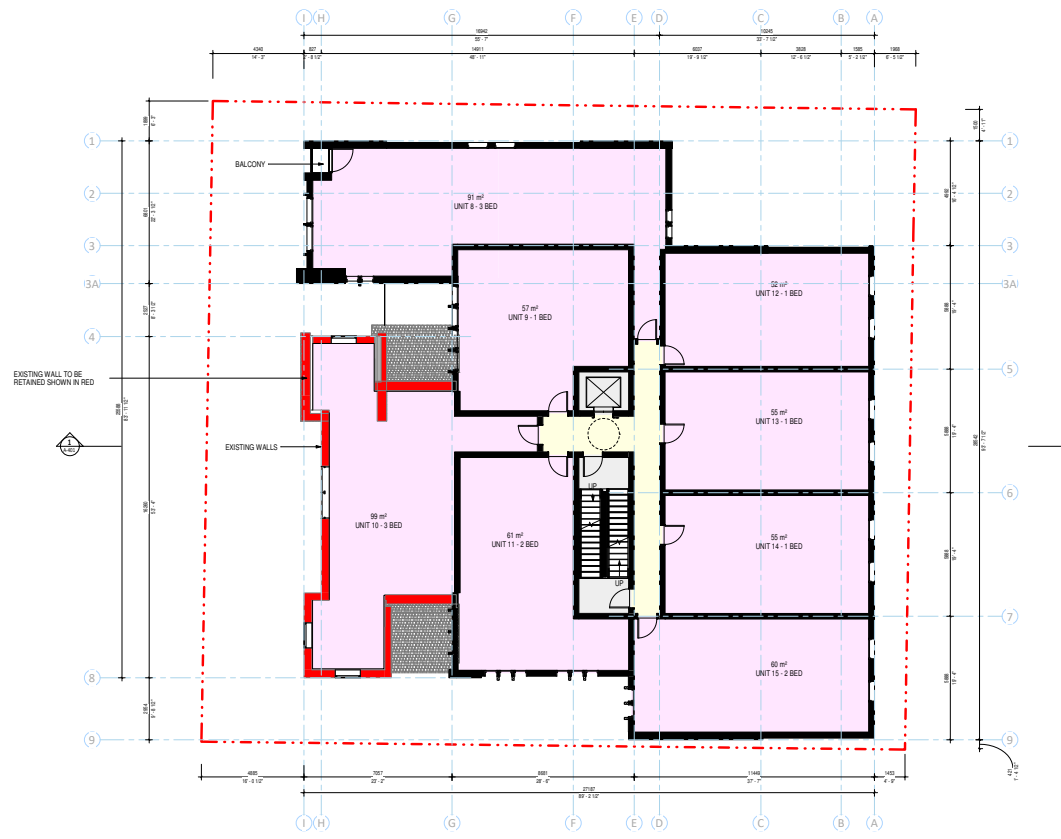
-  TTC Streetcar Lines
-  TTC Streetcar Stop
-  Subject Property
-  Local Restaurant
-  Public Green Space
-  Leslieville
-  The Beaches

