



68 Geary Avenue

Small User Building/ Redevelopment Opportunity



Lennard:

200-55 University Avenue, Toronto
416.649.5920

Building Overview



Property Address
68 Geary Avenue
Toronto, ON



Total Frontage
20.01 FT
Total Depth
114.34 FT
Total Land Area
~0.053 AC



Zoning
R(d0.6) (x739)



Ownership Type
Freehold



Legal Description
PT LT 13 PL M24 PT 1 PL 66R-19278; CITY OF TORONTO, T/W ROW OVER PT 2 PL 66R-19278 (UNTIL DEDICATED FOR PUBLIC LANE PURPOSES) AS IN AT351102



Listing Agent
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Pin
212850548

Conceptual Renderings



Property Highlights

- Geary Avenue is a trendy, exciting pedestrian-oriented corridor with proximity to many amenities
- New guidelines allow for up to 5 storeys / 6,400SF of GFA
- Existing 2,000 SF building with 18ft ceiling
- Existing surface parking; 2 spaces
- Vacant possession allowing for user group or immediate redevelopment



Walk Score
91
Very Walkable



Transit Score
81
Excellent Transit

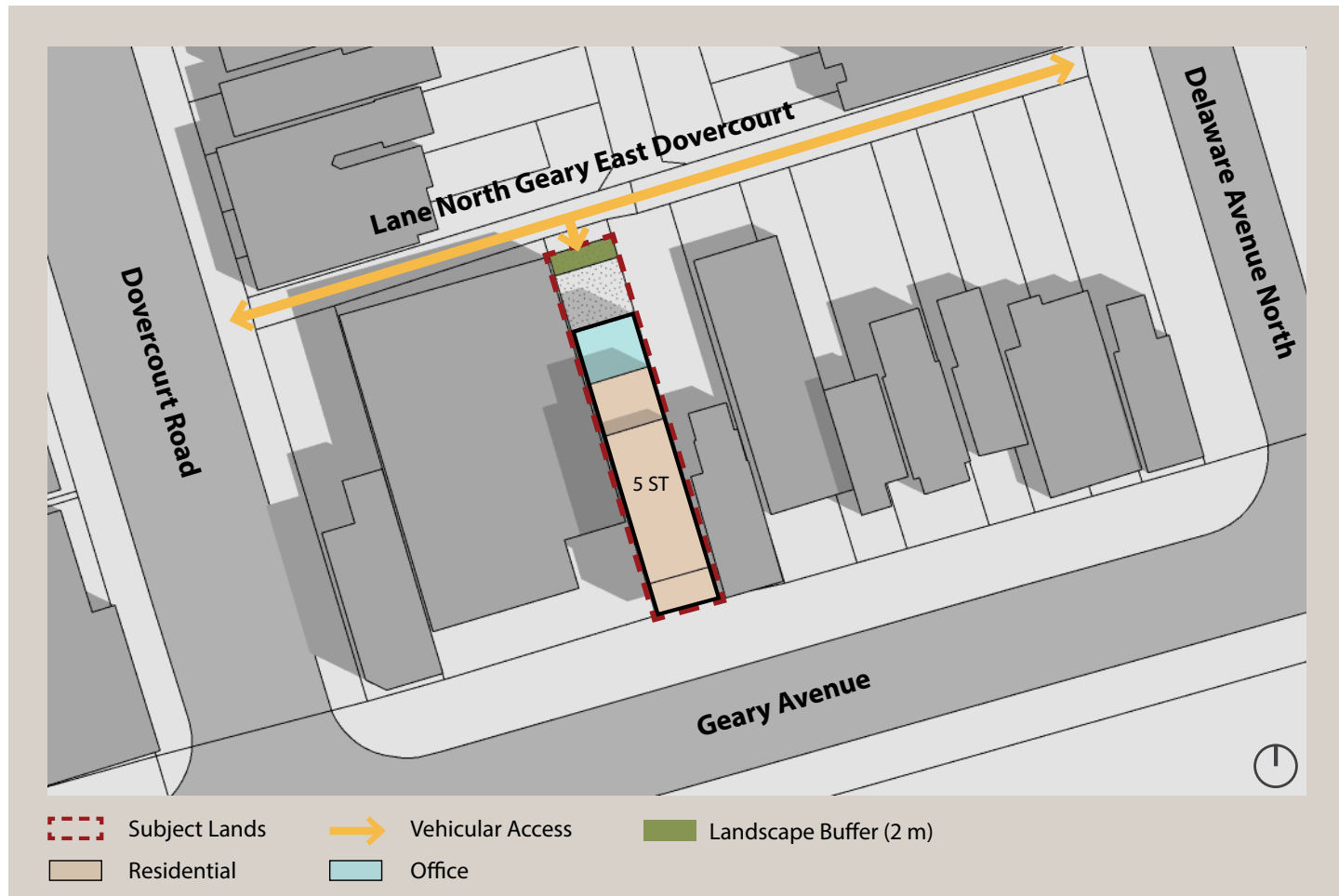


Bike Score
90
Very Bikeable

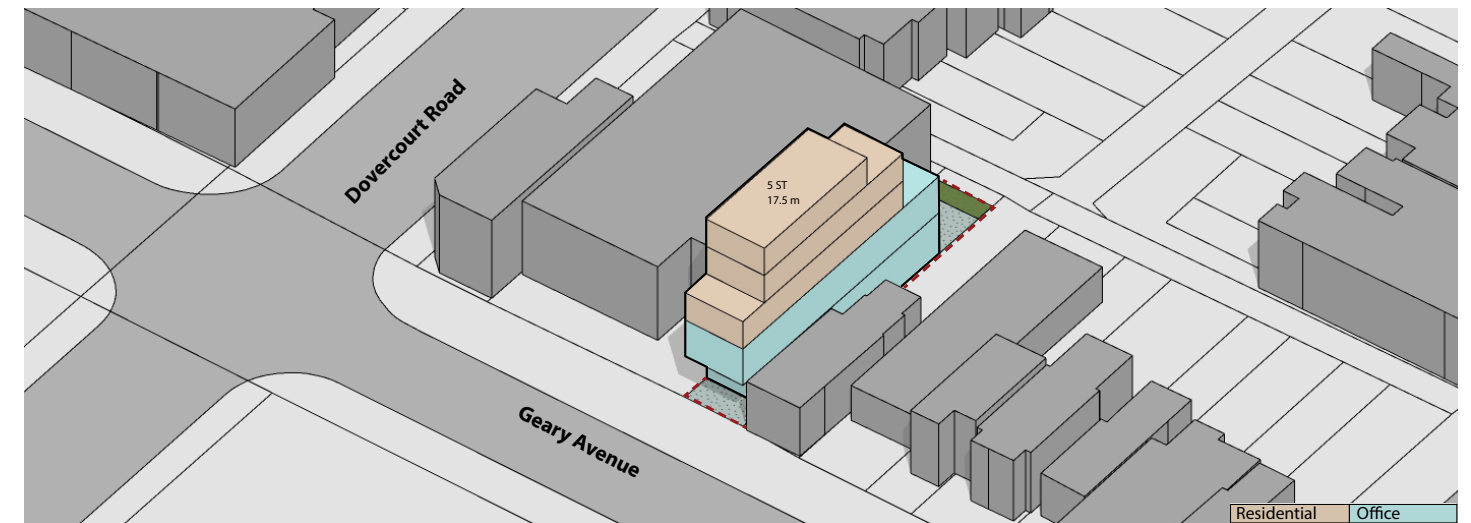
Massing Concept Study

Scenario 1 | Site Area: 212.1 m²

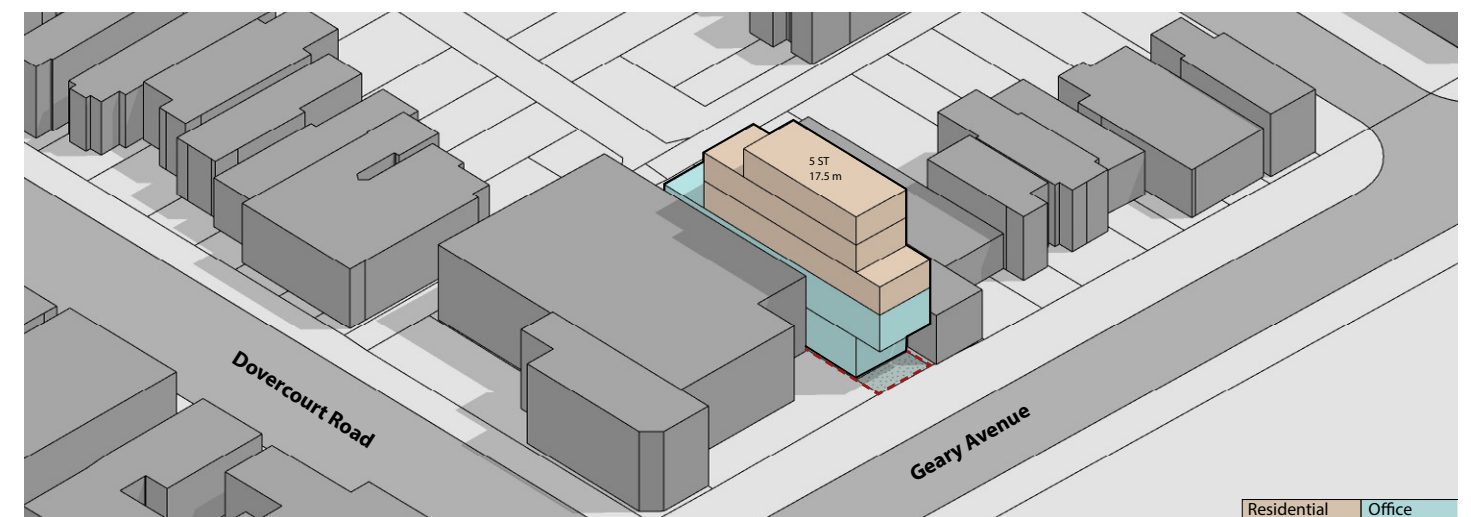
		Residential	Office
Total Gross Construction Area (GCA)	655 m ²	340.6 m ²	314.4 m ²
Total Gross Floor Area (GFA) <small>(Assuming 90% of the GCA)</small>	590 m ²	307 m² (52%)	283 m² (48%)
Floor Space Index (FSI) <small>(Total GFA/Site Area)</small>	2.78		



