

# Investment Opportunity: 2359 Danforth Avenue



Bid Date: May 28th, 2020 at 5:00 PM

**Lennard:**



# Offering Process

## Offering Process

Lennard Commercial Realty, Brokerage, has been retained on an exclusive basis by the Vendor to arrange for the sale of 2359 Danforth Avenue, a high-density mixed-use development opportunity, located in Toronto, Ontario (herein referred to as the “Offering” or “the Property”). Lennard has been retained by the Vendor to offer the Property on an “as is, where is” basis. Buyers required to submit on Receiver’s Form of Asset Purchase Agreement. **The Vendor will be open to accepting offers from interested parties on May 28th, 2020.**

**Any Offer to Purchase is subject to Court Approval.  
The Vendor reserves the right to alter the sale process.**

## Investment Highlights

- 20,125 SF of increasingly rare transit-oriented land in Toronto, Ontario
- Site proposed to be developed into a 139 unit residential condominium building, subject to completion of necessary studies, financial payments and Municipal approvals as necessary
- The site is located within the active Danforth East node
- Projected condominium sales are north of \$900/SF
- 25 minutes to Union Station via Subway
- 10 minutes to Union Station via GO

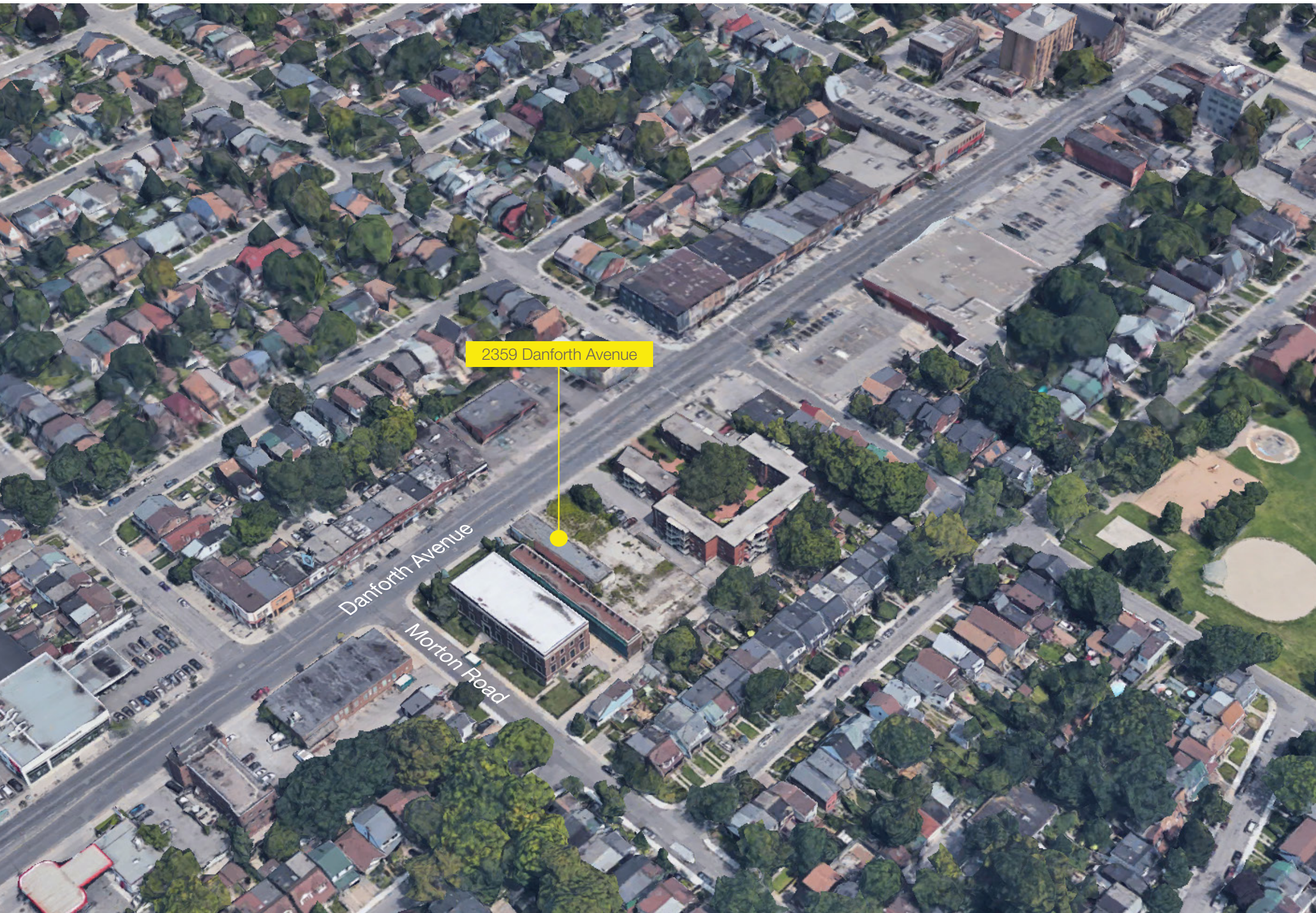
For more information on this property, please contact:

