

1075 Yonge Street / 1 Rowanwood Avenue

User/Investor Opportunity in Rosedale/Summerhill Area

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For Sale: Mixed Use Building



*Potential to
add GFA and
repurpose!*

Exclusive Listing

Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

**Broker *Sales Representative

1075 Yonge Street / 1 Rowanwood Avenue

User/investor opportunity in a 10,500 SF mixed-use building available for sale at the corner of Yonge Street and Rowanwood Avenue.



Size

10,500 SF
Approximately

Frontage

87 ft on Yonge Street

58 ft on Rowanwood Avenue

Site Area

4,962.16 SF



Listing Agents

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Taxes (2018)

\$78,000.00

Income

Approximate NOI:

\$201,000.00

(retail, office and apartment)



Zoning

CR 3.0 (c3.0;r1.5)

SS2 (X2410)



Transit

Close proximity to Don Valley
Pkwy and Public transit

350 meters to Rosedale
Subway Station

400 meters to Summerhill
Subway Station

Transit Score

92 (Rider's Paradise)

Walk Score

96 (Walker's Paradise)

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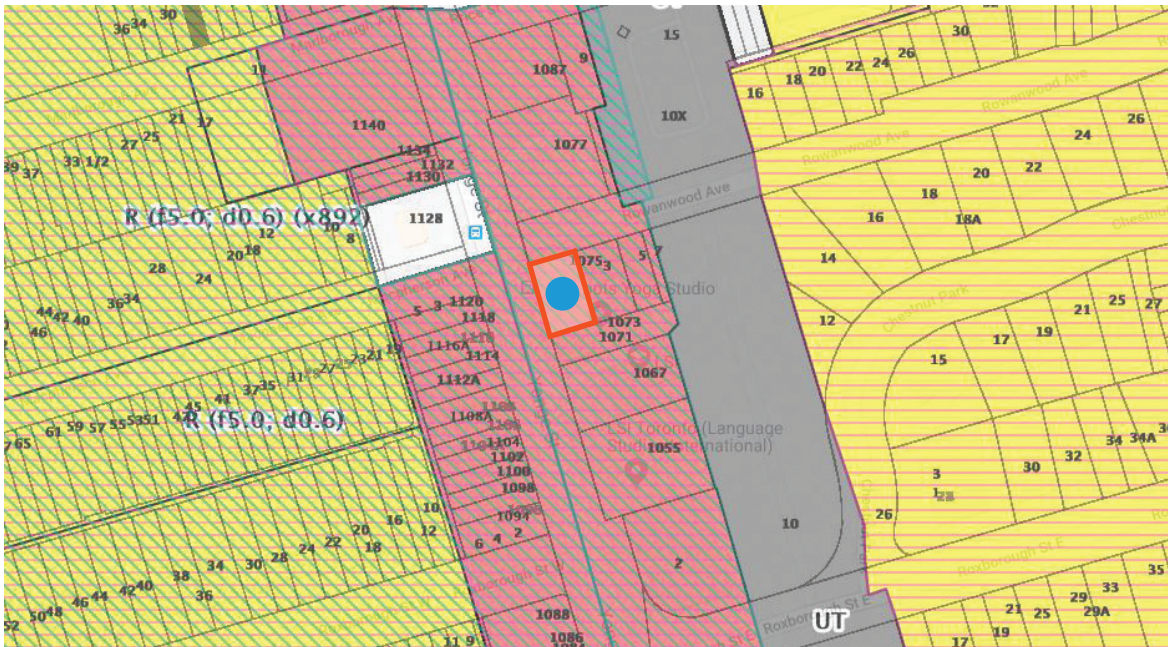
Property Highlights

- 87 ft of Yonge Street frontage
- 58 ft on Rowanwood Avenue
- Just under 5,000 SF site area
- 5 Residential units on upper floors: (1 apartment at 1 Rowanwood Avenue, 4 apartments at 1075 Yonge Street)
- 3 Office units at 1 Rowanwood Avenue
- Retail rental rates on main floor (3 retail units)
- Outdoor signage income in place (rooftop)

