

# Y&S

## YONGE & SOUDAN

# FOR SALE

NEW CONSTRUCTION  
COMMERCIAL CONDOMINIUMS  
FLOOR 5 | 1,145 TO 17,129 SF

2161 YONGE STREET, TORONTO  
AT YONGE & EGLINTON



Tribute communities 35



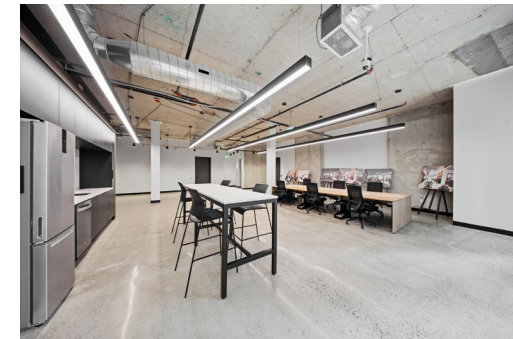
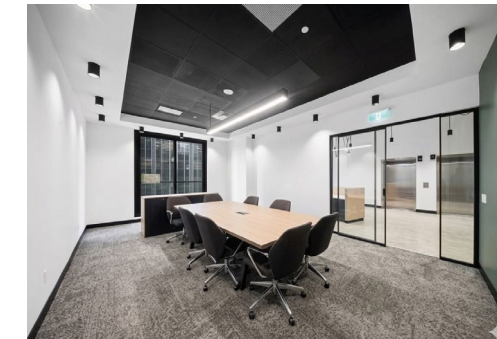
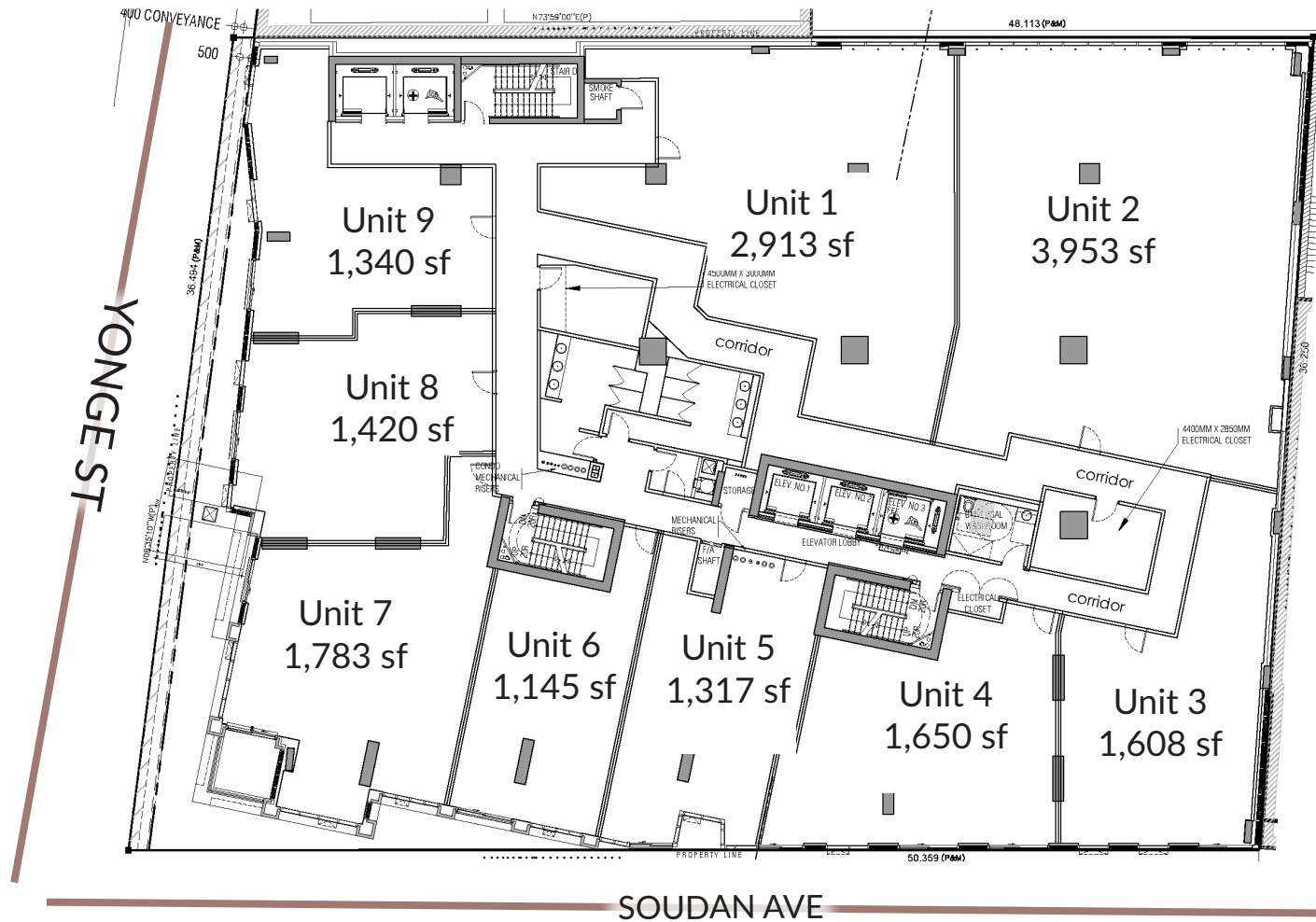
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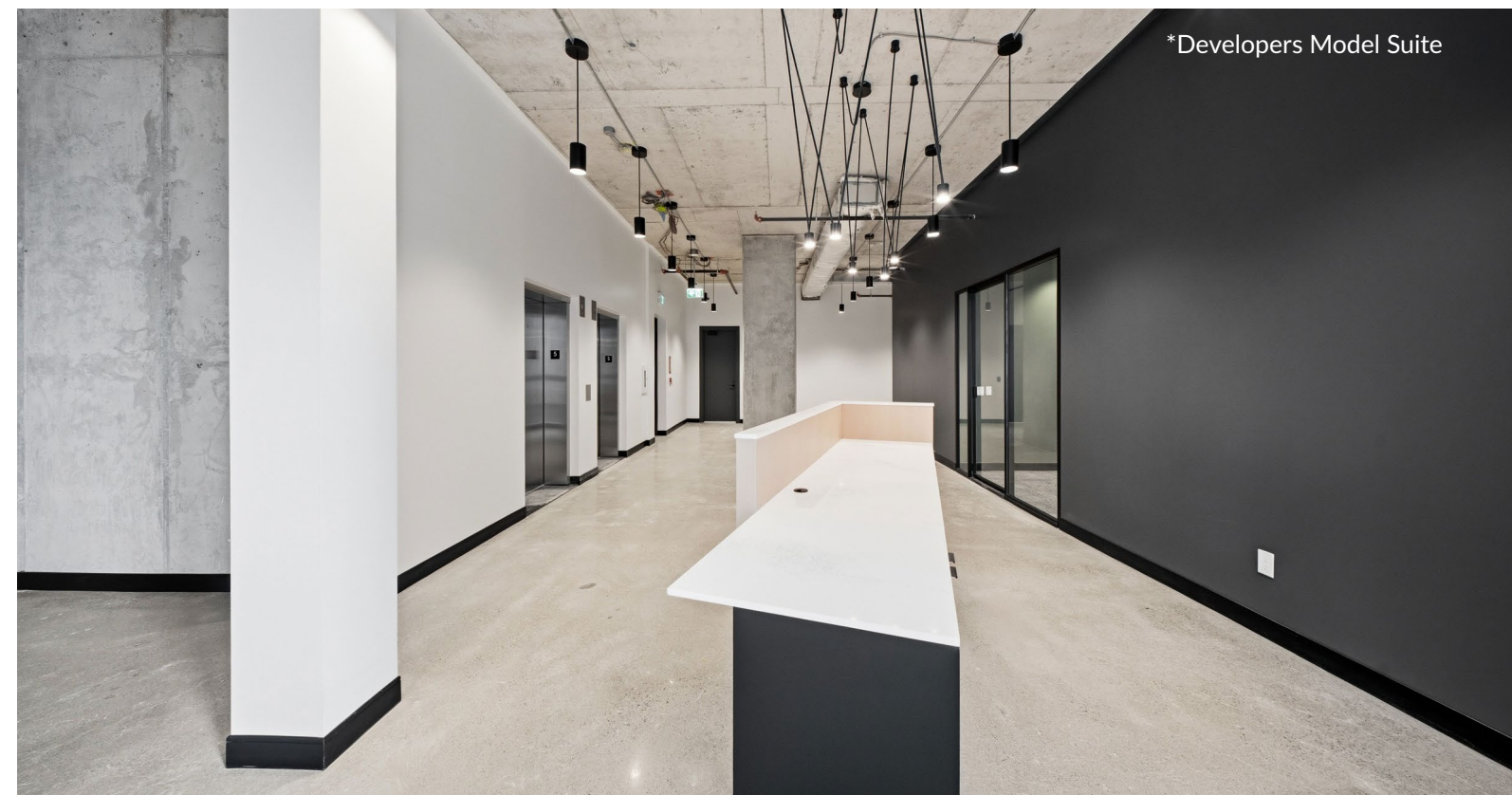
CUSHMAN & WAKEFIELD