Sample Floor Plates

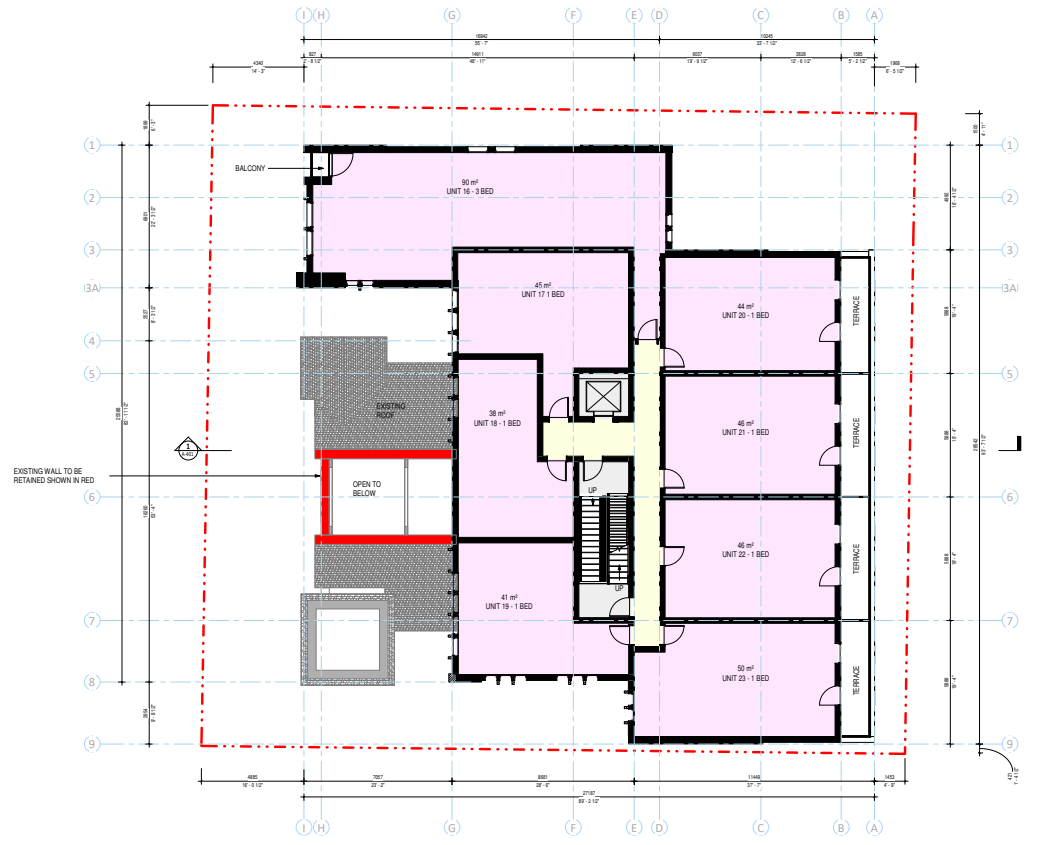
Ground Floor



2nd Floor

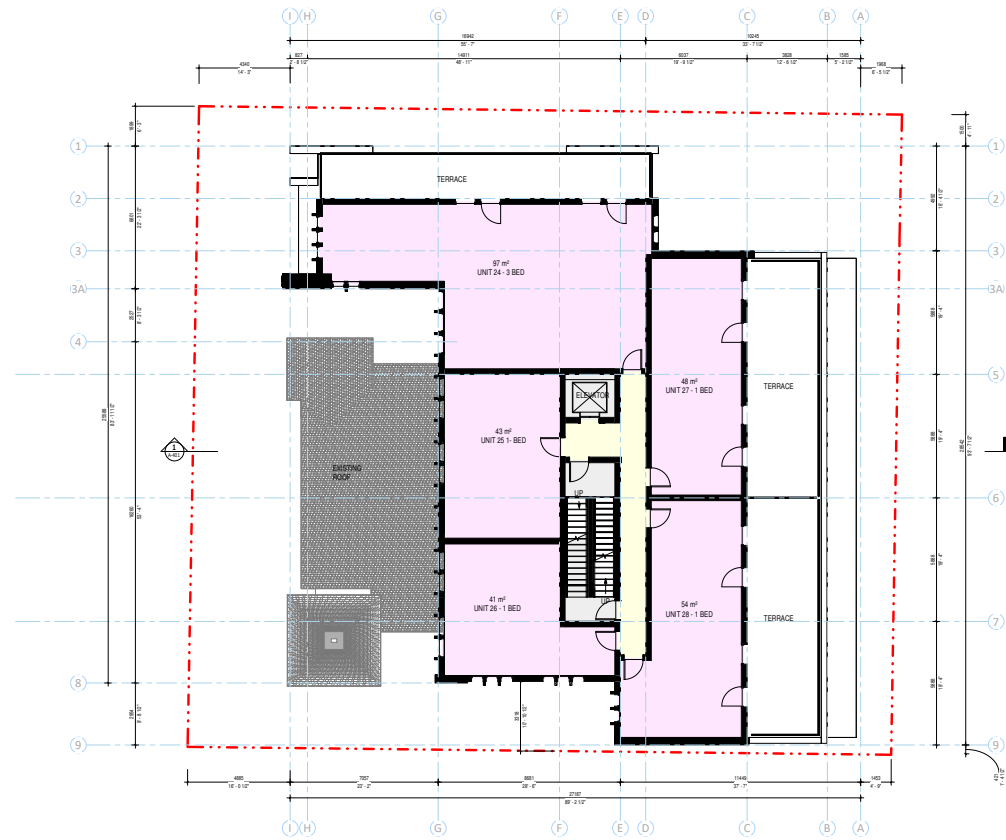


3rd Floor

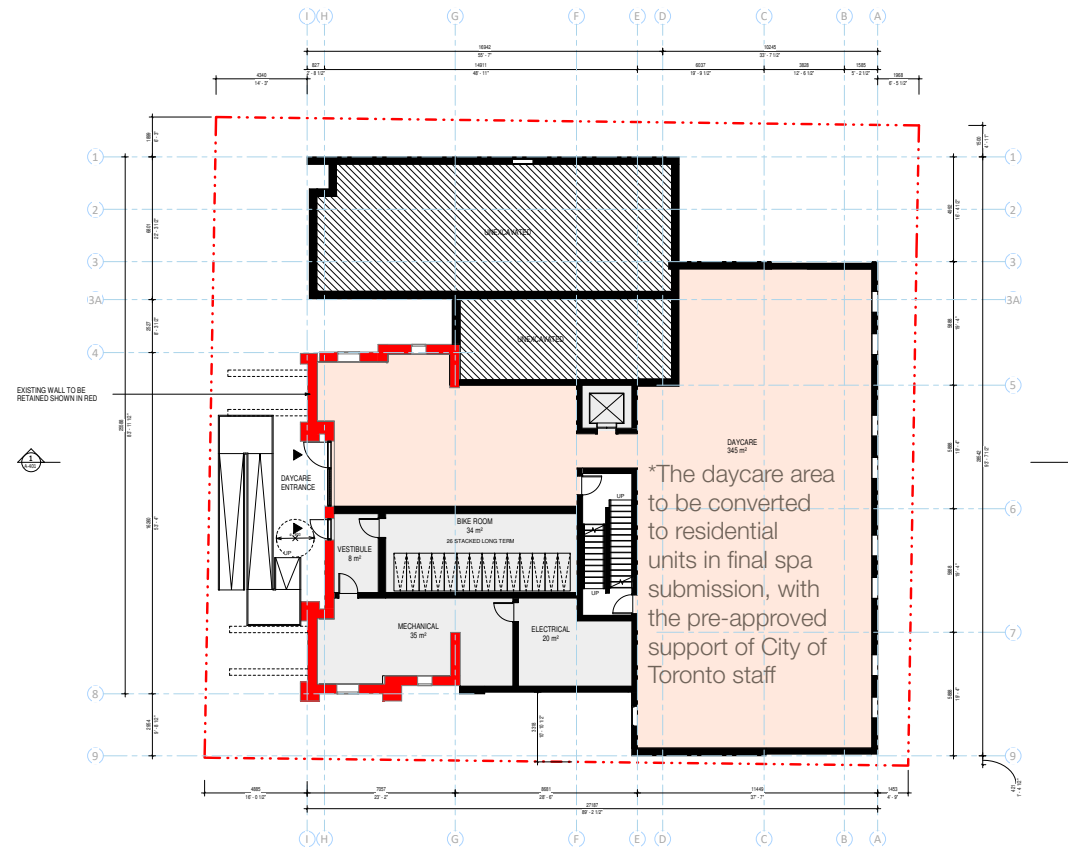


Sample Floor Plates

4th Floor



Basement



Elevations

South Elevation



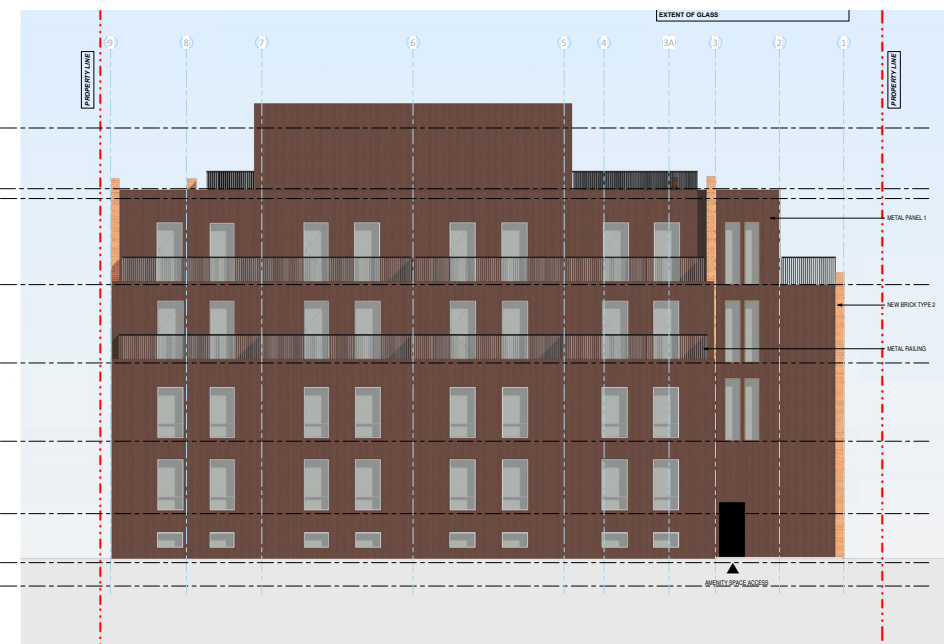
North Elevation



West Elevation

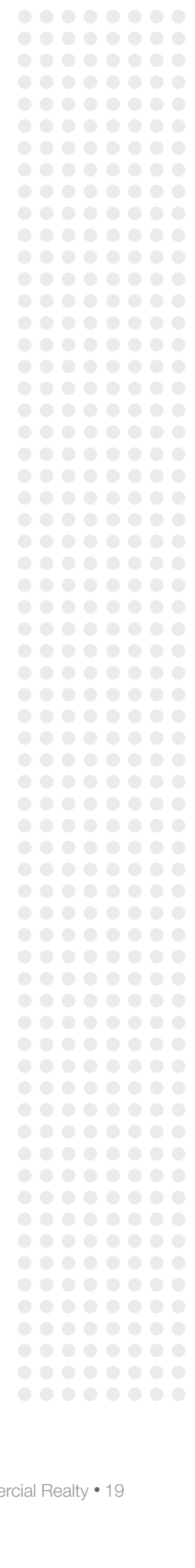


East Elevation





17 Rhodes Street Photos



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Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. All outlines are approximate.
Lennard Commercial Realty, Brokerage. *Sales Representative **Broker