

# 2150 Bloor Street W

Landmark User/Investor Opportunity



**Lennard:**



# The Opportunity

Lennard Commercial Realty, Brokerage (the “Advisors” or “Lennard”) is pleased to present 2150 Bloor Street West, an exceptional User/Investor opportunity located in the heart of Bloor West Village, one of Toronto’s most dynamic and sought-after retail corridors. The property features a two-storey commercial building (including a lower level) totaling 28,007 square feet of gross leasable area (GLA). Anchored by national tenants including Dollarama, Harvey’s, and Tim Hortons, the property provides stable and secure income from these well-established brands.

Uniquely positioned, the second floor (9,993 SF) is currently vacant, presenting an excellent opportunity for an owner-user to occupy the space for their own business operations. Owner-users will benefit from increased brand visibility, direct control over their premises, and potential cost savings compared to leasing. Simultaneously, the vacant second floor presents investors with a significant value-add opportunity, allowing for lease-up and NOI growth.

The property boasts nearly 180 feet of frontage on prime Bloor Street West, offering exceptional visibility and street presence. It also features 15 rear parking spaces, a rare convenience for a street front asset, along with Green P public parking directly in front of the property.

Situated on a rarely available 0.41-acre lot in a rapidly intensifying area, 2150 Bloor Street West also provides future redevelopment potential. Designated as a Mixed-Use Area, the site is primed for long-term growth as Bloor West Village continues to evolve with new developments. Owners will benefit from strong rental performance today while securing a high-value asset for future intensification.

## Asking Price \$17,500,000

## Offering Process

Interested parties are invited to submit offers to the Advisors at any time. All submissions will be reviewed as received.





# Investment Highlights



## Premier Bloor West Village Location

Located in a prime Toronto retail corridor, benefiting from strong foot traffic, a dense residential population, and high visibility.



## Anchored by Strong Covenant Tenants

Leased to Dollarama, Harvey's, and Tim Hortons, all well-established national brands.



## User/Investor Opportunity

Ideal for owner-users looking to occupy the vacant second-floor space and investors seeking value-add lease-up potential.



## Recent Capital Expenditures

Full roof replacement in 2021, reducing near-term capital expenditure requirements.



## Excellent Transit Access

Steps from Runnymede Subway Station and multiple TTC bus routes, ensuring strong commuter and pedestrian activity.



## Future Redevelopment Potential

Situated on 0.41 acres and designated as a Mixed-Use Area, allowing for potential residential and commercial intensification in the future.

Landmark User/Investor Opportunity





# Property Details

Address:	2150 Bloor Street West, Toronto, ON
Location:	Bloor Street West & Runnymede Road
Gross Leasable Area (GLA):	28,007 SF
Land Size	0.41 Acres
Frontage:	178 ft
Depth:	100 ft
Number of Units:	7
Parking:	15 stalls at rear
Recent Capital Expenditures:	Full roof replacement (2021)
Zoning:	CR - Commercial Residential Zone
Official Plan:	Mixed-Use Area
Major Tenants:	Dollarama, Harvey's/New York Fries, Tim Hortons
Legal Description:	PLAN M501 LOTS 15 TO 17 PT LOTS 14 AND 18
Financing:	Treat as Clear

# Description & Location

2150 Bloor Street West is a prominently positioned commercial property totaling 28,007 SF of GLA. The building accommodates a mix of six retail and office tenants, including Dollarama, Harvey's, and Tim Hortons, all of which provide strong covenant security. The second floor comprises 9,993 SF of contiguous space, serviced by an elevator, and is available for immediate occupancy, ideal for an owner user or as a value add leasing opportunity for investors.

The property sits on a 0.41-acre lot, offering excellent frontage and visibility along Bloor Street West. Strategically located in Bloor West Village, the property benefits from high foot and vehicular traffic and seamless transit access. The surrounding neighborhood features a strong demographic profile, with high household incomes and a stable residential base, contributing to the long-term success of commercial properties in the area.

It is steps from Runnymede Subway Station, providing direct connectivity to the Bloor-Danforth Line, and is serviced by multiple TTC bus routes. The area is a thriving retail and residential hub, surrounded by major national retailers, independent boutiques, and a wide range of dining options.

Adding to its appeal, the property is within walking distance of High Park, Toronto's largest public park, drawing thousands of visitors annually and contributing to the area's consistent pedestrian activity. Bloor West Village continues to experience ongoing growth, with new residential and mixed-use developments reinforcing its position as a prime destination for shopping, dining, and urban living.






# Aerial Overview



  
High Park

 CHARTWELL

    
CONSUMER FITNESS

*¡Brasa!*  
PERUVIAN KITCHEN

*cervélo*

 HIGH PARK  
PHYSIOTHERAPY, ORTHOPEDIC  
AND SPORTS MEDICINE CLINIC

*Palmer*  
Coffee

   
*Tim Hortons* 

Public Library  
Runnymede Branch

LCBO





# Photos

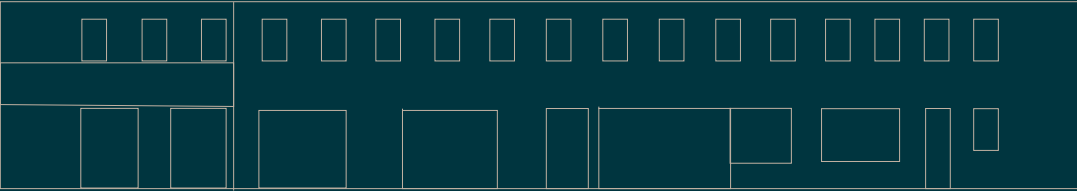




Photos







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