Y&S YONGE & SOUDAN

# Y&S FLOOR 5 PLAN

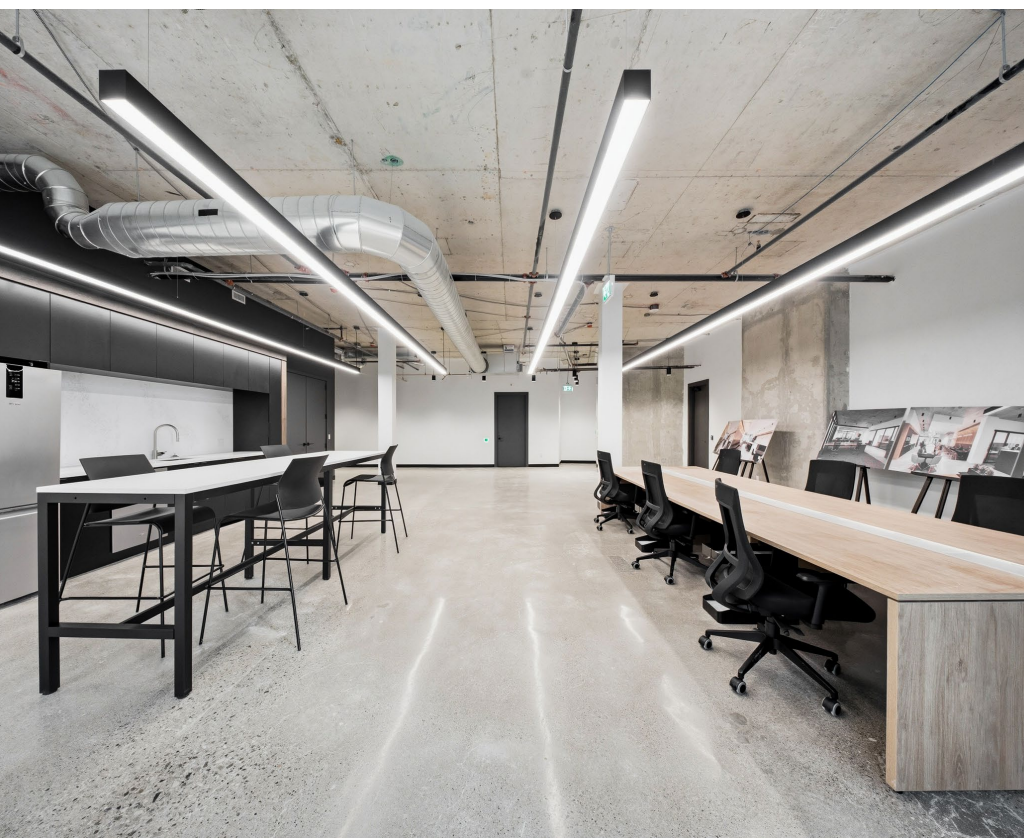
