



# 832 Eglinton Avenue E

10,365 SF of Available Space Across Two Floors



**Lennard:**

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\*Broker

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# 832 Eglinton Avenue E

## Property Highlights

- Prime location in Laird/Eglinton Node, North York
- Directly along new Crosstown LRT, adjacent to upcoming Laird Station
- Multi-level space with freight elevator servicing all floors
- Ample parking behind building and along street front

## Building Features

- Private offices along back wall
- Open kitchen area
- Power: 200 amps, 600 volts, 3 phase 3 watts
- Rooftop HVAC system
- Air Conditioning and security system
- Bus Line & Metro/Subway
- Signage
- Wheelchair Accessible
- Mezzanine



Available Space

Main Level: 3,360 SF

Mezzanine Level: 3,000 SF

Lower Mezzanine Level: 3,000 SF

Basement: 1,000 SF



Parking

9 Parking Spaces



Net Rent

Contact Broker

Additional Rent

\$8.34 PSF (2023 Est.)



Zoning

CR2.1 ((C0.7;r1.1)\*298)



Availability

Vacant



Clear Height

Main Floor: 18'

Upper Mezzanine Floor: 12'

Lower Mezzanine Floor: ~10'

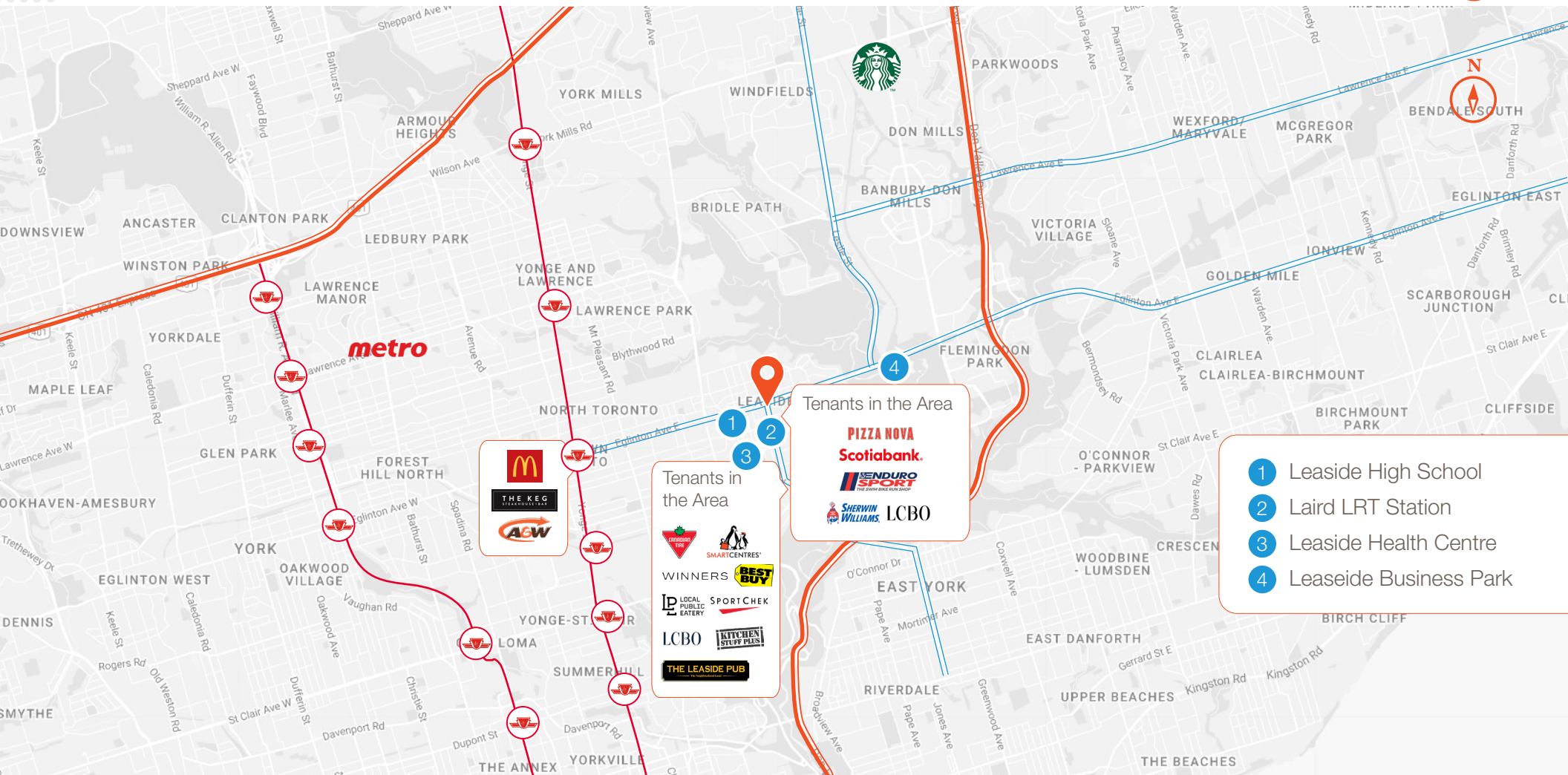


Loading

Building backs onto a lane and has a loading door at ground level



# Nearby Retail Traffic Drivers



832 Eglinton Avenue E

Bus Route

Subway Line

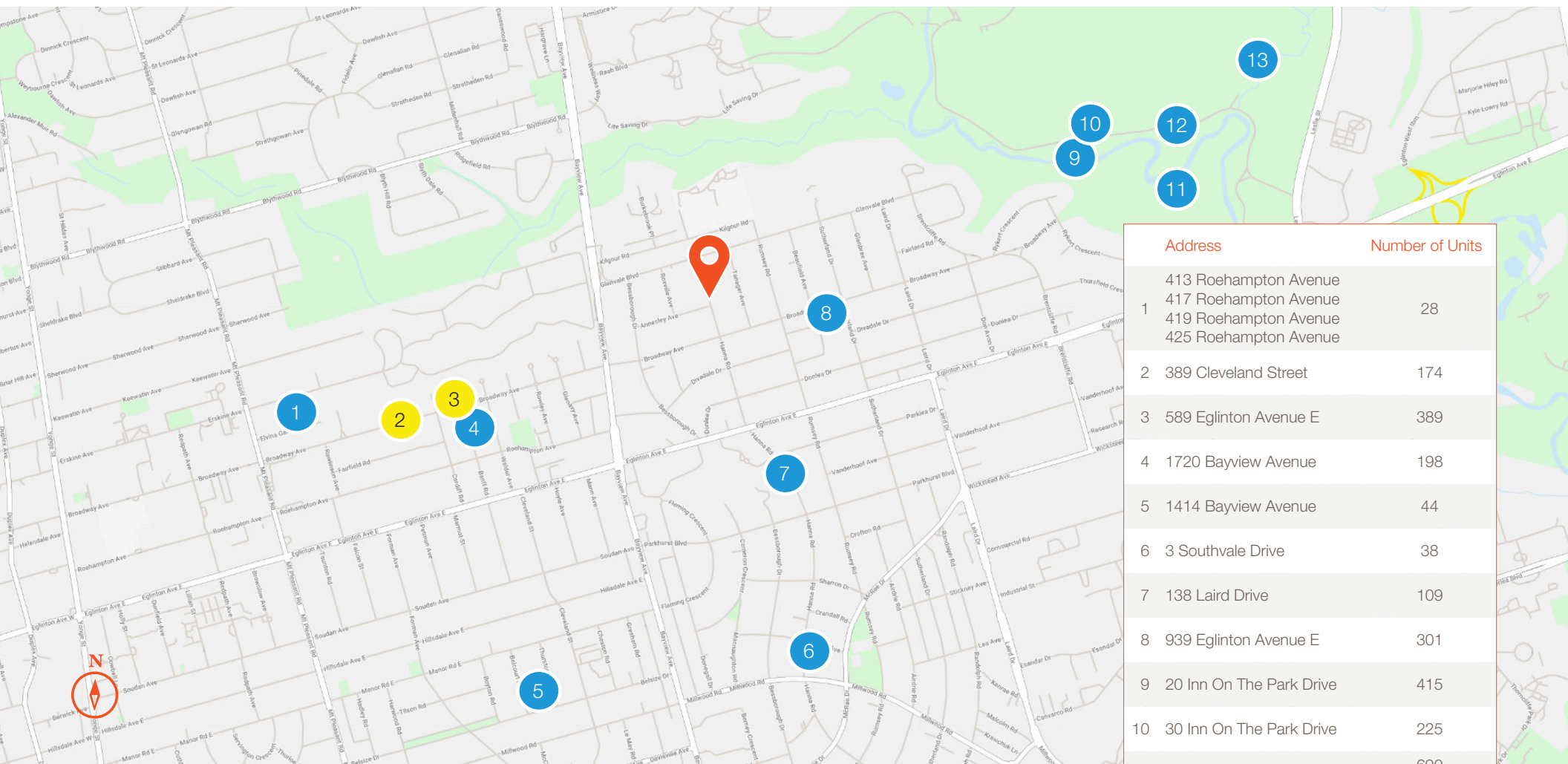


TTC Subway Stations

Highways



# New Developments



832 Eglinton Ave E



Active

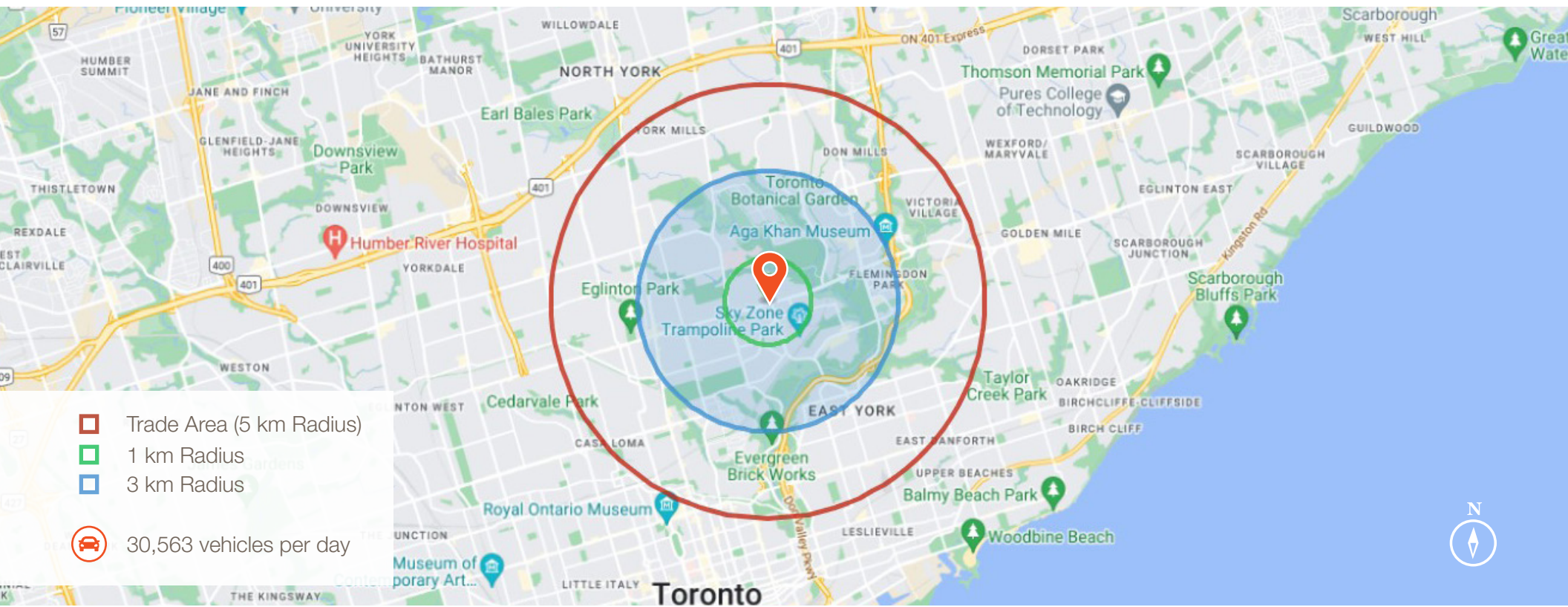


Coming Soon

|    | Address  | Number of Units |
|----|--|-----------------|
| 1  | 413 Roehampton Avenue<br>417 Roehampton Avenue<br>419 Roehampton Avenue<br>425 Roehampton Avenue | 28              |
| 2  | 389 Cleveland Street   | 174             |
| 3  | 589 Eglinton Avenue E  | 389             |
| 4  | 1720 Bayview Avenue  | 198             |
| 5  | 1414 Bayview Avenue  | 44              |
| 6  | 3 Southvale Drive  | 38              |
| 7  | 138 Laird Drive  | 109             |
| 8  | 939 Eglinton Avenue E  | 301             |
| 9  | 20 Inn On The Park Drive   | 415             |
| 10 | 30 Inn On The Park Drive   | 225             |
| 11 | 1155 Eglinton Avenue E   | 690             |
| 12 | 1150 Eglinton Avenue E   | 191             |
| 13 | 844 Don Mills Road   | 308             |
|    |  | 377             |
|    |  | 379             |