Legal Description

PT LT 4-5 PL 271E TORONTO AS IN CA259524; CITY OF TORONTO

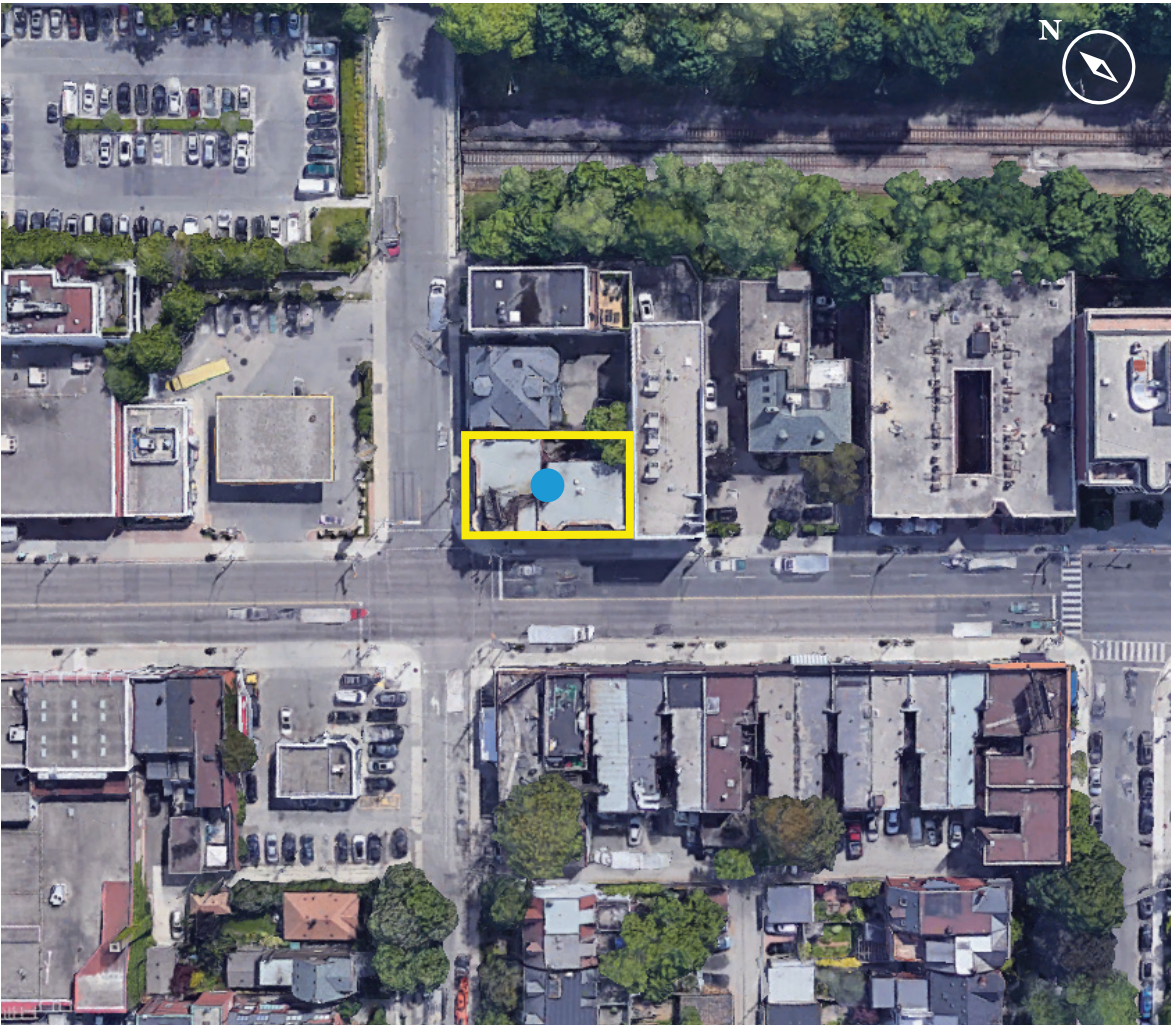
Zoning



● Subject Property

1075 Yonge Street / 1 Rowanwood Avenue

