



For Sale: Fully Leased Retail Building in Prime Yorkville, Toronto Neighbourhood

110 Scollard Street



Lennard:

200-55 University Avenue, Toronto
416.649.5920

Building Overview



Property Address
110 Scollard Street
Toronto, Ontario

Gross Floor Area
3,395 SF



Total Frontage
~17.11 FT
on Scollard Street

Total Lot Size
1162.5 SF (0.027 AC)



Pin
211960271



Ownership Type
Freehold



Zoning
CR2(c1.5;r2*2349)



Listing Agent
David Clarke
Senior Vice President
Investment Sales Division
Sales Representative
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Legal Description
PT LT 50 PL 179 TORONTO
AS IN CT724492; CITY OF
TORONTO



Property Highlights

- Fully Leased Asset in Prime Yorkville
- Net Rental Rate Increases built into lease
- \$300,000 in capital improvements and fully renovated leasehold improvements
- Ideal for long-term hold to transition to AAA retail



Walk Score
100
Walkers Paradise



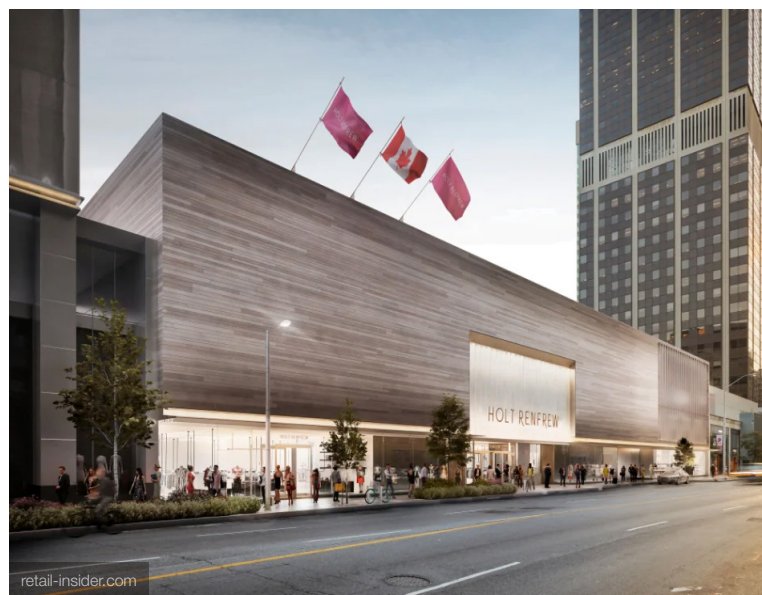
Transit Score
91
Excellent Transit



Bike Score
86
Very Bikeable

Yorkville Neighbourhood

Yorkville is one of Toronto's most exclusive neighbourhoods, known for its luxurious appeal and vibrant blend of upscale dining and high-end retail experiences. With a mix of elegant restaurants, chic cafés, and premium boutiques, the area attracts a discerning clientele looking for the finest in fashion, food, and lifestyle. Its central location, combined with its stylish streetscapes, creates a dynamic atmosphere perfect for businesses that cater to affluent shoppers and diners seeking a refined urban experience.



"The Mink Mile is Toronto's most famous luxury shopping district, home to a host of prestigious international brands and flagship stores."