# Demographics

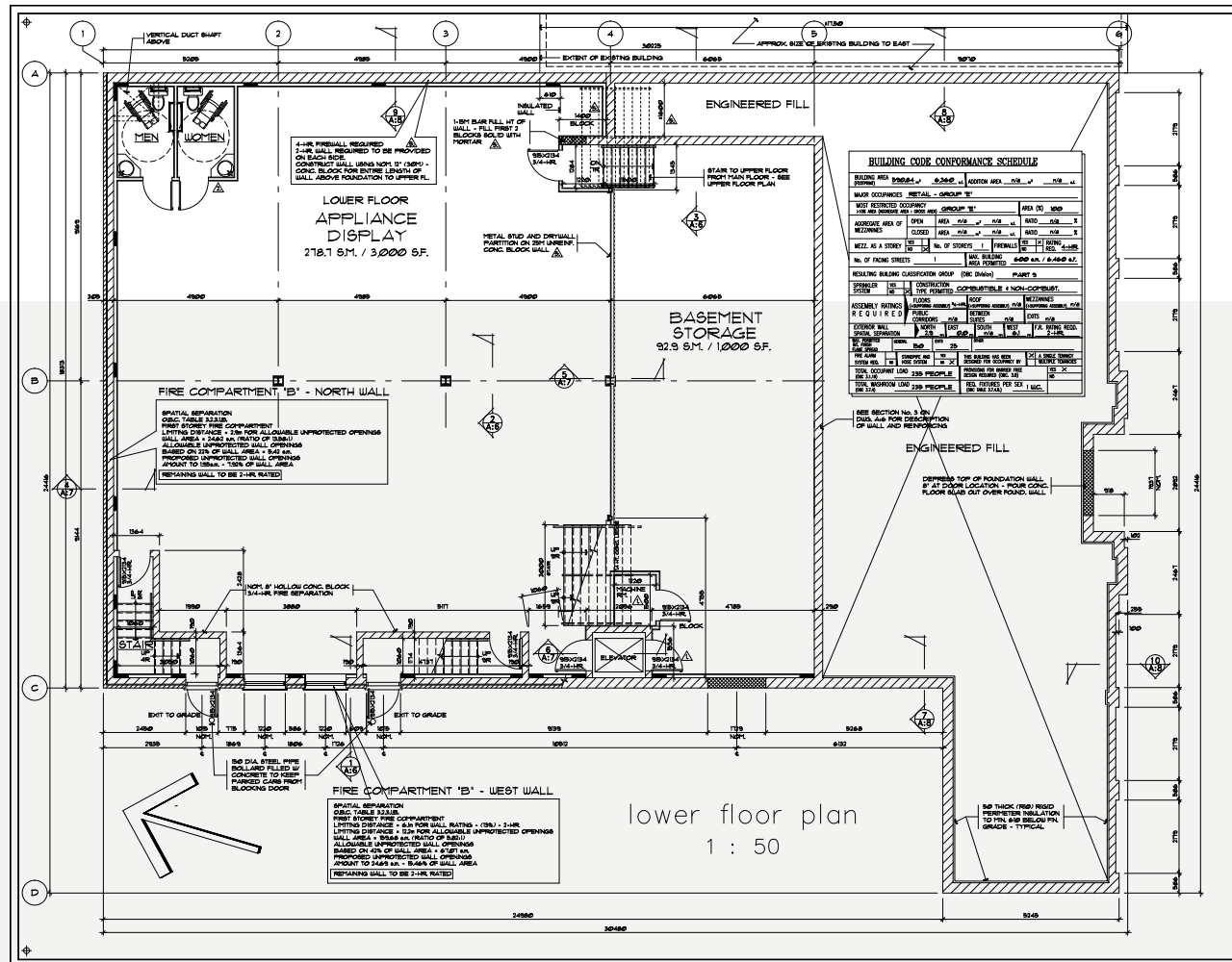


| Criteria                       | Aggregation | Trade Area (5 km Radius) | 1 km Radius  | 3 km Radius  |
|--------------------------------|-------------|--------------------------|--------------|--------------|
| Total Population               | Sum         | 384,358                  | 11,075       | 142,913      |
| Total Daytime Population       | Sum         | 409,771                  | 13,890       | 168,264      |
| Avg. Household Income          | Average     | 180,357                  | 241,094      | 159,600      |
| Average Age                    | Average     | 42                       | 42           | 41           |
| Avg. Annual Household Spending | Average     | \$156,690.95             | \$209,444.70 | \$138,648.48 |