Parcel Outline



● Subject Property — Parcel Outline

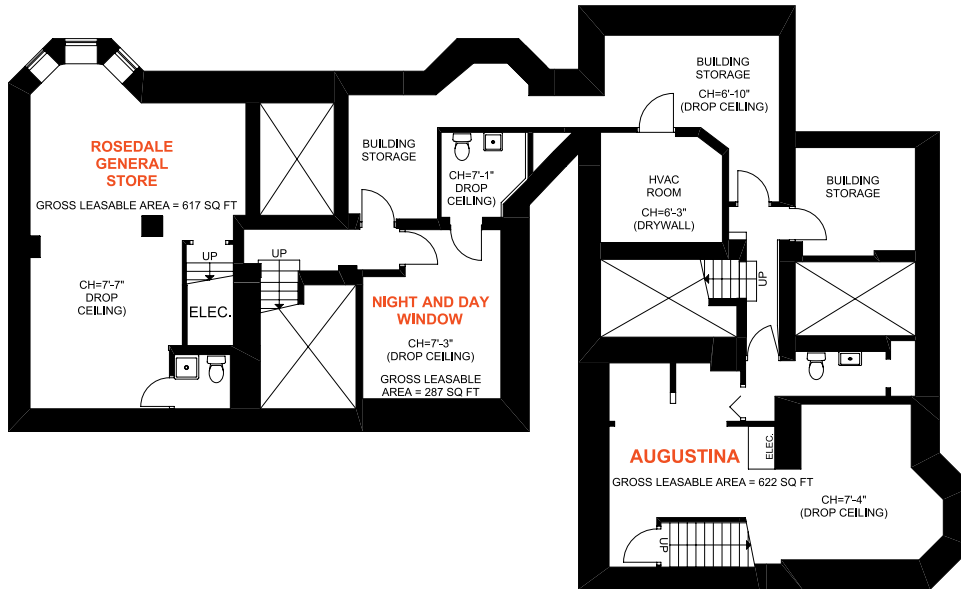
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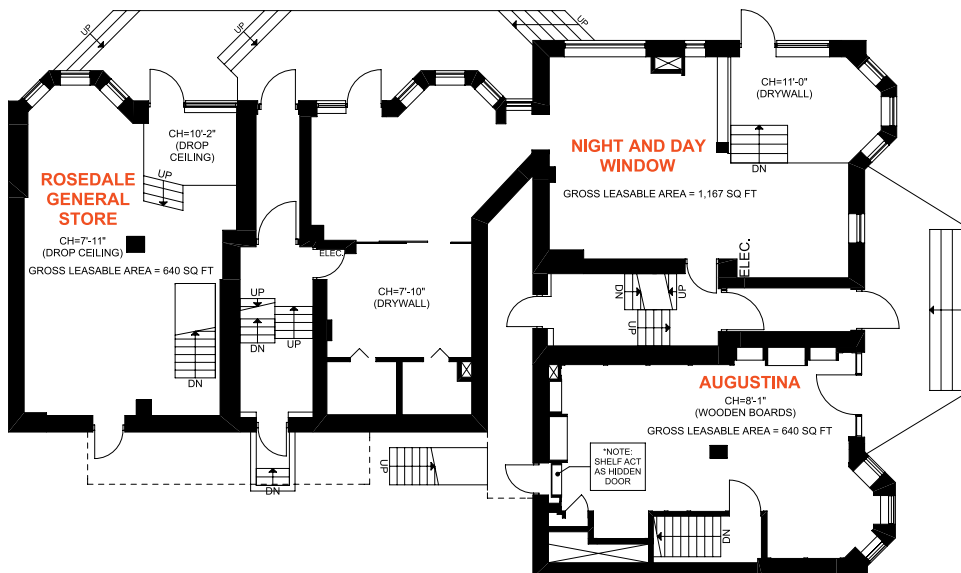
Floor Plan