-thehazeltionhotel.com

The Area

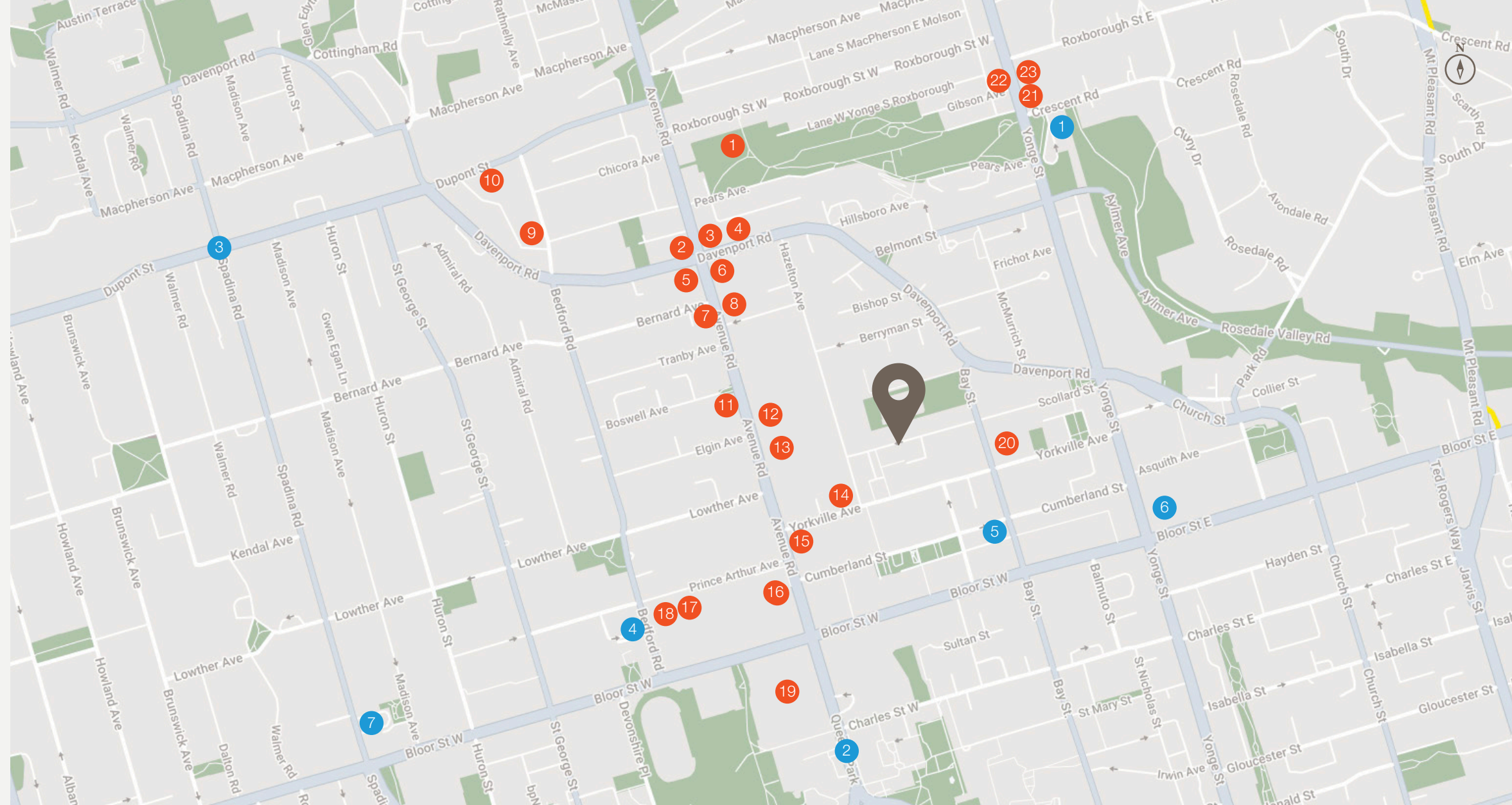


Local Amenities

1. Ramsden Dog Park
2. Avenue Diner
3. CrossFit YKV
4. Joso's
5. Adrak Yorkville
6. TD Canada Trust Branch & ATM
7. Ristorante Sotto Sotto
8. 5 Elements Espresso Bar
9. Le Paradis
10. Playa Cabana
11. Blu Ristorante
12. Whole Foods Market
13. Equinox
14. ONE Restaurant
15. STK Toronto
16. Park Hyatt Toronto
17. Opus Restaurant
18. Duke of York
19. Royal Ontario Museum
20. Four Seasons Hotel Toronto
21. Black Camel
22. The Rebel House
23. Shoppers Drug Mart