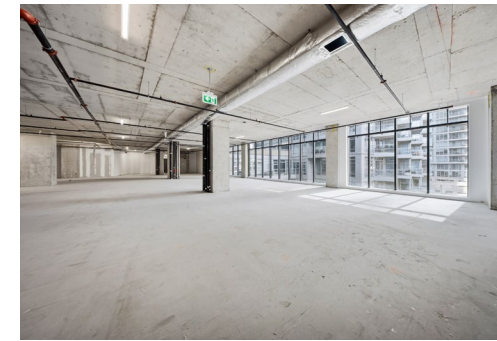
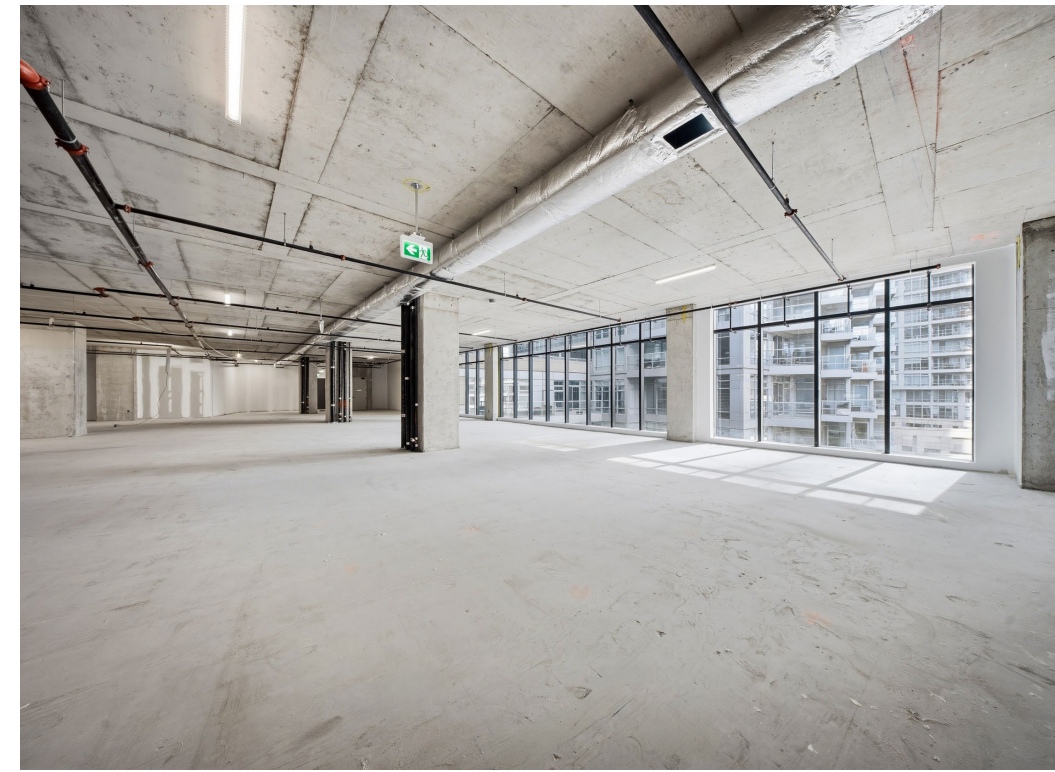