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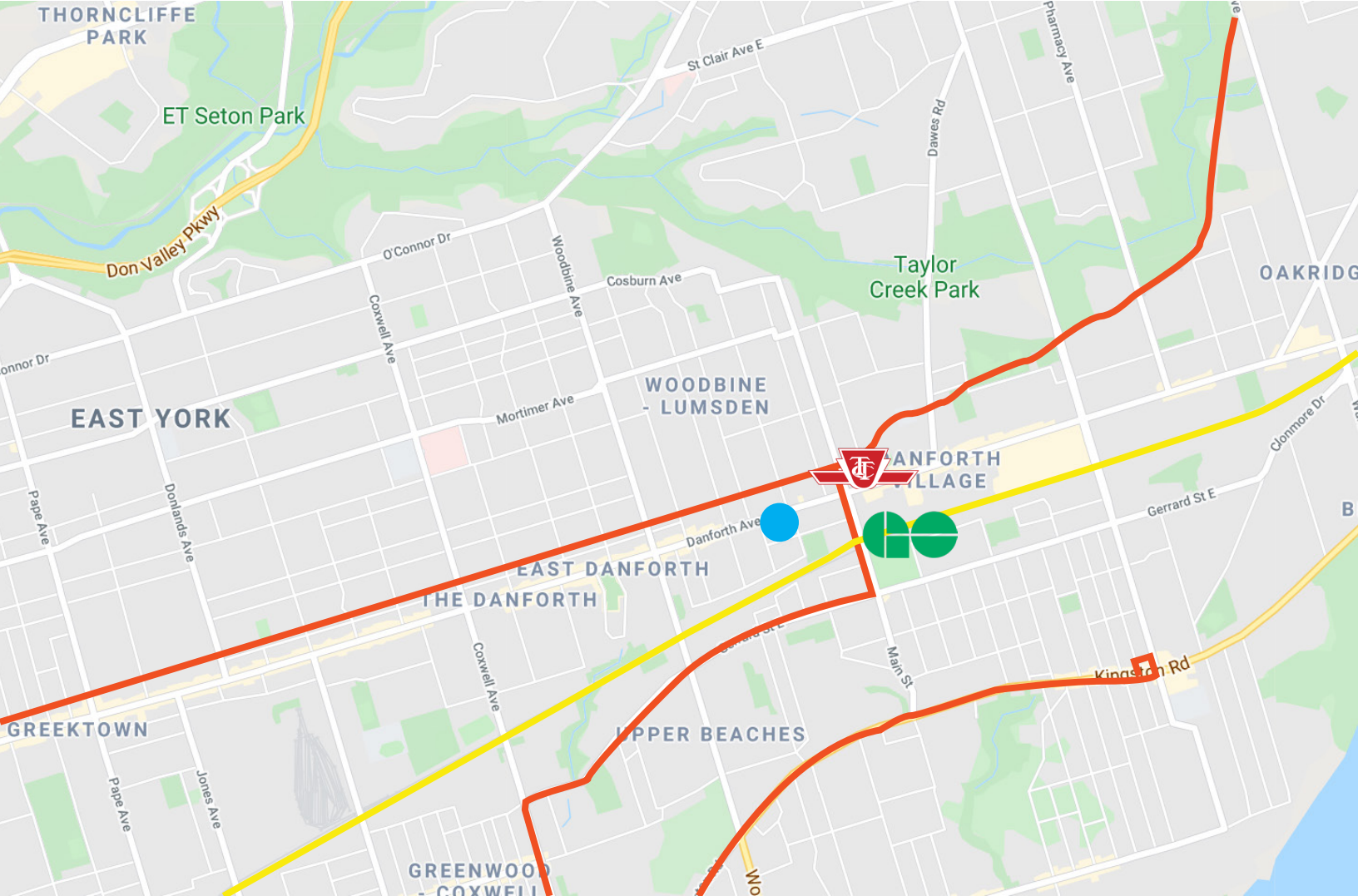
# Location Overview



## Danforth East

The immediate area surrounding 2359 Danforth Avenue is comprised of mature residential neighborhoods defined by single-family houses, purpose built rental buildings and increasingly newly developed condominiums. Living in Danforth East gives you access to amazing amenities in a laid-back community which offers an excellent alternative to downtown Toronto.

