

821A Bloor Street W

A Mixed Use Three Storey Street Front Retail Investment

For Sale: Retail



Prime Location
Retail Space

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*Sales Representative

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821A Bloor Street W

Retail Space Available For Sale At The Corner Of Bloor Street W And Crawford Street In Toronto.



Available Space

3,100 SF

Office/Residential

1,559 SF

Retail

779 SF

Lower

762 SF



Listing Price

\$1,599,999.00

Taxes

\$11,644.64



Availability

June 1, 2023 (Flexible)



Zoning

CR3 (C1 R2.5) * 1570



Virtual Tour

[Click Here to View
Virtual Tour](#)



Listing Agents

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Property Highlights

- Prime location and steps to Christie Pits Park and to subways.
- Building has been used for office space for computer skills training firm.
- Nicely renovated with 3rd floor apartment (tenanted).
- 3rd floor MTM tenant paying \$1,300 plus utilities.
- Easy to convert second floor back to residential. Just add kitchen millwork and appliances, plumbing in place.
- Kitchenette for commercial unit on lower level.
- All levels have separate air conditioners.
- Includes all existing appliances and ELF.
- Well cared for and updated.





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Zoning CR3 (C1 R2.5) * 1570

Permitted uses under the letter “C”

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Massage Therapy
- Medical Office
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Retail Store
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

Permitted uses under the letter “R”

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

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Financials

Commercial 1: lower level, ground and second floor	\$6,400 Semi-Gross Rent + HST per month	Leased to May 1, 2023 (tenant vacating)
Commercial 2	\$1,300/month + HST Tenant pays hydro	Month to Month Lease

Chattels and Equipment - Appliances & HVAC

Commercial	1 ductless split system heating/cooling wall unit for the 2nd floor 1 furnace-heats ground floor and lower level (2016) Water heater (owned) Fridge
Residential	1 ductless split system heating/cooling wall unit for the 3rd floor Water heater (owned) Fridge, stove, microwave

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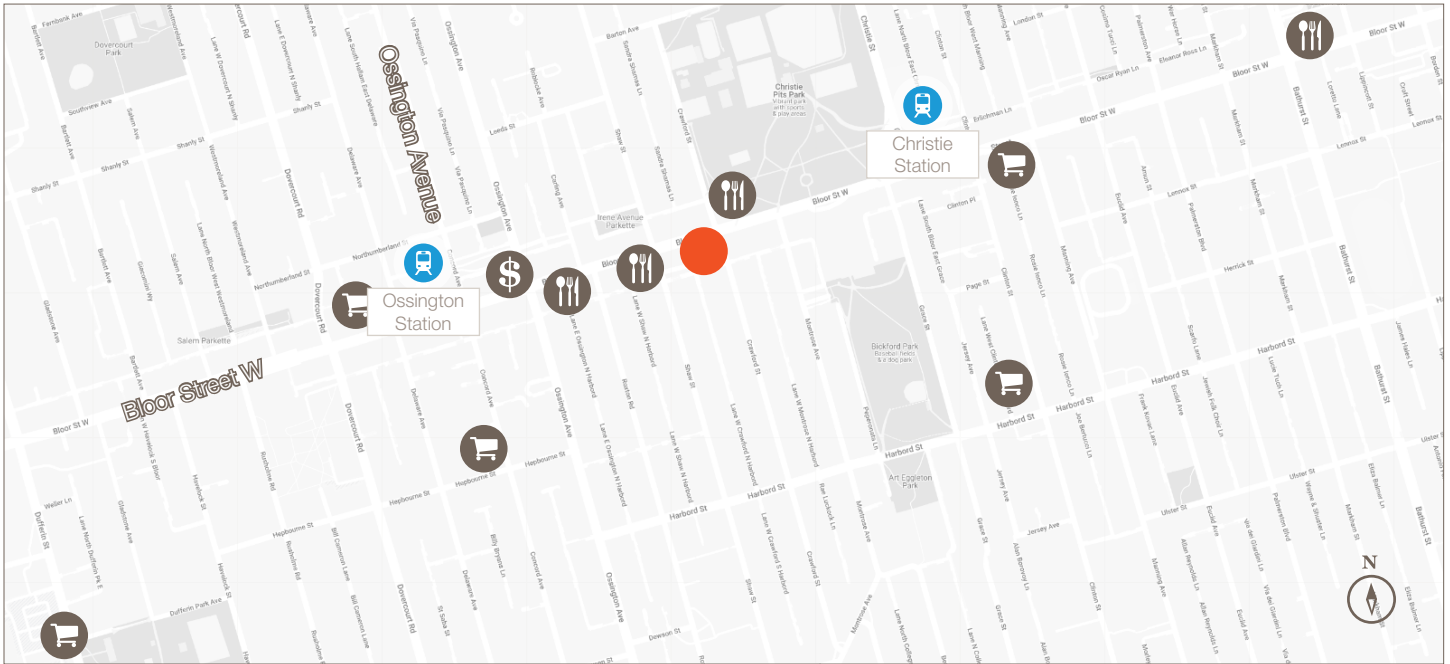
Income Expenses Statement

