

FOR SALE/LEASE



909 YONGE STREET

Toronto, ON








Fully Fixtured Restaurant /
Retail Unit Located Between Yorkville & Rosedale

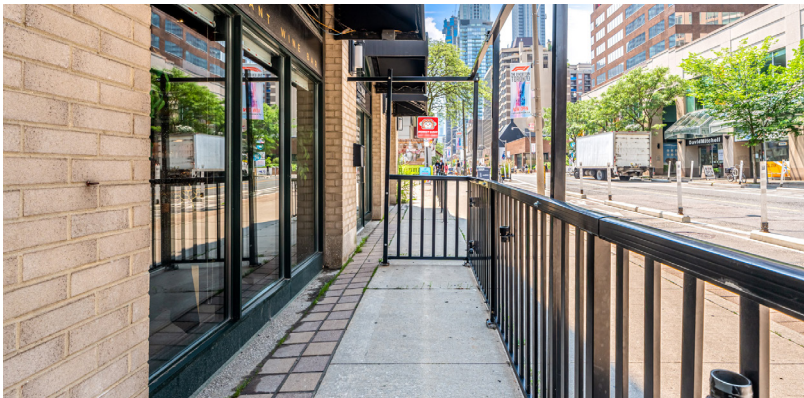


PRIME RETAIL & RESTAURANT OPPORTUNITY AT 909 YONGE ST.

Discover an exceptional opportunity at 909 Yonge St, strategically positioned in the dynamic Yonge St retail corridor, just north of the prestigious Yorkville neighborhood and south of the upscale Rosedale area. This versatile property is offered 100% vacant, making it an ideal investment or a perfect fit for end users seeking immediate use.

Salient Details

	Asking Price \$974,000		Property Taxes \$13,348.65 per annum		Available Immediately
	Lease Price Contact Listing Agent				
	Occupancy Vacant		Condo Fees \$1,123.26/month		Zoning CR 4.0 (C1.75; R4.0) Ss1 (X2243)
	Size 1,100 SF				



KEY FEATURES INCLUDE:

PRICE POINT: Rare owner occupier price point in the cities most desirable neighborhood, along prominent Yonge Street. Low monthly overhead and low condo fees. VTB available from the vendor.

TURNKEY READY: Fully fixtured space complete with high-quality infrastructure, fixtures and chattels, currently designed as a sophisticated restaurant space.

FRONTAGE & PATIO: This wide and shallow unit is highly efficient. The space offers excellent street visibility and customer engagement with a Yonge St-facing patio and prominent signage along Yonge Street.