Amenity	Distance to Site
<b>Leisure and Recreation</b>	
Stephenson Park	240m
Ted Reeve Community Area	850m
East Lynn Park	950m
Taylor Creek Trail	1.3k
Woodbine Beach	2.9k
<b>Retail and Commercial</b>	
Sobey's Groceries	100m
Shoppers' Drug Mart	250m
RioCan Shoppers World	1.1k
<b>Transit and Infrastructure</b>	
Main Street Subway Station	450m
Main Street Streetcar Station	450m
Main Street Go Station	600m
Don Valley Parkway	4.9k
Gardiner Expressway	6.9k

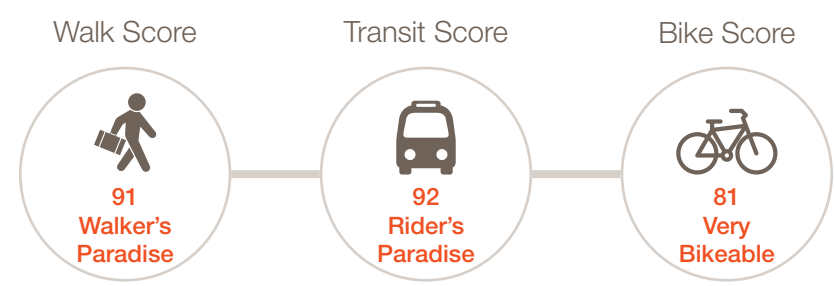


- Subject Property
- ⊕ Danforth GO Station
- Main Street Station
- TTC Lines



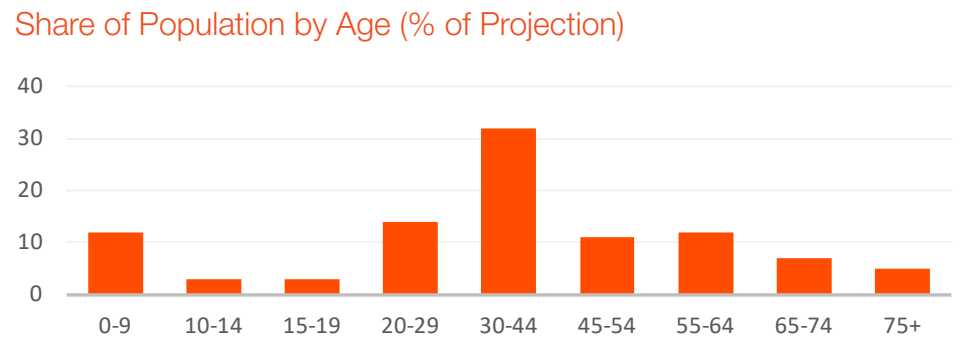
### Transportation

Danforth East is located in the east part of Toronto. From a regional perspective the area is situated in the heart of the Greater Golden Horseshoe with excellent east-west access to major urban centres along the shore of Lake Ontario. The area is well-connected to the GTA by major arterial roadways with easy access to Lakehore Boulevard East, the Gardiner Expressway, and Don Valley Parkway. Superior Avenue is a five minute walk from Main Street TTC Station and the Main Street GO Station which allows for a 15 minute commute to Downtown Toronto. The Property's location is very walkable so most errands can be accomplished on foot within the immediate neighbourhood.



### Demographics

The Greater Toronto Area (GTA) has a population of approximately 6.9 million people and is projected to be the fastest-growing region of the province, with its population increasing by 2.8 million, or 40.8 percent, to reach almost 9.7 million by 2041. The GTA's share of the provincial population is projected to rise from 48.3 percent in 2017 to 52.3 percent in 2041 and the growing trend to move into metropolitan centers continues. The nearby population belongs to a mixed age cohort with over half the population under 40 years old. A breakdown of the population by age is as follows:

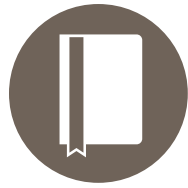


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## Retail

The neighbourhood features commercial and retail strips along Danforth Avenue catering to the surrounding residential neighbourhood. Local retail primarily consists of independent restaurants and boutiques stores, offering a charming retail experience. The neighbourhood grocery store is located 100m from the Property on Danforth.



## Education

There are several schools within close proximity of the Property offering various levels of general and specialized education, including arts-based, faith based, and Montessori programs. District Schools for the Property are as follow:

School	Distance to Site
Gledhill Junior Public School	350m
Main Square Day Care	600m
Victoria Education Centre Montessori & Child Care	850m
LeRoux Froebel Bilingual School	1.2k
Earl Beatty Jr and Sr Public School	1.5k
Earl Haig Public School	1.7k
Monarch Park Secondary School	2.0k
St Patrick Catholic Secondary School	2.4k

## Neighbourhood Overview

2359 Danforth Avenue is located in Danforth East. This burgeoning neighborhood east of Greektown is home to an increasing number of restaurants, bakeries, bars and shops. Danforth East has exemplary public spaces & connections to the waterfront with trails, parks and places for community gathering and play; an accessible, attractive and vibrant main street that supports transit and a mix of shops, services, employment opportunities and community activities and is a draw for residents and others outside the area. Housing choices and opportunities for renewed rental and ownership and inclusive participation from an active mixed income community which celebrates its history, diversity, environment, arts and culture.



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