Commercial		Monthly	Annual	
Rental Income	Commercial Tenant: lower level, ground and second floor	\$6,400.00	\$76,800.00	Tenant vacating April 30-23
	Residential: tenant pays hydro	\$1,300.00	\$15,600.00	Month to month lease
Total Estimated Rental Income				\$92,400.00
Annual Expenses	Insurance		\$7,436.88	
	Property Taxes		\$11,644.64	
	Estimated Snow Removal		\$600.00	
	Estimated Water & Reliance		\$1,000.00	
	Estimated Maintenance		\$5,000.00	
	Hydro* (Commercial 3 floors)		\$7,642.44	*
Total Estimated Expenses			\$33,326.96	\$33,326.96
Total Estimated Net Income				\$59,073.00

**Unusual electrical requirement with computer training use

**All information contained herein has been provided by the Seller should be verified by the Buyer.

821A Bloor Street W



 821A Bloor Street W, Toronto, ON

 Subway Stations

Location Overview

Toronto (Union Station)



25min



5.3km | 18min

Gardiner Expressway



25min



6km | 16min



Bike Score



Walk Score

What's Near By

821A Bloor Street W is located at the corner of Bloor Street W and Crawford Street, steps from Christie Pits Park in Toronto's Little Italy. Close proximity to Dufferin Mall and Walkable distance to Christie Subway Station with many amenities nearby.

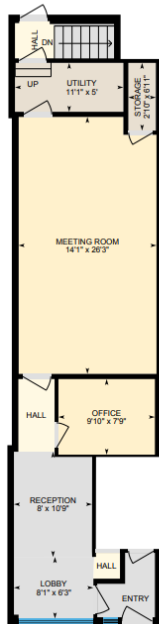
Lennard:

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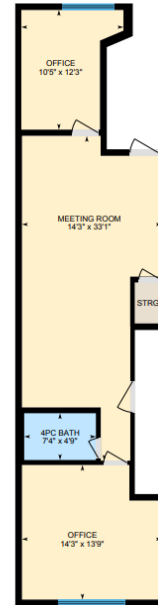
821A Bloor Street W

Floor Plans

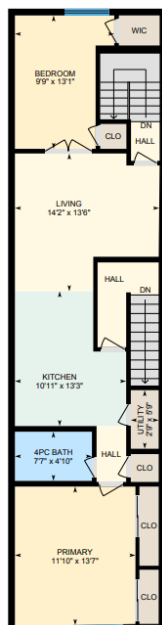
Main Building: Total Exterior Area Above Grade 2658.79 sq ft



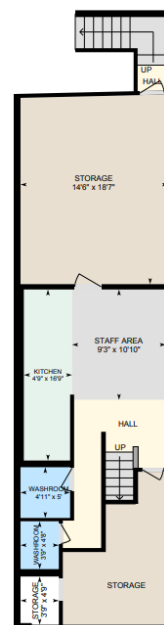
Main Floor
Exterior Area 890.76 sq ft



2nd Floor
Exterior Area 820.24 sq ft



3rd Floor
Exterior Area 947.78 sq ft



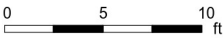
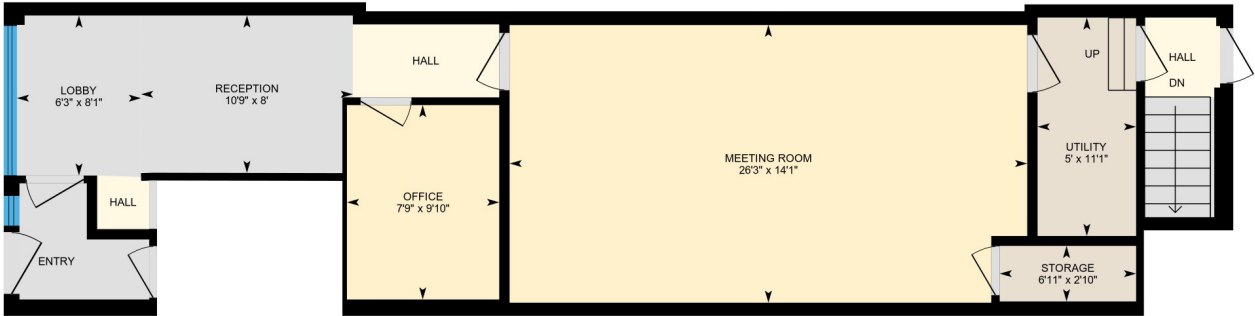
Basement (Below Grade)
Exterior Area 867.85 sq ft



