

527

Bloor Street W

Toronto, ON

Prime Mixed-Use
Investment Opportunity

Lennard:





527

The Opportunity

Lennard Commercial Realty, Brokerage (the “Advisors” or “Lennard”) has been retained on an exclusive basis to arrange for the sale of 527 Bloor Street West, Toronto, Ontario (the “Property”), a three-storey mixed-use property prominently located along Bloor Street West in the heart of the Annex.

The Property comprises approximately 3,969 SF and is improved with ground floor retail, second floor commercial space and a vacant third floor. The ground floor is secured by a new 10 year lease to Common Sort, an established premium vintage clothing retailer with four locations, while the second floor is leased to Dance Annex Studios, a multi-location Toronto studio operator that has operated at the Property since 2012.

The offering presents investors and owner-users with the opportunity to acquire a well-located Bloor Street asset with stable in-place income and contractual rental growth, while providing the ability for an owner-user to immediately occupy the vacant third floor, which is currently built out as office space.

Asking Price:

\$3,200,000

Investment Highlights



Prominent Mixed-Use Building

3,969 SF three storey mixed use building with over 24 feet of frontage along Bloor Street W



Prime Annex Location

Located in the heart of the Annex, between Bathurst Street & Spadina Avenue, one of Toronto's busiest and most desirable retail neighbourhoods



Long-Term Tenancies

New 10 year lease with the ground floor tenant, complemented by an established second floor tenancy in place since 2012, providing long term income stability



Established Tenants

Ground floor leased to Common Sort, a premium vintage clothing retailer with four locations, and second floor occupied by Dance Annex Studios, an established operator with five studios across Toronto



User Opportunity

Vacant third floor is built out as office space, offering an attractive owner-user opportunity while benefiting from substantial in-place rental income



Rental Growth

Common Sort's new 10 year lease provides for approximately 2% annual increases in base rent throughout the term, providing excellent contractual income growth



Access & Parking

Rare side laneway provides convenient rear access for shipping and receiving, with a large Green P municipal parking lot located immediately behind the Property



The Property

Details:

Address:	527 Bloor Street W, Toronto, ON
Location:	The Annex (Between Spadina Avenue & Bathurst Street)
Asset Type:	Mixed-Use Commercial
Tenants:	1st Floor: Common Sort 2nd Floor: Dance Annex Studios (Studio 527) 3rd Floor: Vacant
GLA:	3,969 SF
Lot Size:	2,648 SF
Frontage:	24.19 feet
Depth:	107.24 feet
Zoning:	CR - Commercial Residential Zone
Financing:	Treat as clear

Third Floor **Vacant**

Vacant since June 30, 2026

Second Floor *Lance*
annex

Operating since 2012

First Floor **common SORT**

New 10 Year Lease





Located in
the Heart of
The Annex



MIRVISH
VILLAGE

- 1 Million Square Feet
- 900 Rental Units
- 200,000 SF Commercial Space


Bathurst Subway Station




527 Bloor Street W



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