



FLAGSHIP CORNER RETAIL INVESTMENT OPPORTUNITY IN KING WEST

Investment Opportunity

/////

FOR SALE: 115 BATHURST STREET, TORONTO

THE OFFERING

Cushman & Wakefield’s National Capital Markets Group is pleased to offer for sale 115 Bathurst Street (the “Property”), a premier retail condominium located at the base of a luxury residential building in Toronto’s vibrant King West neighbourhood. Positioned at the high-traffic corner of Bathurst Street and Adelaide Street West, the Property presents investors with the opportunity to acquire a flagship urban retail asset in one of Canada’s most dynamic downtown districts.

Encompassing over 10,303 square feet, the space is fully leased to a leading brewery / restaurant operator under a new long-term, triple net lease, which commenced in January 2025. The lease includes scheduled base rent escalations and places full responsibility for operating costs, property taxes, and utilities on the tenant - delivering investors secure and growing cash flow.

Ideally positioned in the heart of King West, the Property is surrounded by high-density residential developments, creative office hubs, and many of Toronto’s top dining destinations. It benefits from exceptional pedestrian and vehicular traffic, as well as seamless access to the Bathurst and Spadina transit corridors. The neighbourhood is set to experience further growth with ongoing high-rise development and the future Bathurst–King Station on the Ontario Line.

INVESTMENT HIGHLIGHTS



Prime King West Location

Situated at a signalized intersection along Bathurst and Adelaide, the Property enjoys exceptional visibility and foot traffic in one of Toronto’s most vibrant retail corridors.



10,303 SF Flagship Retail Space

The unit includes 6,193 SF at grade and 4,110 SF on the mezzanine, offering a highly functional layout with premium street frontage and patio access.



Long-Term Lease with Strong Cash Flow Growth

A new long-term lease with a well-established food operator begins in January 2025. Structured as a triple net lease, the tenant is responsible for all operating costs, taxes, and utilities. The agreement includes strong contractual rent escalations, ensuring durable and predictable cash flow over the lease term.



Exclusive Outdoor Patio in Dense Urban Core

The property features a rare private patio, enhancing the user experience and value in an area where outdoor space commands a premium.



Poised for Growth Along the Ontario Line

Located steps from the future Bathurst–King Station on the Ontario Line, and surrounded by over 4,868 residential units across nine proposed or approved towers within a 1-km radius—positioning the asset for long-term appreciation and increased



PROPERTY DETAILS - 115 BATHURST STREET

Address	115 Bathurst Street, Toronto
PIN	21239-0498 (LT)
Legal Description	Part of Lot 12, Section G Military Reserve Plan, being Part 1 on Plan 66R-18861
Year Built	2016
Frontage	Bathurst Street: 170 ft Adelaide Street West: 90 ft
Building Area (BOMA)	Ground Floor: 6,193 sf Mezzanine: 4,110 sf Total - 10,303 sf
Number of Seats	400
Liquor License	Yes

TENANCY OVERVIEW



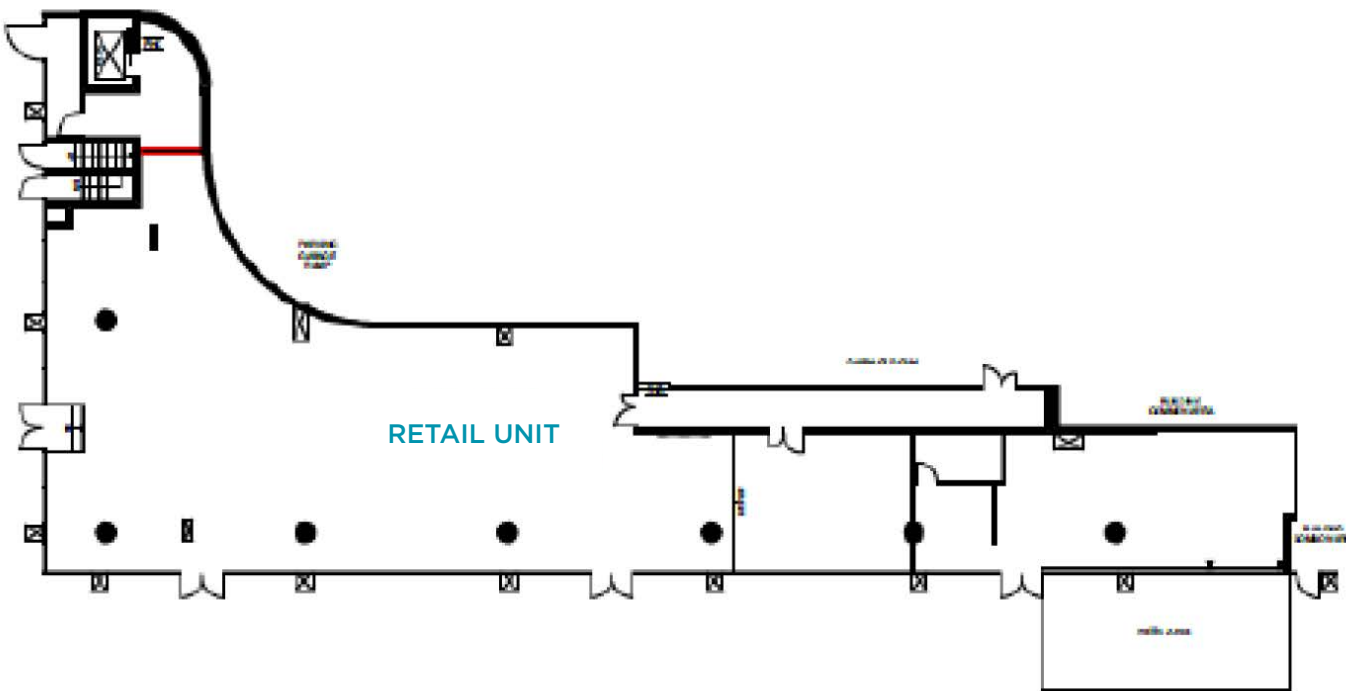
Lease Commencement	January 12, 2025
Lease Term	10 years