0 5 10
ft

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Floor Plan: Main Floor - 779 SF



PREPARED: 2023/03/08



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Floor Plan: 2nd Floor - **712 SF**



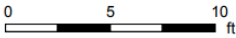
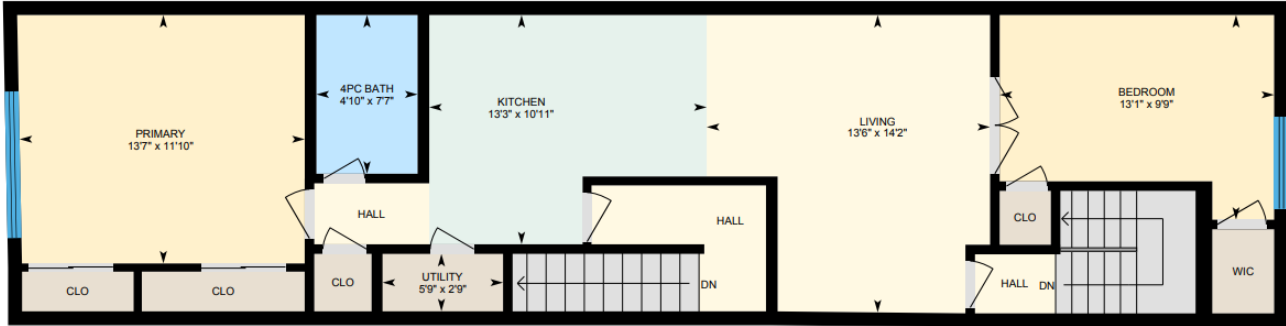
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PREPARED: 2023/03/08



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Floor Plan: 3rd Floor - 847 SF

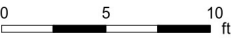
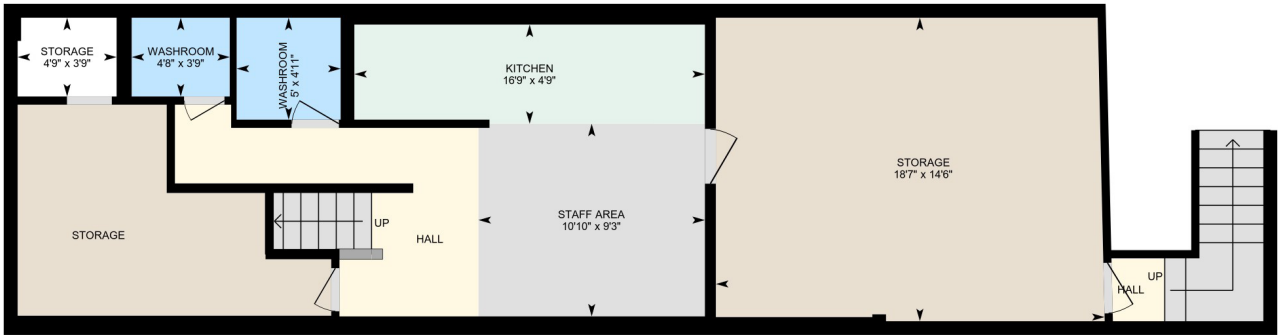


PREPARED: 2023/03/10



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Floor Plan: Lower Level - 762 SF



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Main Floor



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2nd Floor

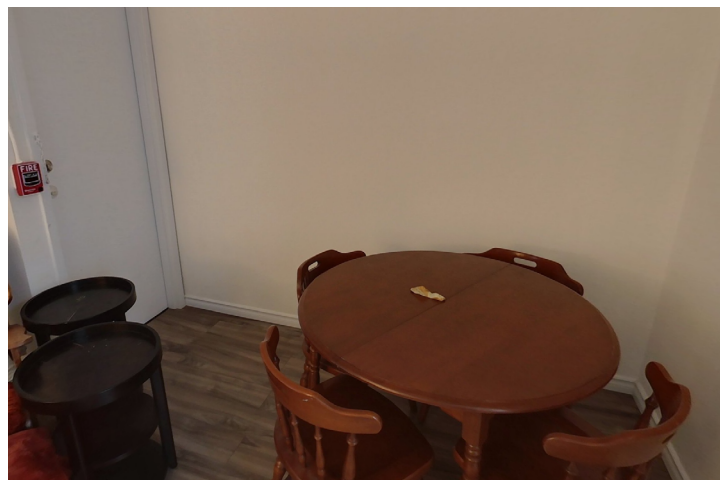


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3rd Floor



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Lower Level



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.