Perspective View Looking North-West



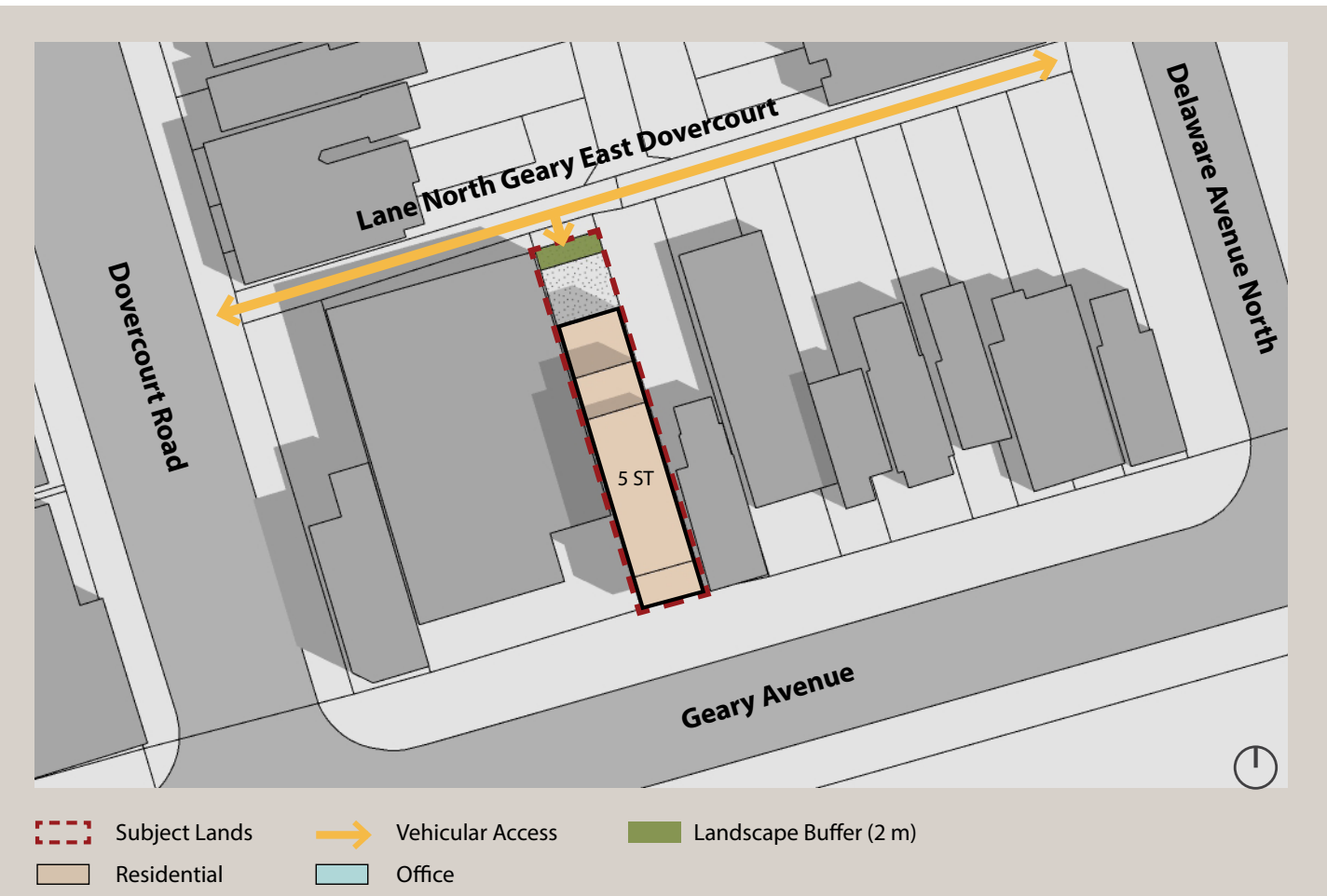
Perspective View Looking South-East



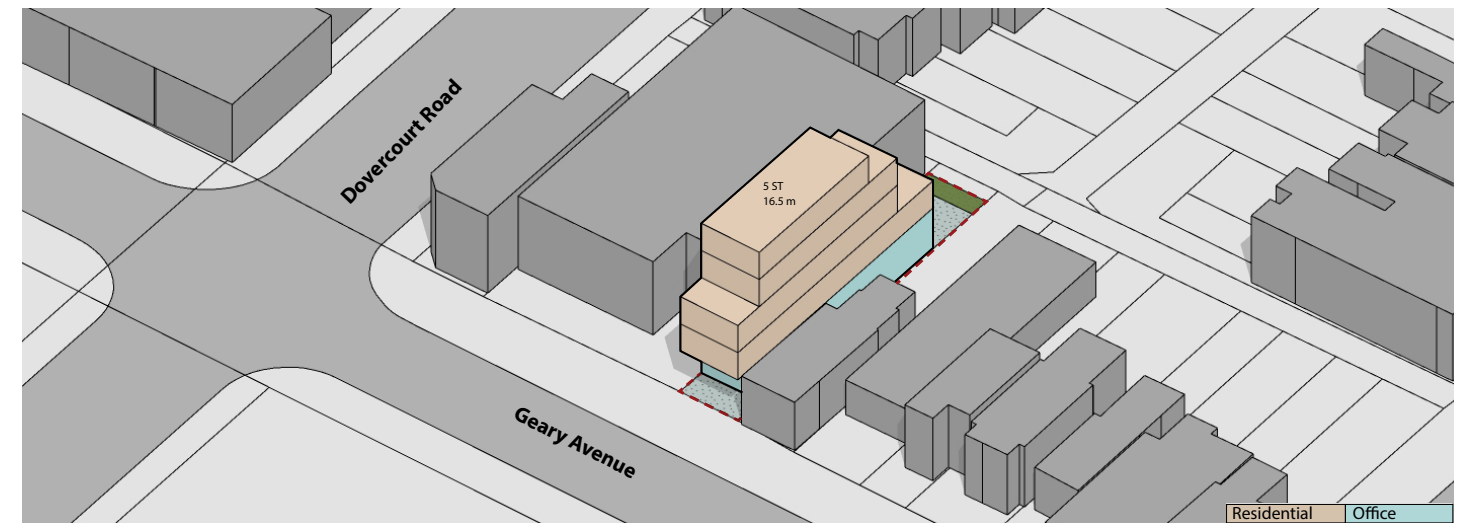
Massing Concept Study

Scenario 2 | Site Area: 212.1 m²

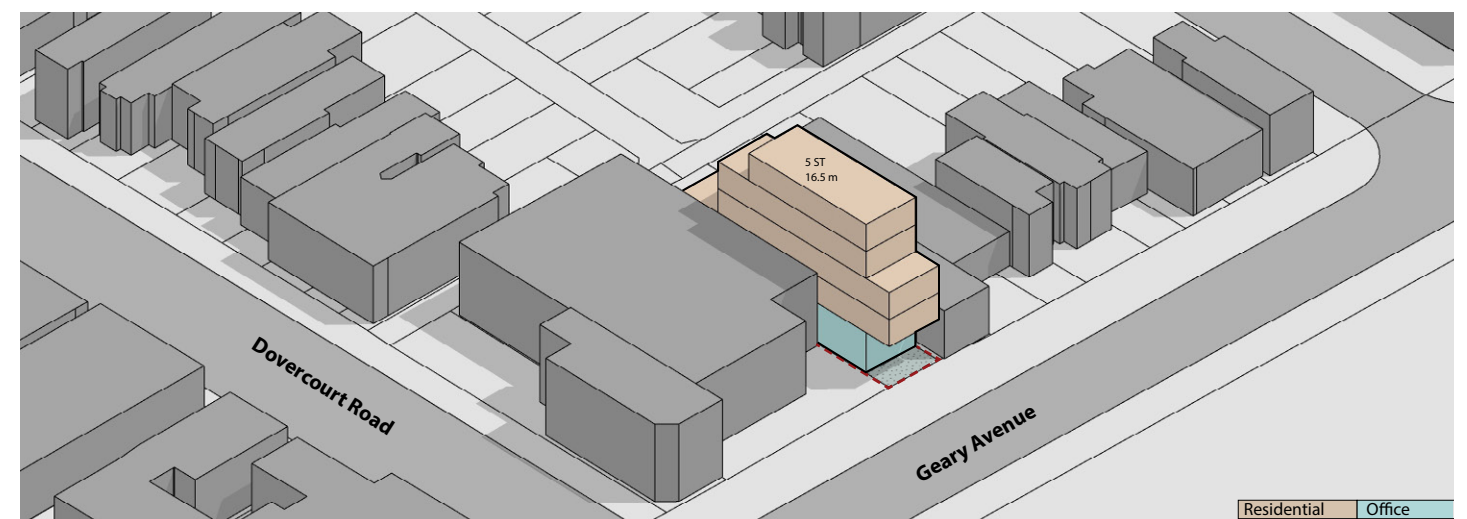
		Residential	Office
Total Gross Construction Area (GCA)	661.2 m ²	513.1 m ²	148.1 m ²
Total Gross Floor Area (GFA) <small>(Assuming 90% of the GCA)</small>	595 m ²	462 m² (78%)	133 m² (22%)
Floor Space Index (FSI) <small>(Total GFA/Site Area)</small>	2.81		