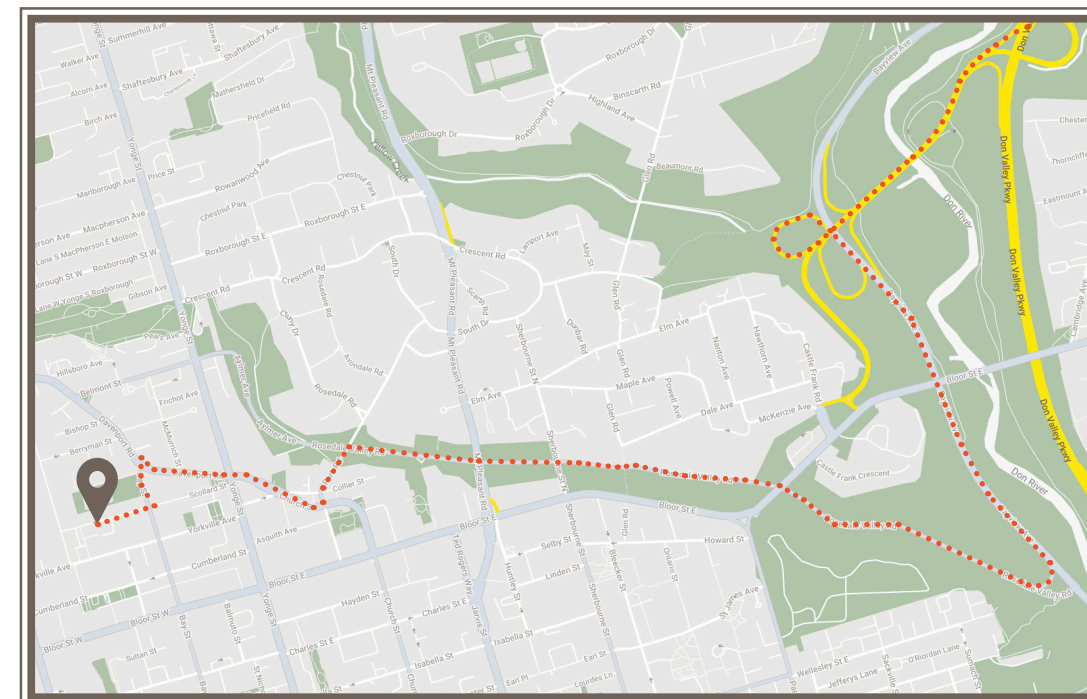


110 Scollard Street



Transit

1. Rosedale Station
2. Museum Station
3. Dupont Station
4. St. George Station
5. Bay Station
6. Yonge/Bloor Station
7. Spadina Station