	Square Feet	Listing Price
Unit 1	2,913	\$1,675,000
Unit 2	3,953	\$2,275,000
Unit 3	1,608	\$1,125,000
Unit 4	1,650	\$1,350,000
Unit 5	1,317	\$1,150,000
Unit 6	1,145	\$1,050,000
Unit 7	1,783	\$2,050,000
Unit 8	1,420	\$1,300,000
Unit 9	1,340	\$1,175,000
<b>Full 5th Floor</b>	<b>17,129</b>	<b>\$11,150,000</b>



\*Units can be sold separately or combined with additional units. Final measurement subject to adjustment on closing & delivery

# Y&S GALLERY

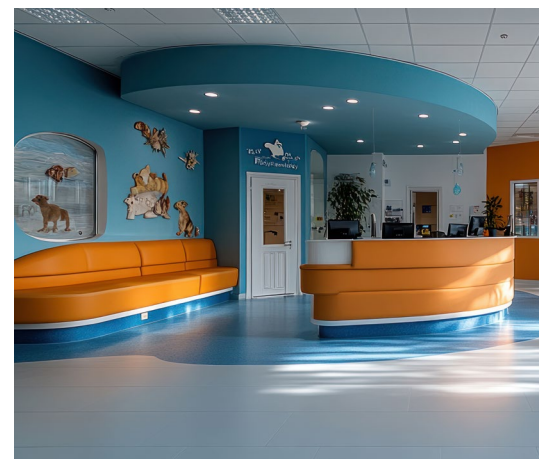
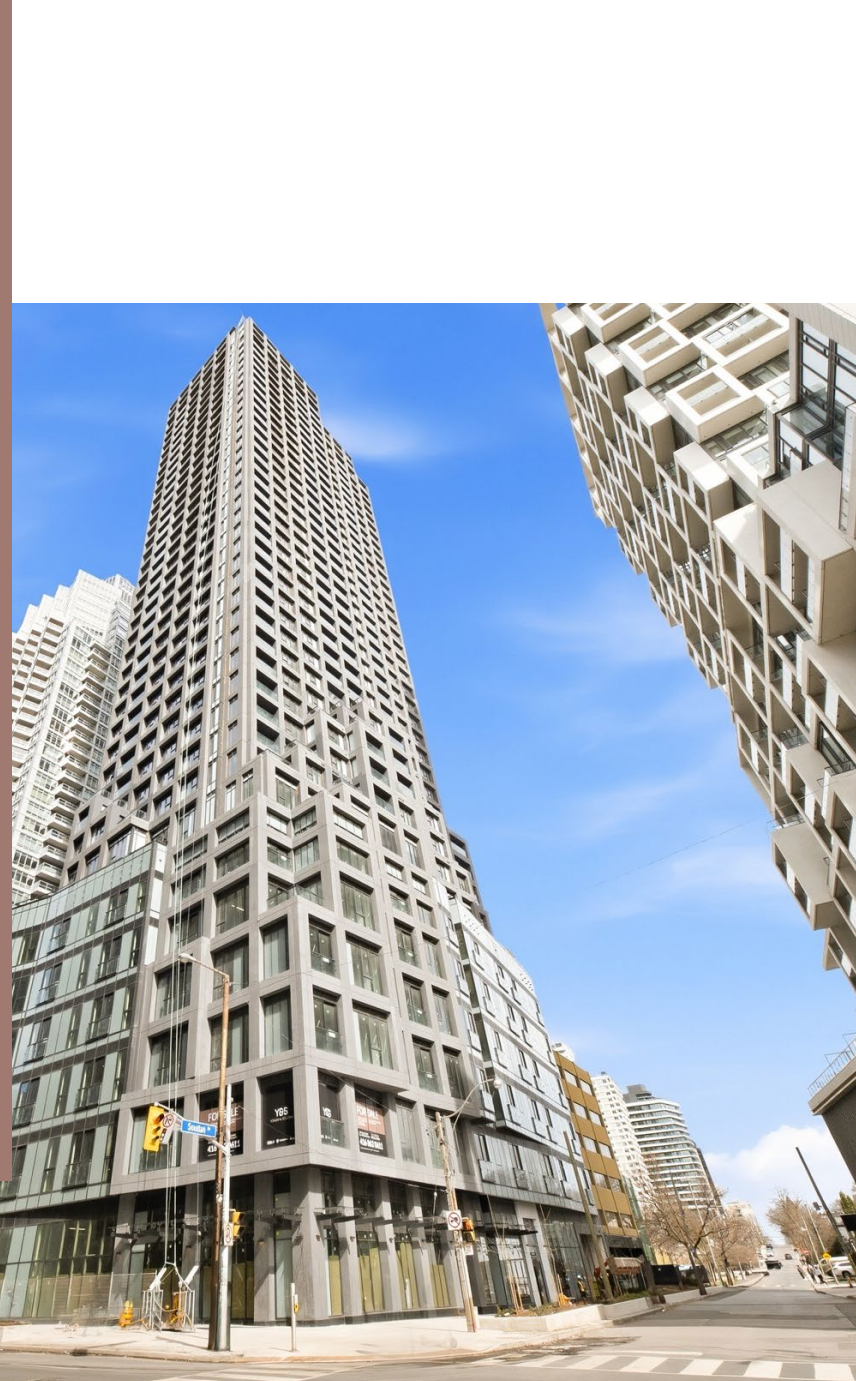


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## FLEXIBLE OCCUPANCY OPTIONS

Up to 85,238 sf are available over five levels, as well as full floors of approximately 17,300 sf each providing options for a wide range of occupiers. The commercial space is accessed via a private elevator, allowing tenants to have direct access to their own elevator lobby and full control over their space.

Total Area	85,238 sf
Floor Area Breakdown	2nd Floor – 17,103 sf
	3rd Floor – 17,310 sf
	4th Floor – 17,310 sf
	5th Floor – 17,129 sf
	6th Floor – 16,387 sf



## WIDE RANGE OF USES PERMITTED

The property benefits from a flexible CR zoning which permits a wide range of commercial uses as-of-right, as well as many others subject to conditions.