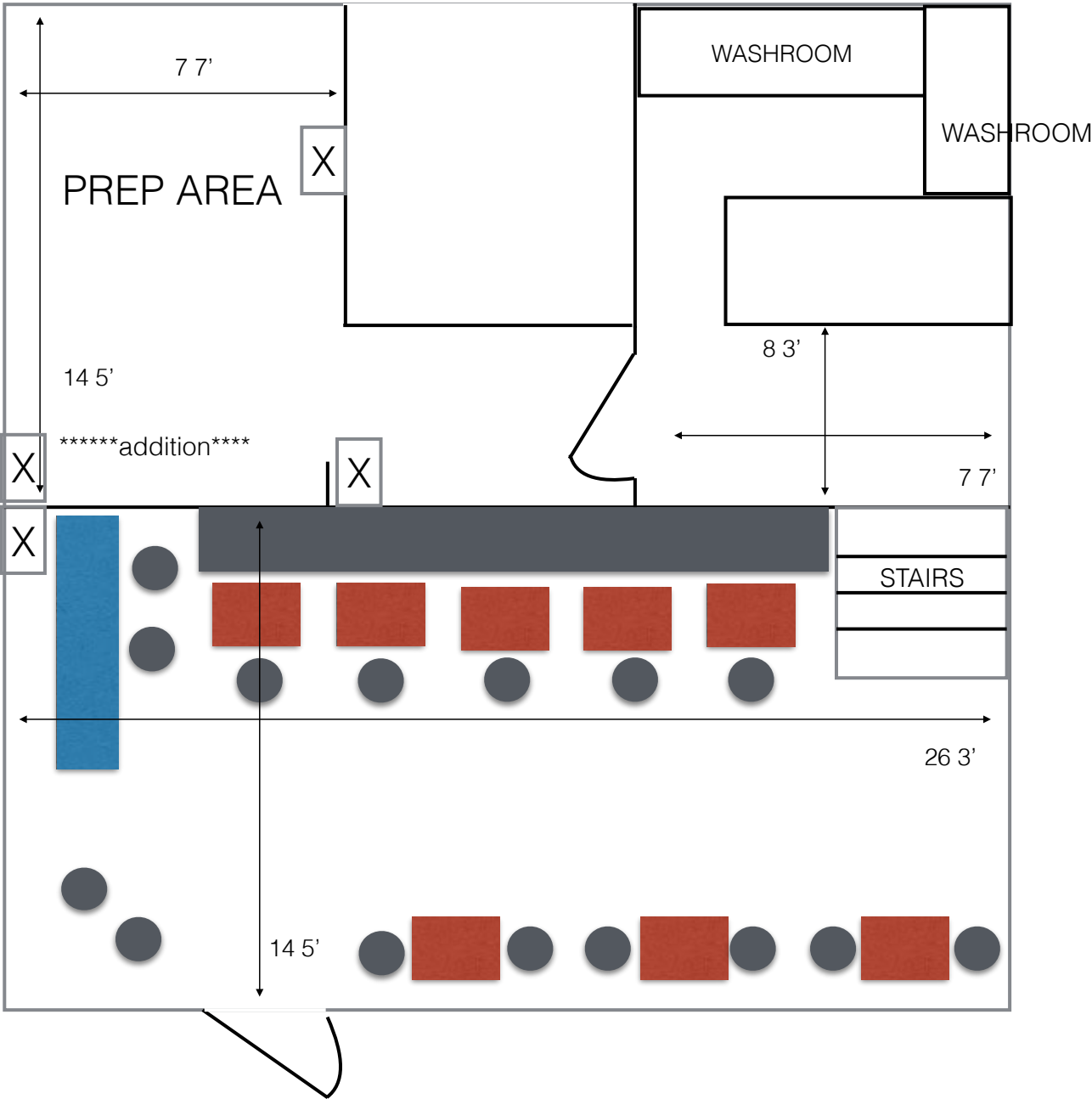
COMPLETE BUILD-OUT: Features a stylish bar, ample seating areas, two washrooms, and a well-equipped kitchen/prep area. Existing LLBO license for 30 seats is available to a new purchaser.

HIGH-GROWTH NODE: Situated in an area known for its rapid retail expansion and low vacancy rates, ensuring long-term viability and demand. Steps from both Yonge and Bloor Station, one of Toronto's busiest transit hubs where the Yonge University and Bloor Subway Lines intersect as well as Rosedale Subway Station.

DUAL UNITS COMBINED: Two separately titled units have been merged for an enhanced space with wide frontage. Potential to further demise for smaller tenancies.

Whether you are an investor seeking a high-yield property, a restaurateur looking for value from a turnkey build out, or a retailer looking to own your own highly efficient wide and shallow unit, 909 Yonge St is a rare find that blends a premium location with value and efficiency. Fixtures and chattels are available to be included with the sale, presenting a seamless transition for the next visionary owner.

FLOORPLAN



AMENITIES MAP



DEMOGRAPHICS

282,587 POPULATION	598,136 DAYTIME POPULATION	+13,572 POPULATION CHANGE (2022-2027)
40 MEDIAN AGE	\$83,238 AVERAGE HOUSEHOLD INCOME	(3KM RADIUS)



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