Drive Time

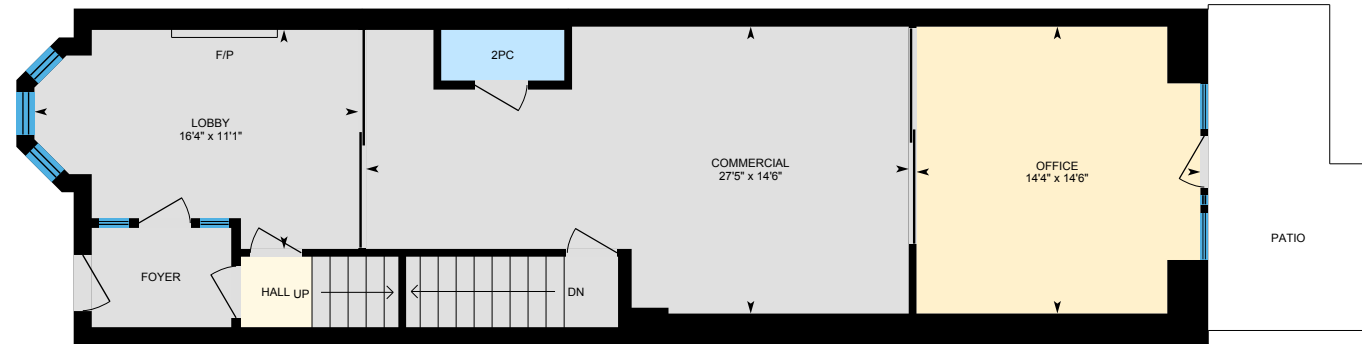
10 minute drive to DVP

Property Images





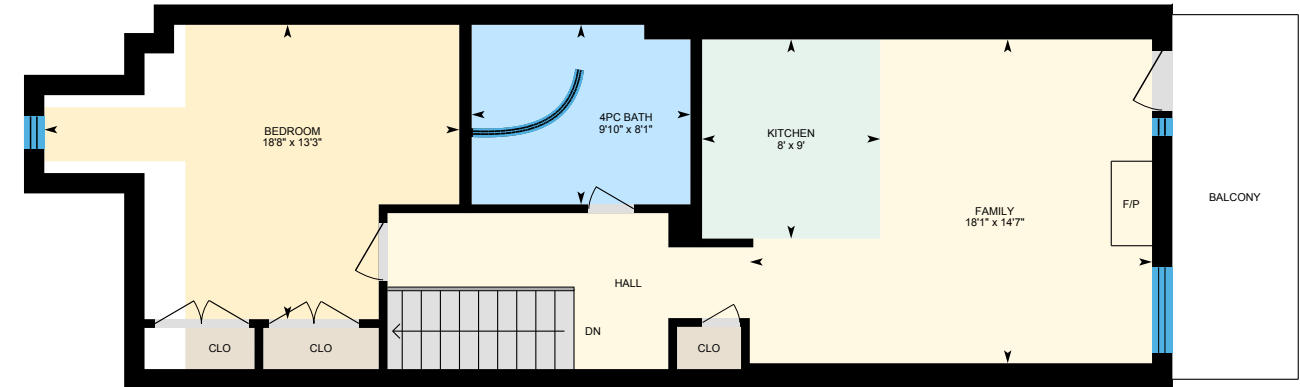
Floor Plans



1st Floor

Total Exterior Area 967.87 SF

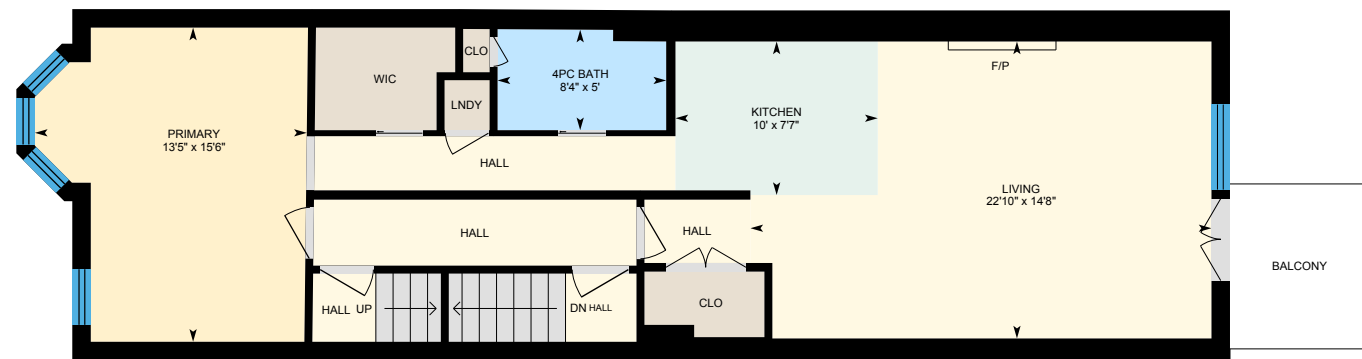
Total Interior Area 831.42 SF



3rd Floor

Total Exterior Area 793.52 SF

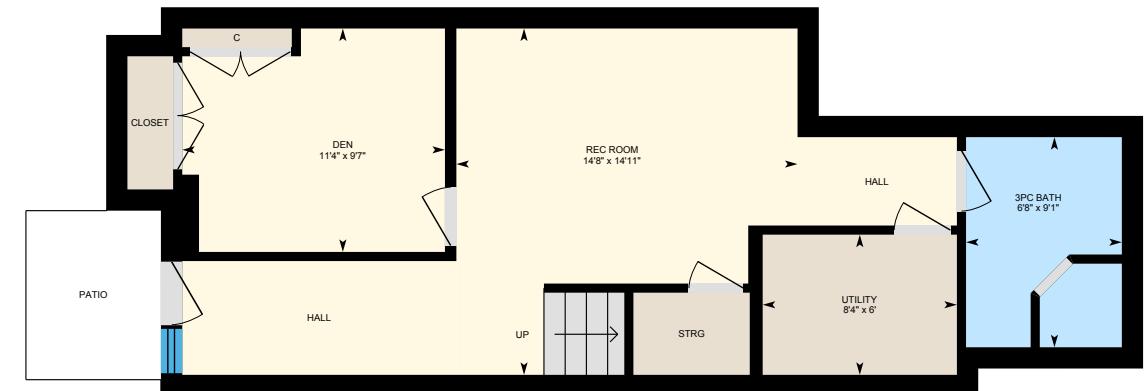
Total Interior Area 670.53 SF



2nd Floor

Total Exterior Area 983.51 SF

Total Interior Area 847.39 SF



Basement

Total Exterior Area 649.93 SF

Total Interior Area 540.93 SF

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