FLOOR PLAN - 115 BATHURST STREET

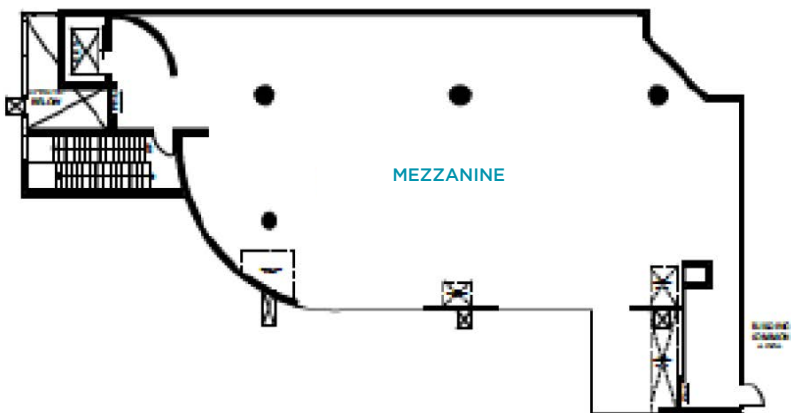
Ground Floor

6,193 SF



Mezzanine

4,110 SF



LOCAL AREA CONTEXT

- 1

Domino's Pizza
- 2

Tim Hortons
- 3

Umbra Store
- 4

PAI
- 5

TIFF Lightbox
- 6

Roy Thompson Hall
- 7

Michaels
- 8

Pet Value
- 9

Dollarama
- 10

FreshCo
- 11

HomeSense
- 12

Art Gallery of Ontario
- 13

Toronto Western Hospital
- 14

Shopper's Drug Mart
- 15

Loblaws
- 16

NoFrills
- 17

Starbucks
- 18

Sobeys
- 19

The Well
- 20

STACKT Market
- 21

Scaddabush Italian Kitchen

PARKS & RECREATION

- 1

Fort York National Historic Site
- 2

Canoe Landing Community Centre
- 3

Stanley Park
- 4

Alexandra Park
- 5

Trinity Bellwoods Park



TRADE AREA OVERVIEW

Transit-Oriented Location

- **Future King/Bathurst Ontario Line Station:** he planned Ontario Line station at King Street West and Bathurst Street will significantly enhance connectivity to King West. Once complete, this station will provide fast, direct access to major destinations from across Toronto and the Greater Toronto Area, including connections to Line 1 (Yonge-University), Line 2 (Bloor-Danforth), GO Transit services, and the TTC’s streetcar and bus networks. The Ontario Line is expected to reduce travel times, ease congestion on existing transit lines, and make downtown Toronto more accessible than ever.
- **Streetcar and TTC Connectivity:** 115 Bathurst Street benefits from immediate access to multiple TTC streetcar routes, including the 504 King and 511 Bathurst lines, offering convenient local and crosstown service. These lines connect to key subway stations such as St. Andrew (Line 1), Spadina (Line 2), and Union Station, Toronto’s primary transit hub.

