

# 3791

# Bathurst Street Toronto, ON

## Retail Investment Opportunity



Lennard:

## The Opportunity

Lennard Commercial Realty, Brokerage (the “Advisors” or “Lennard”) has been retained on an exclusive basis by 2109102 Ontario Ltd (the “Vendor”) to offer for sale a 100% freehold interest in a well-located commercial property at 3791 Bathurst Street, Toronto, ON (the “Property”).

The Property is a fully leased, multi-tenant streetfront asset strategically positioned in the thriving North York corridor. It is leased to a diverse mix of service-based and retail tenants, catering to the needs of the immediate surrounding community. The tenant mix of essential service providers, ensures a stable and resilient income stream.

3791 Bathurst Street is a corner property benefiting from excellent frontage and visibility along Bathurst Street, a major arterial roadway with an average daily traffic count of 41,648 vehicles. The Property is conveniently located just steps from Highway 401 and is well-served by multiple TTC bus stops, enhancing its accessibility for both customers and tenants.

The area is surrounded by dense residential developments, with continued population growth driving increased demand for commercial services. Additionally, the Property is shadow anchored by a No Frills plaza, further enhancing foot traffic and consumer activity.

Given the strategic rent roll, prime location, and established customer base, the Property presents an attractive opportunity for investors seeking a stable, income-producing asset in a high-demand market.

### Offering Process:

The Property is being offered to the market on an unpriced basis. Please contact a member of the Listing Team for more details.



# Investment Highlights



## 100% Leased

Multi-tenant commercial property fully leased to a diverse mix of retail and service-oriented tenants.



## High-Traffic Location

Situated along Bathurst Street, one of Toronto's busiest north-south corridors, and near the 401, offering excellent visibility and accessibility. Average daily traffic count of 41,648 vehicles.



## Service-Oriented Local Tenant Mix

Includes a mix of several food and convenience uses catering to the demographics of the immediate area.



## Strong Demographics

Located in North York, an area with a rapidly growing diverse population, high household incomes, and increasing demand for commercial services.



## Mixed-Use Zoning

Designated as a Mixed-Use Area, and part of the proposed Avenues Plan update, allowing for a variety of future redevelopment or repositioning opportunities.



## Established Retail Hub

Shadow anchored by No Frills, drawing consistent consumer traffic.



## The Property

### Details:

<b>Address:</b>	3791 Bathurst Street, Toronto, ON
<b>Location:</b>	Bathurst Street & Wilson Avenue
<b>Asset Type:</b>	Multi-Tenant Retail/Commercial
<b>Total GLA:</b>	6,488 SF
<b>Land Size:</b>	0.22 Acres
<b>Occupancy:</b>	100% Leased
<b>Zoning:</b>	CR - Commercial Residential Zone
<b>Official Plan:</b>	Mixed-Use Area
<b>Legal Description:</b>	PT LT 995-997 PL 2044 TWP OF YORK AS IN TB65186; S/T TB65186 EXCEPT THE EASEMENT THEREIN; TORONTO (N YORK), CITY OF TORONTO
<b>Financing:</b>	Treat as Clear

# The Property

## Description and Location

3791 Bathurst Street is a two-storey, multi-tenant streetfront retail asset located in North York, one of Toronto's fastest-growing commercial and residential hubs. The streetfront retail asset is comprised of 6,488 SF of GLA and is situated on 0.22 acres. The Property features a strong and diverse mix of service-oriented tenants, including a Vietnamese restaurant, a Filipino breakfast spot, a Filipino bakery, a hair salon, and a vape shop. Each ground floor unit includes fully usable basement space, which all tenants actively utilize for their operations. Additionally, the asset benefits from rooftop signage income, further enhancing its revenue potential.

The surrounding area is home to an eclectic mix of retail, dining, and essential services, making it a high-demand location for businesses seeking high visibility and access to a strong customer base.

Strategically positioned near major transit routes, 3791 Bathurst Street offers seamless connectivity to Toronto's core and surrounding areas. Its proximity to Highway 401 and multiple TTC bus routes ensures convenient access for both customers and employees. Moreover, the surrounding high residential density and being shadow anchored by a No Frills, drives consistent traffic, reinforcing demand for local retail services.



**3791 Bathurst Street** is in a corridor under review in Toronto's proposed Avenues Plan update, with potential as-of-right zoning allowing up to 11 storeys



# Lennard:

## **Yash Kumar\***

Executive Vice President, Investment Services  
905.917.2031  
yash@lennard.com

## **Sasha Ischenko\***

Vice President, Investment Services  
905.917.2032  
sasha@lennard.com

Lennard Commercial Realty, Brokerage  
201-60 Columbia Way, Markham, Ontario L3R 0C9  
lennard.com

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