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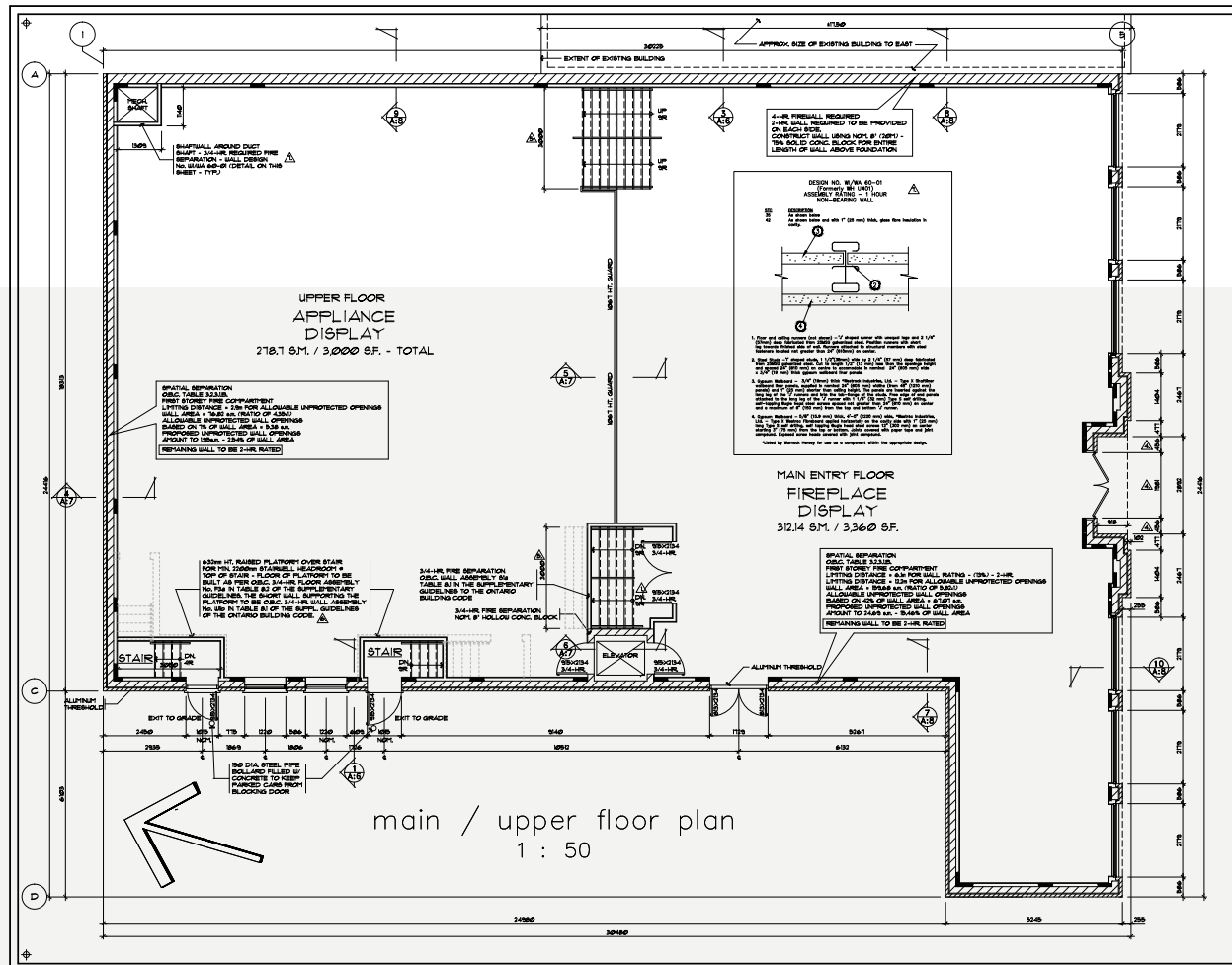
Floorplan: Lower Level