Traffic Generators

- **The Well:** Completed in late 2023, The Well is one of Toronto’s largest and most transformative mixed-use developments. Located just southeast of 115 Bathurst Street at Front Street West and Spadina Avenue, it spans over 7.8 acres and includes more than 1 million square feet of retail, office, and residential space. The development features an open-air retail promenade, premium dining and wellness offerings, and innovative office spaces that collectively attract a constant stream of residents, professionals, and visitors. Its scale and proximity make it a major anchor for the King West and downtown west neighbourhoods.
- **Stackt Market:** Located at Bathurst and Front Street West, Stackt Market is a cultural and commercial hotspot built from shipping containers. It offers a rotating mix of pop-up shops, breweries, restaurants,

WALK TIMES



Stackt Market	3 mins
TIFF Lightbox	5 mins
Roy Thompson Hall	10 mins
Trinity Bellwoods	15 mins
Rogers Centre	15 mins
CN Tower	15 mins
Ripley’s Aquarium of Canada	15 mins
Scotiabank Arena	20 mins

and event spaces. With a focus on innovation and community engagement, Stackt is a unique and constantly evolving draw for locals and visitors alike—only steps from 115 Bathurst Street.

- **Trinity Bellwoods Park:** Just northwest of the site, Trinity Bellwoods Park is a beloved downtown green space offering tennis courts, baseball diamonds, wide lawns, a dog park, and a vibrant social atmosphere. The park is a popular gathering place for residents and a regular host of cultural events, artisan markets, and recreational activities.
- **TIFF Bell Lightbox:** Located at King Street West and John Street, TIFF Bell Lightbox is the headquarters for the Toronto International Film Festival. Open year-round, the venue includes five cinemas, galleries, learning studios, and a restaurant. It hosts film premieres, retrospectives, and industry events, drawing international filmmakers, media, and filmgoers. Its presence solidifies the area as a global cultural destination and a key driver of arts-focused tourism and economic activity.
- **Roy Thomson Hall:** Just east of 115 Bathurst Street in the heart of the Entertainment District, Roy Thomson Hall is home to the Toronto Symphony Orchestra and a premier venue for concerts, film scores, and cultural events. With a seating capacity of over 2,600 and acclaimed acoustics, it regularly attracts large audiences, including attendees of the Toronto International Film Festival and other major city events.

NEIGHBOURHOOD FEATURES

King West

King West is one of Toronto’s most vibrant and upscale urban neighbourhoods, known for its stylish condos, top-tier dining and cultural energy. Located in the downtown core, the area blends historic charm with modern living, attracting professionals, creatives, and entrepreneurs. Steps from the Financial and Entertainment Districts, King West offers excellent transit access—including the upcoming Ontario Line station at King and Bathurst—and is surrounded by key destinations like The Well, Stackt Market, and Trinity Bellwoods Park. It’s a walkable, high-demand neighbourhood that captures the pulse of modern Toronto living.