Perspective View Looking North-West



Perspective View Looking South-East



Neighbourhood Overview

East of the Junction, Geary Avenue is an exciting corridor with many amenities to serve the neighbourhood throughout the day. From fresh coffee at Dark Horse Espresso Bar to gourmet pizza at North of Brooklyn Pizzeria, there is no shortage of options. Tenants also have the opportunity to explore larger retailers along Dufferin Street and have convenient access to the Downtown Core through the Dufferin Subway Station.

“Geary Avenue
is still Toronto’s most
interesting street”
- blogTO



"Geary Avenue is a vibrant employment area within the established low-rise residential neighbourhood of Davenport. Geary Avenue is prized for its "maker" uses such as small scale manufacturing, food production, artists' studios and production studios. The eclectic mix of these uses with small-scale restaurants, bars and other cultural uses in old low-rise industrial buildings gives the street an authentic, alluring "vibe" that is increasingly making Geary Avenue a commercial and social destination."

-City of Toronto Planning

Amenities

Legend

Stores

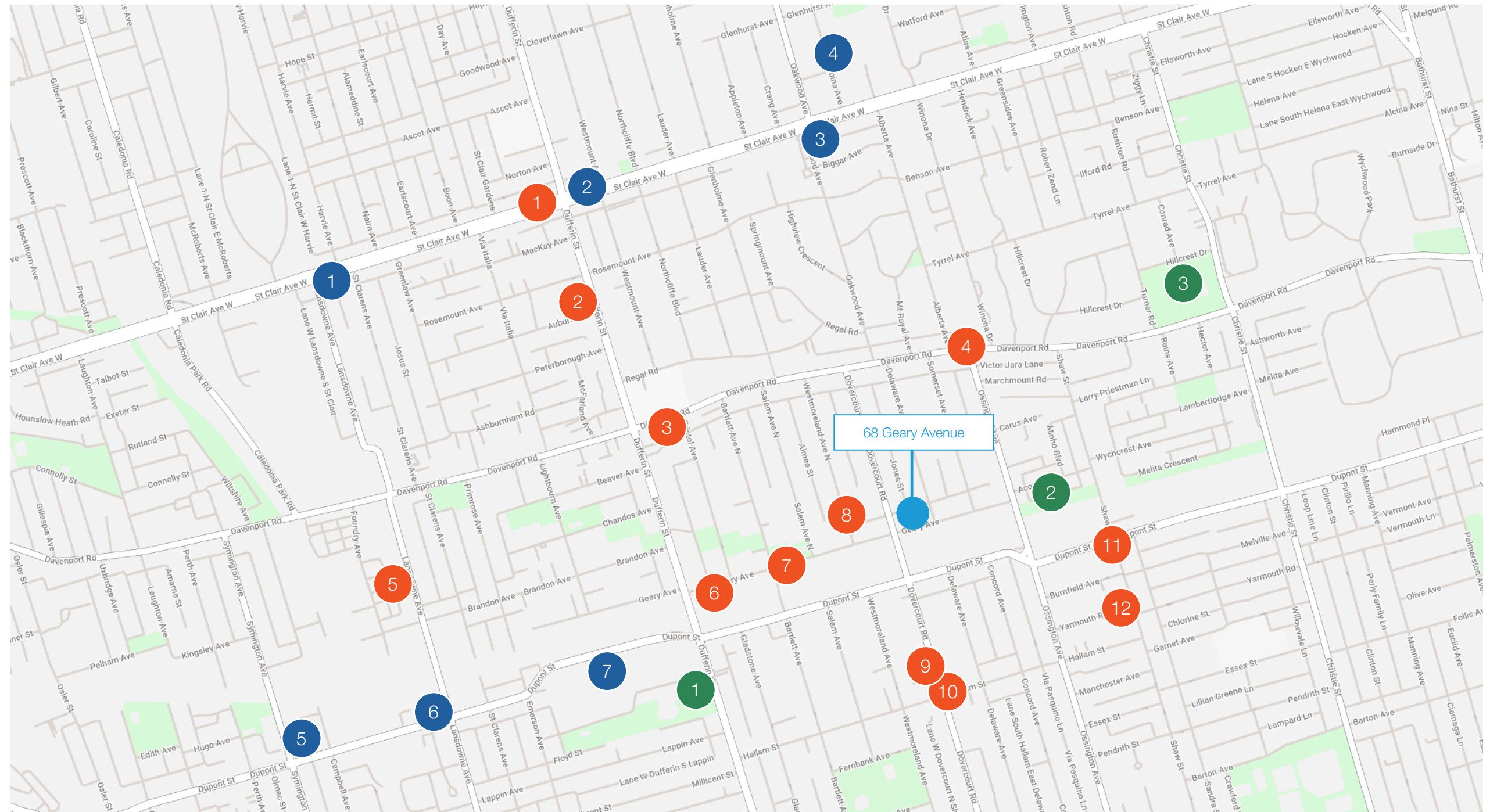
- 1 TD Canada Trust
- 2 Shape Fitness
- 3 RBC Royal Bank
- 4 No Frills
- 5 The Beer Store
- 6 Food Basics
- 7 FreshCo