Basement



Floor Plan

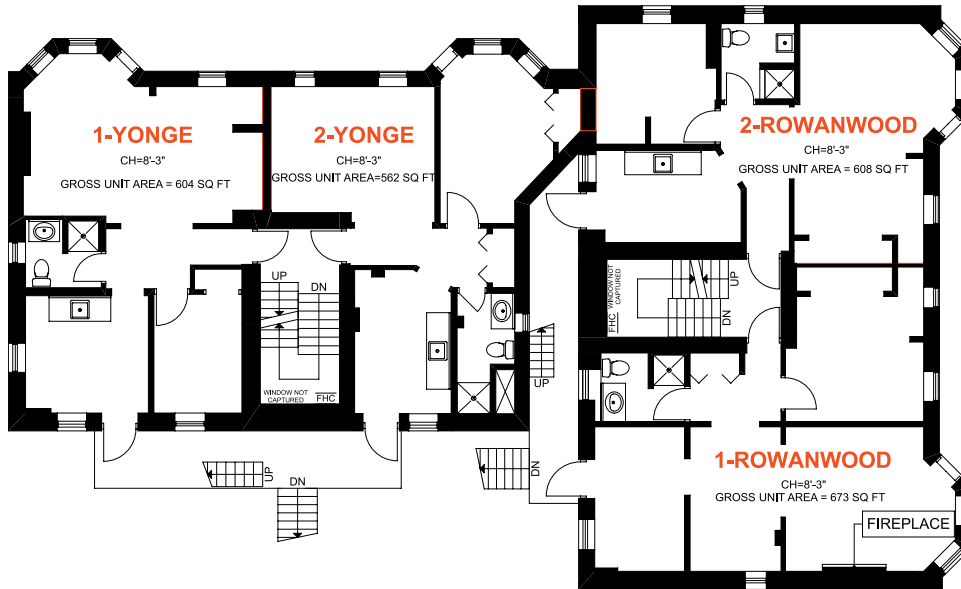
1st Floor



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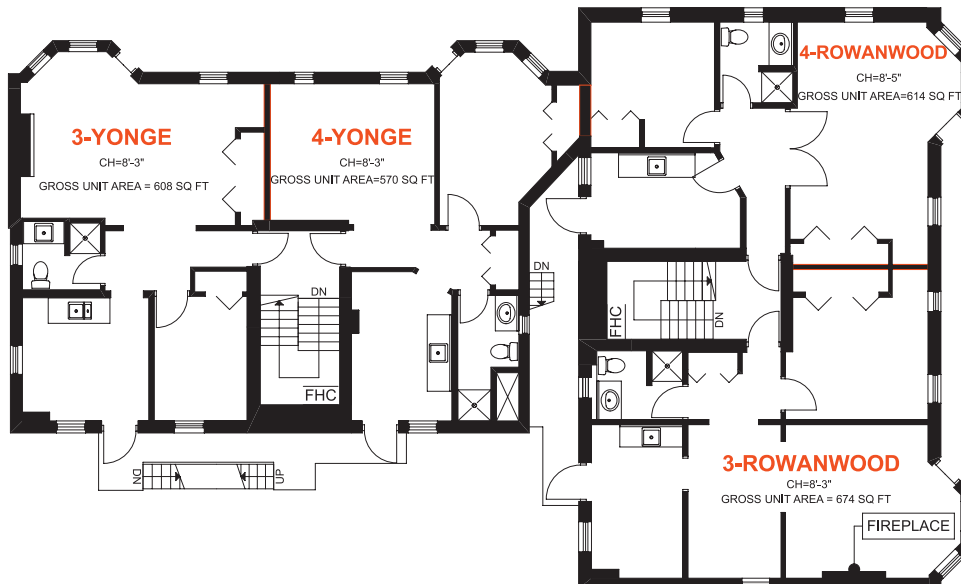
Floor Plan