THE WELL



STACKT MARKET



TRINITY BELLWOODS



ROY THOMSON HALL

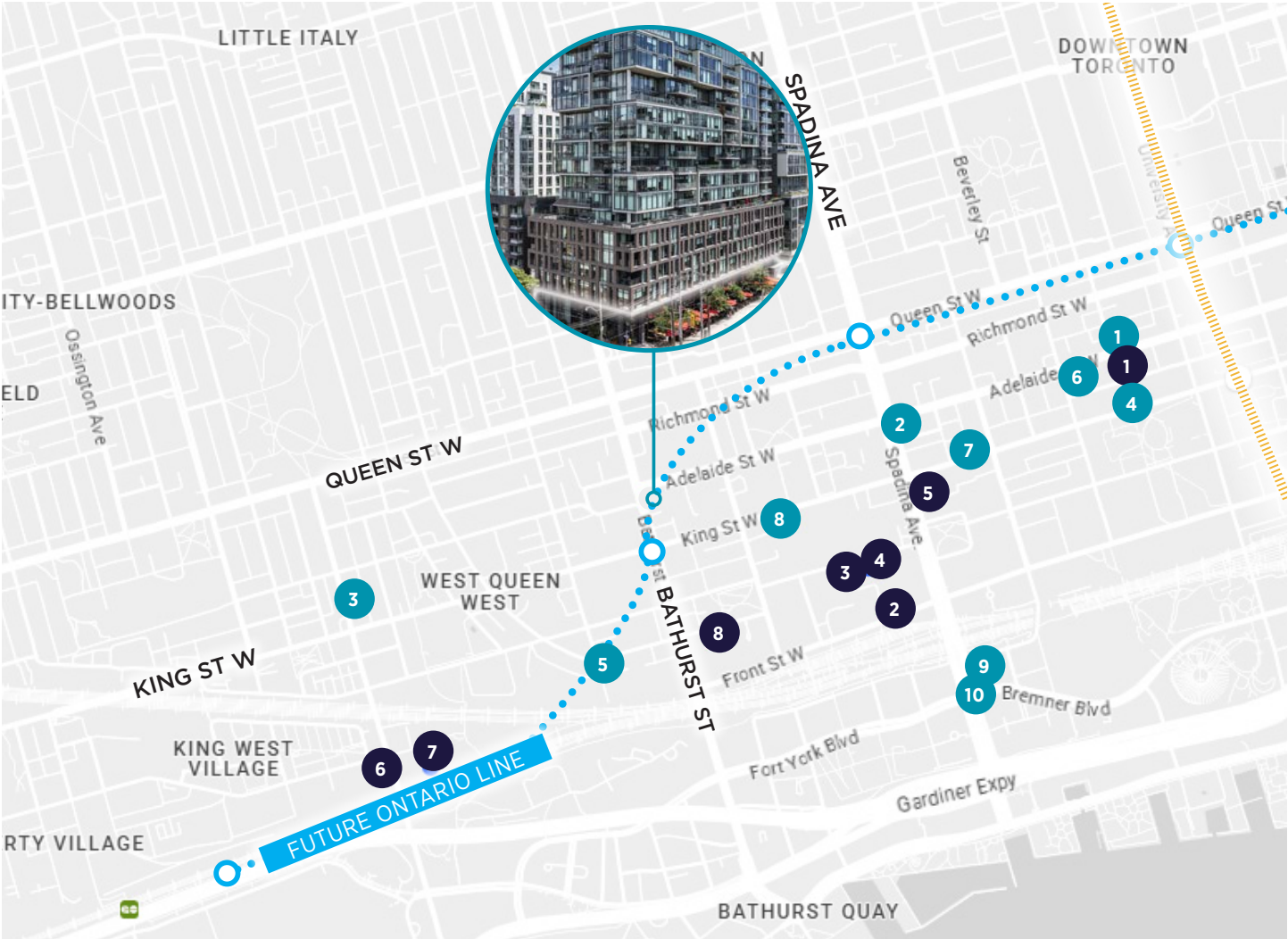
//// Market Overview

There are 10 condominium projects within the immediate area of the subject Property that are either under construction or in the pre construction phase. These projects range upwards of 63-storeys in height and will bring a total of 4,868 units to the King West area. In the immediate area an additional 8 purpose built rental projects have been completed since 2019. These projects range upwards of 58-storeys in height and have brought 3,156 units to market.

	Project - New Condominium	Opening Date	Status	Storeys	Total Suites	% Sold	Unsold Price (psf)
1	Freed Hotel and Residences	Apr-24	Pre Construction	63	403	33%	\$2,265
2	101 Spadina	Apr-24	Pre Construction	38	365	33%	\$1,746
3	Bellwoods House	Oct-23	Pre Construction	14	322	7%	\$1,477
4	Forma - East Tower	Jun-22	Under Construction	72	855	86%	\$2,020
5	The Essery	Jun-22	Under Construction	4	51	29%	\$1,842
6	Natasha Residences	Oct-21	Pre Construction	47	422	75%	\$1,817
7	400 w - Four Hundred King West	Feb-21	Under Construction	48	612	98%	\$1,468
8	King Toronto	Oct-18	Under Construction	16	441	93%	\$2,333
9	Concord Canada House - West	Jul-17	Under Construction	69	740	95%	\$1,425
10	Concord Canada House - East Tower	Jun-17	Under Construction	59	657	93%	\$1,200
Total / Average:					4,868	75%	\$1,722

	Project - Purpose Built Rental	Storeys	Total Suites	Occupancy Date	Vacancy Rate	Avg. Rent	Avg. Rent (psf)
1	Toronto House	58	426	Aug-24	In Lease Up	\$3,237	\$5.07
2	FourFifty The Well	46	592	Aug-23	In Lease Up	\$3,346	\$4.91
3	The Residences at The Well - Bldg B	16	160	Apr-23	5.0%	\$3,922	\$4.59
4	The Residences at The Well - Bldg A	16	171	Feb-23	2.3%	\$4,111	\$4.62
5	The Taylor	36	287	Oct-22	1.4%	\$3,571	\$4.64
6	Liberty House	25	440	Oct-21	6.1%	\$2,807	\$4.82
7	Novus	34	579	Aug-21	9.3%	\$3,172	\$4.38
8	Niagara West	19	501	Sep-19	8.8%	\$2,878	\$4.75
Total / Average:			3,156			\$3,241	\$4.74

KING WEST - NEW CONDOMINIUM AND PURPOSE BUILT RENTAL



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor to seek proposals for the disposition of 115 Bathurst Street, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

PRICE

The Property is offered for sale at a price of \$12,950,000.

SUBMISSIONS

Offers will be reviewed as received and are to be submitted to the listing team at:

Amir Nourbakhsh, Jesse Roth & Matt McTavish

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