Restaurants

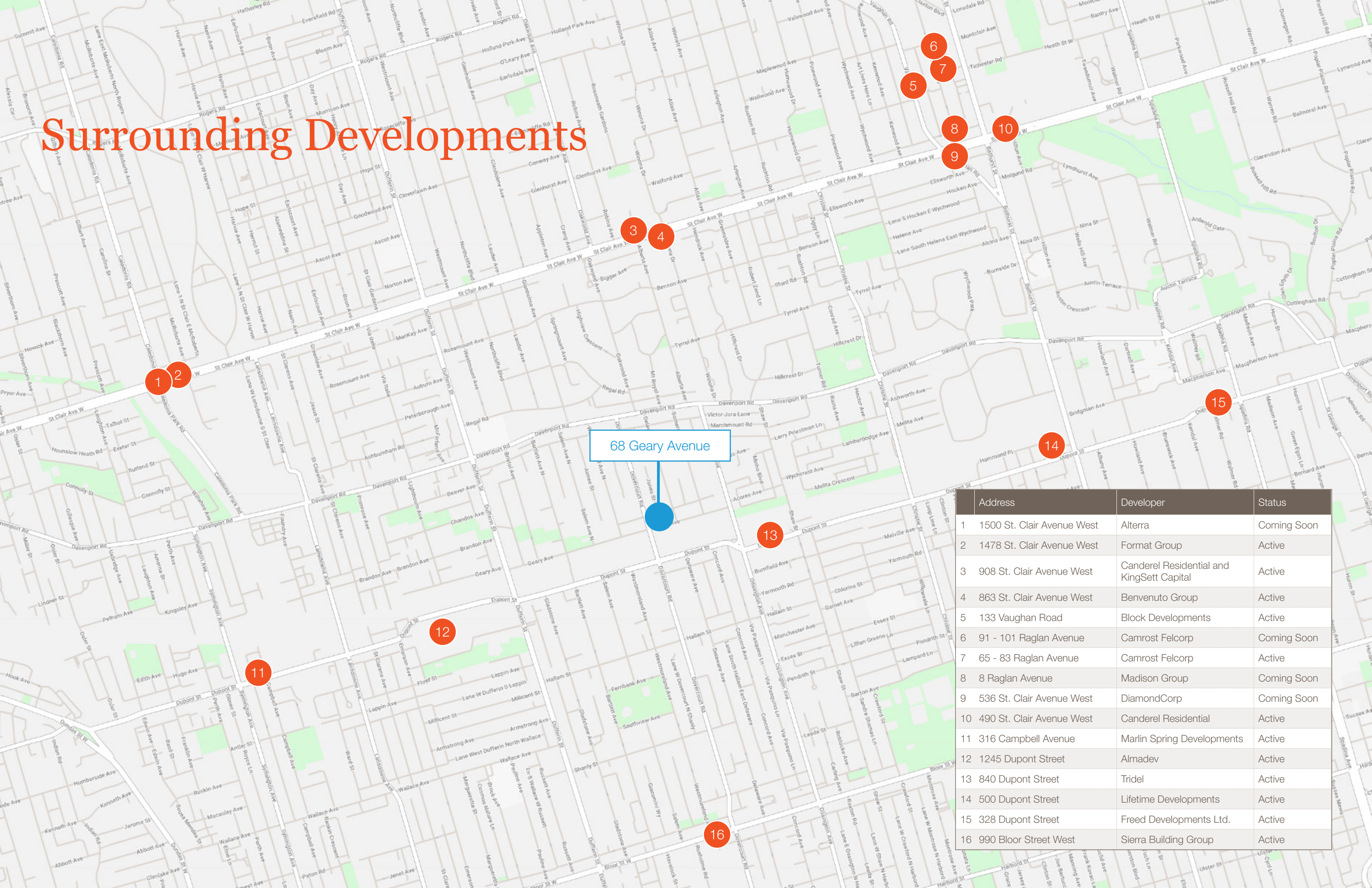
- 1 Tim Horton's
- 2 The B'More Panini Shop
- 3 The Sovereign Cafe
- 4 Salto Restaurant & Bar
- 5 Balzac's Powerhouse
- 6 Parallel
- 7 Blood Brothers Brewing
- 8 Gaucho Pie Co.
- 9 South Pacific
- 10 Masa Deli & Cafe
- 11 Maison T
- 12 Contra Cafe