# 832 Eglinton Avenue E

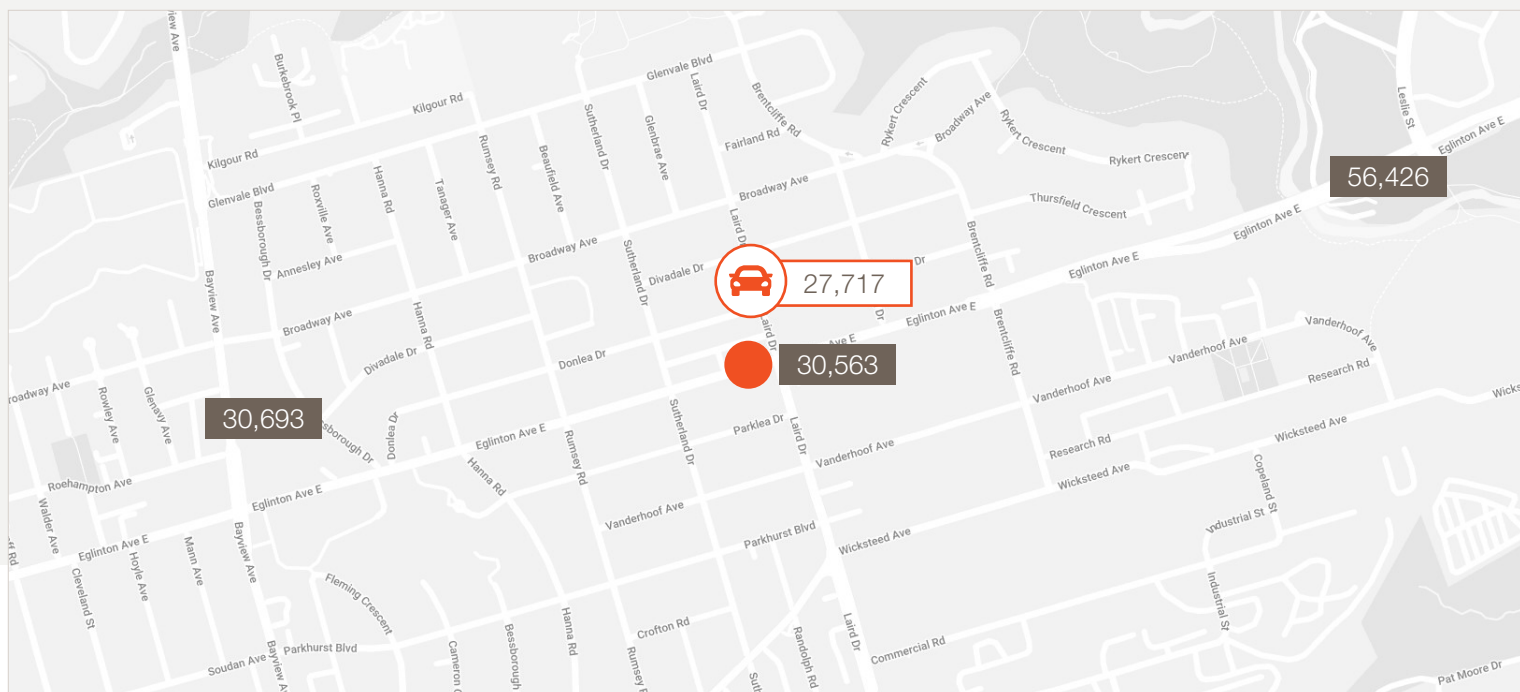
Floor Plan: Main/Upper Level






# 832 Eglinton Avenue E

## Traffic Counts



| Intersection  | Count Date     | 8 Peak hour Vehicle Volume | 8 Peak Hour Pedestrian Volume |
|---|----------------|----------------------------|-------------------------------|
| Eglinton Avenue E / Bayview Avenue  | Oct 21st 2014  | 30,693                     | 4,920                         |
| Eglinton Avenue E / Laird Drive   | Jan 28th, 2016 | 30,563                     | 2,881                         |
| Eglinton Avenue E / Leslie Street   | Oct 10th 2013  | 56,426                     | 401                           |
|  Eglinton Avenue E & Laird Drive Average Vehicle Volume per day (2023): 27,717 |                |                            |                               |



# Gallery





## Retail Space For Sublease



# Retail Expertise, Street *Wise* Performance

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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.

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