2nd Floor



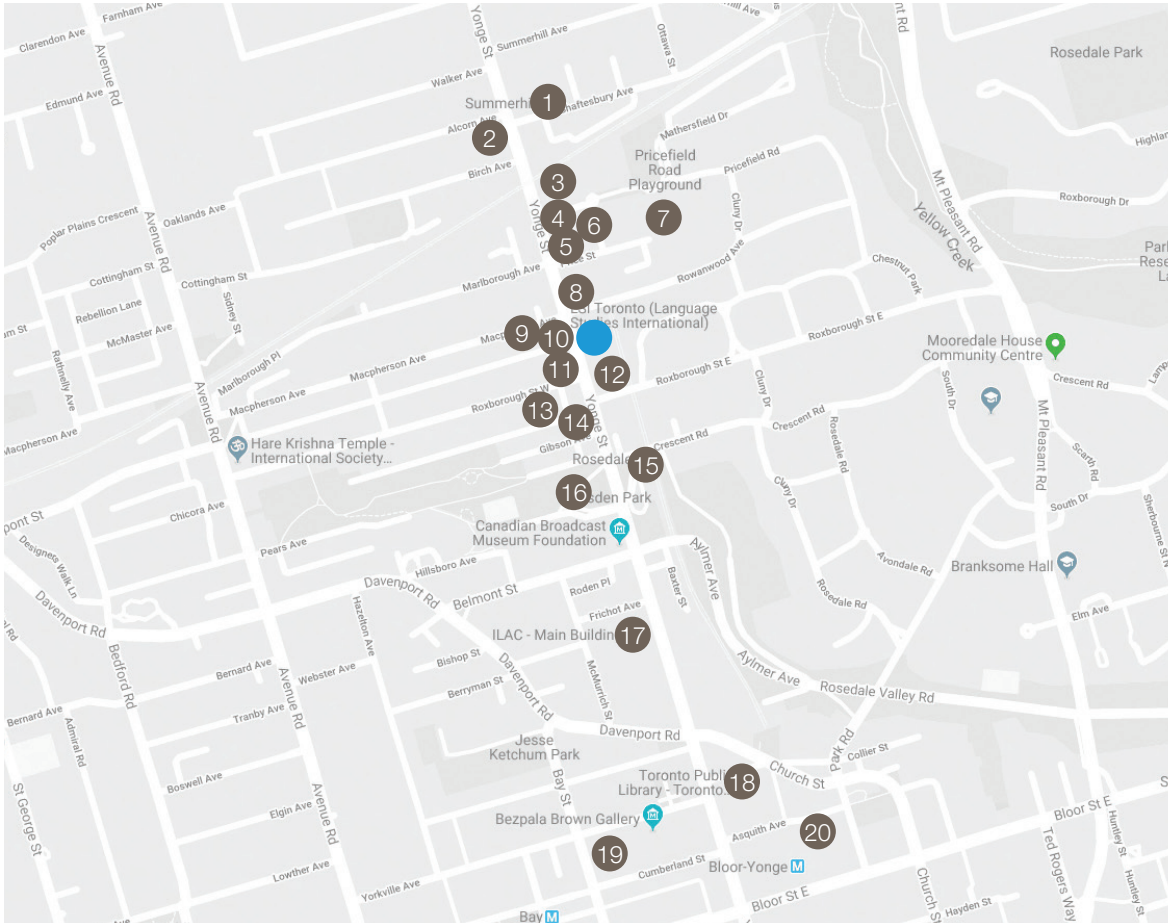
Floor Plan

3rd Floor



1075 Yonge Street / 1 Rowanwood Avenue

Area Amenities



● Subject Property

- | | | |
|-----------------------------|----------------------------|----------------------------|
| 1 Summerhill Subway Station | 8 Shell Gas Station | 15 Rosedale Subway Station |
| 2 Boxcar Social | 9 Greenhouse Juice Co. | 16 Ramsden Park |
| 3 LCBO | 10 Carens Rosedale | 17 Rosedale Club |
| 4 RBC Royal Bank | 11 Avant Gout | 18 Toronto Public Library |
| 5 Terroni | 12 The Quail: A Firkin Pub | 19 Four Seasons Hotel |
| 6 The Beer Store | 13 Starbucks | 20 Hudson's Bay Centre |
| 7 Toronto Lawn Tennis Club | 14 Pizza Hut | |

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5 Terroni



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