Parks

- 1 Wallace-Emerson Community Centre and Park
- 2 Garrison Creek Park
- 3 Hillcrest Park



Surrounding Developments

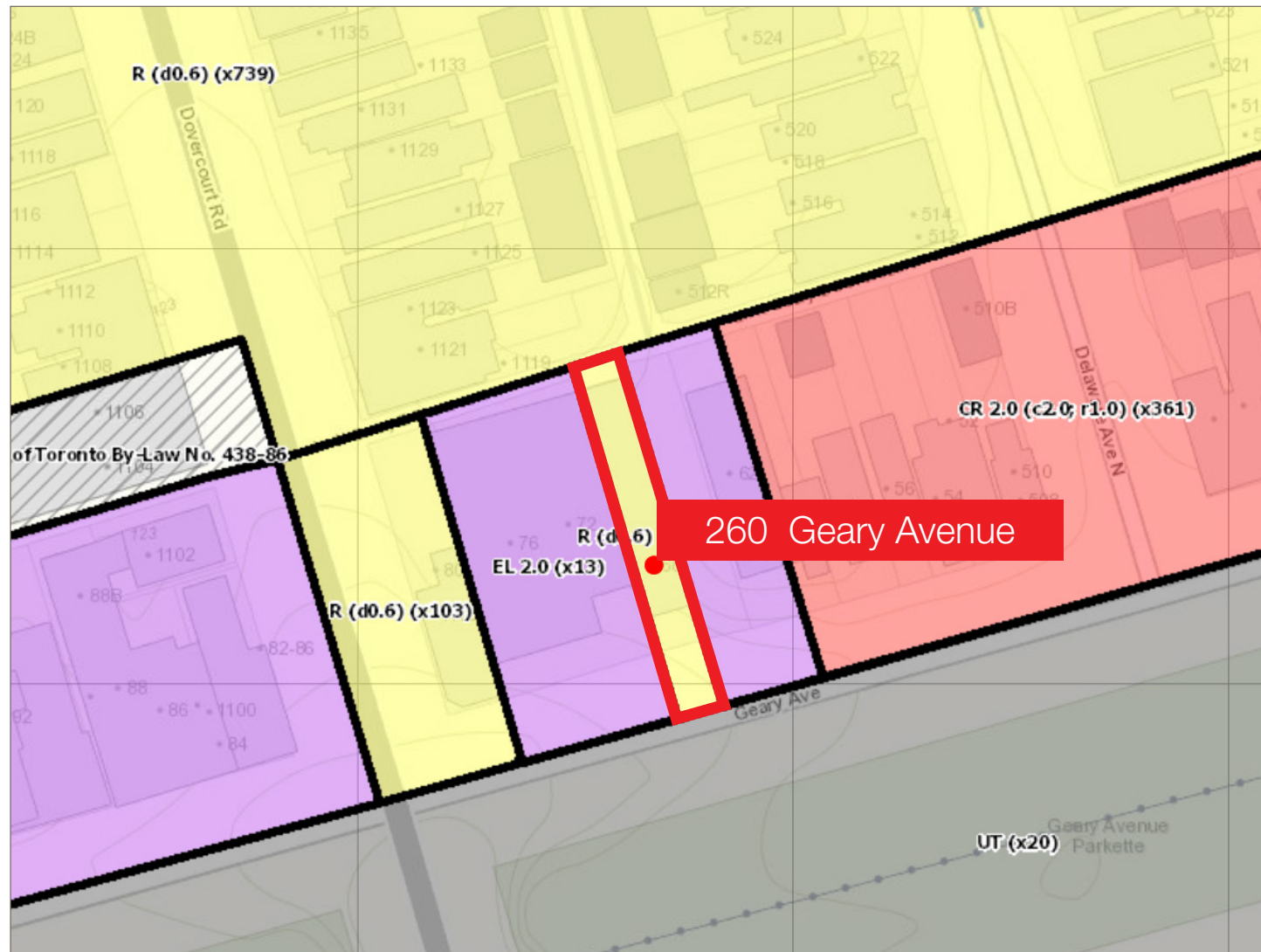


68 Geary Avenue

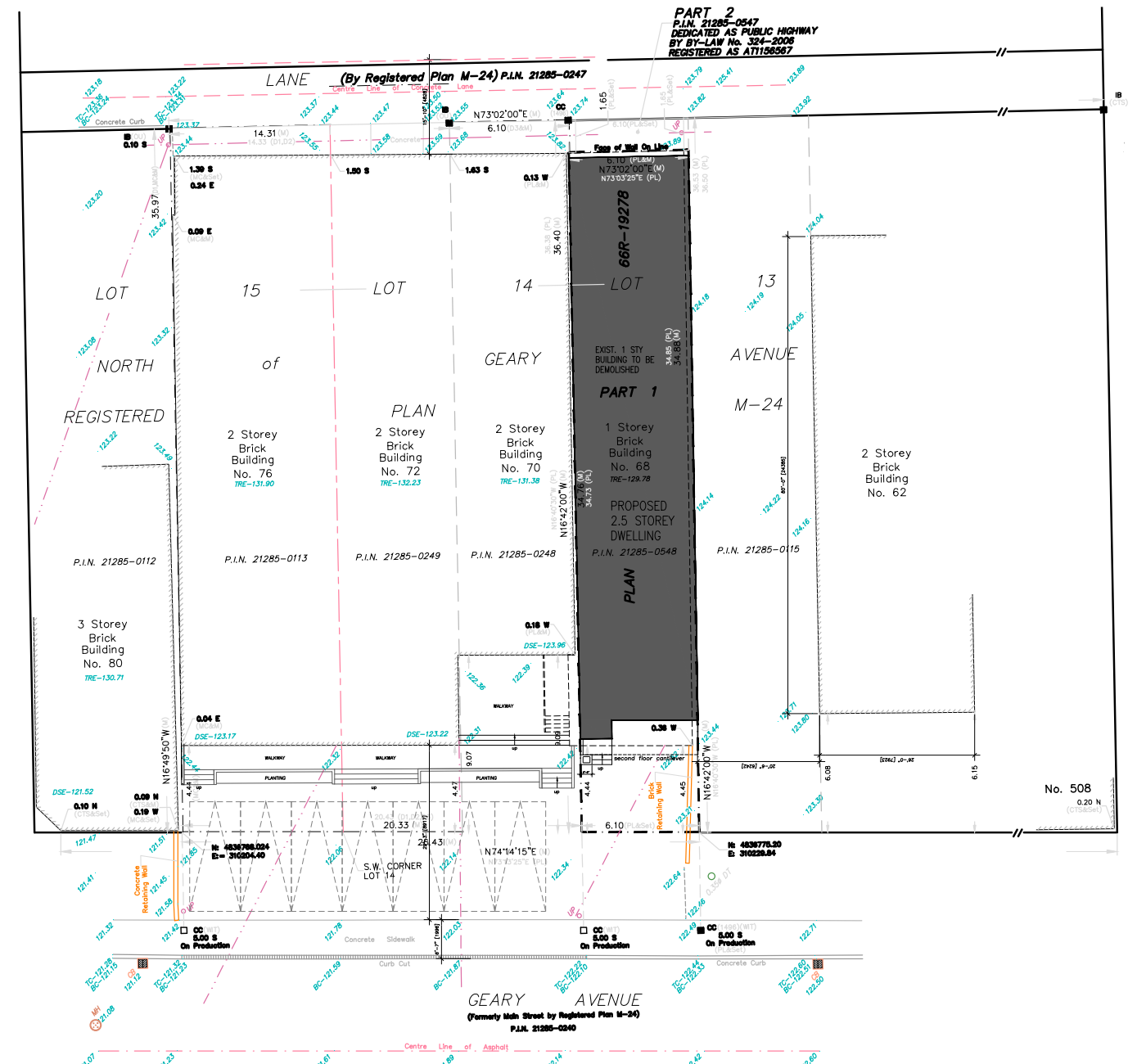
Address	Developer	Status
1 1500 St. Clair Avenue West	Alterra	Coming Soon
2 1478 St. Clair Avenue West	Format Group	Active
3 908 St. Clair Avenue West	Canderel Residential and KingSett Capital	Active
4 863 St. Clair Avenue West	Benvenuto Group	Active
5 133 Vaughan Road	Block Developments	Active
6 91 - 101 Raglan Avenue	Camrost Felcorp	Coming Soon
7 65 - 83 Raglan Avenue	Camrost Felcorp	Active
8 8 Raglan Avenue	Madison Group	Coming Soon
9 536 St. Clair Avenue West	DiamondCorp	Coming Soon
10 490 St. Clair Avenue West	Canderel Residential	Active
11 316 Campbell Avenue	Marlin Spring Developments	Active
12 1245 Dupont Street	Almadev	Active
13 840 Dupont Street	Tridel	Active
14 500 Dupont Street	Lifetime Developments	Active
15 328 Dupont Street	Freed Developments Ltd.	Active
16 990 Bloor Street West	Sierra Building Group	Active

Zoning

Current Zoning - R(d0.6) (x739)



Survey



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