### Commercial Uses

- Art Gallery
- Artist Studio
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Massage Therapy
- Medical Office
- Museum
- Office
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development & Processing
- Veterinary Hospital
- Wellness Centre

### Commercial Uses with Conditions

- Club (1)
- Custom Workshop (16)
- Day Nursery (27)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public School (28)
- Recreation Use (1, 46)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)

Ceiling Height	12 feet (slab-to-slab)
Windows	Mix of Operable & Fixed Throughout
Elevators	2 passenger elevators servicing P1 to 6th floor
Available Vehicle Parking	40 spaces available for rent at market rates
Available Bicycle Parking	37 stalls
Zoning	CR 5.0 (c4.0; r3.0) SS2 (x253)
Operating Expenses & Condo Fees	TBD

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## IT'S ALL RIGHT HERE

### SHOPS & DINING

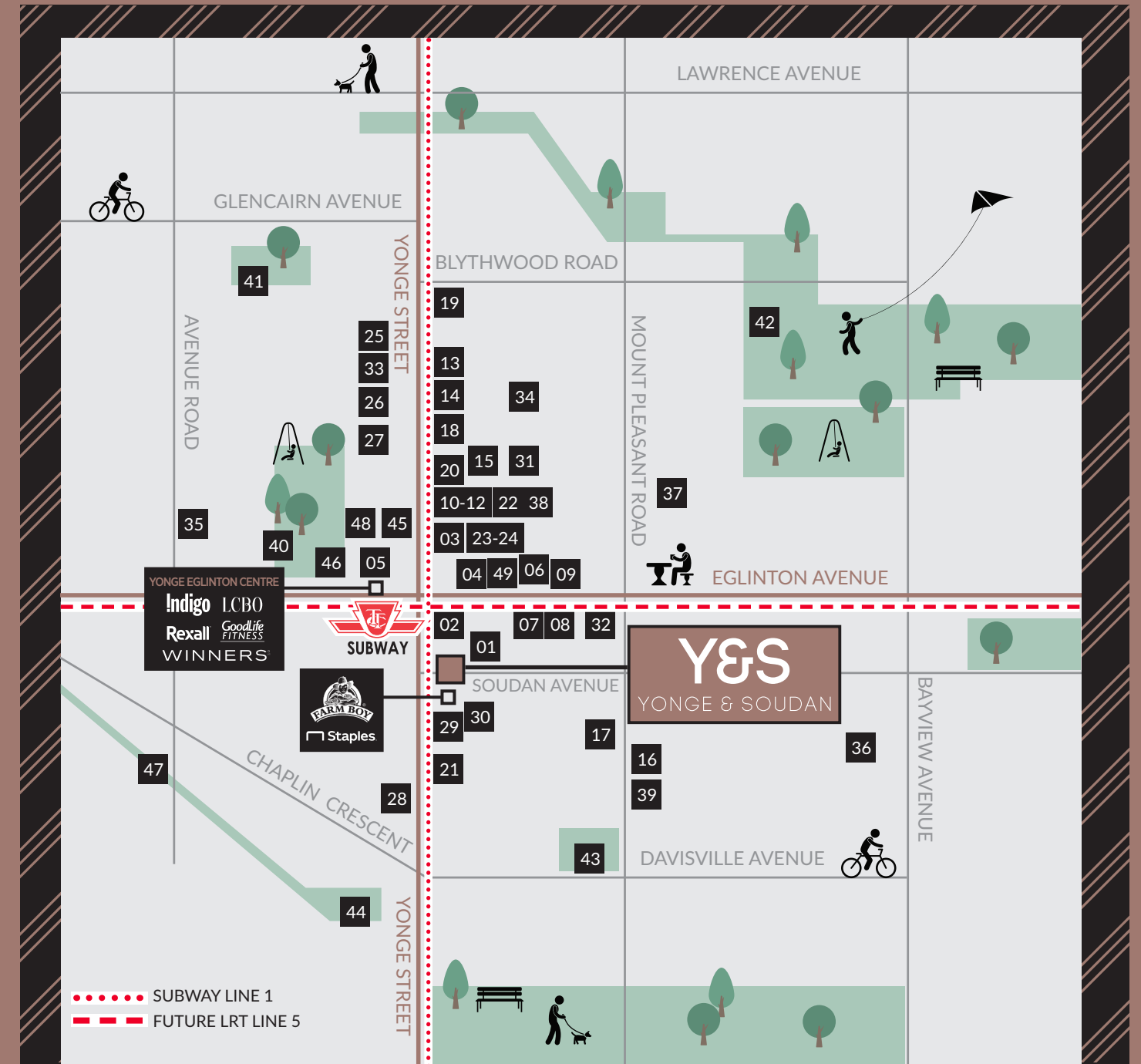
- |                                    |                                     |                                  |
|------------------------------------|-------------------------------------|----------------------------------|
| 01 Starbucks                       | 12 Grazie Ristorante                | 23 Burger's Priest               |
| 02 The Keg Steakhouse + Bar        | 13 De Mello Palheta Coffee Roasters | 24 Playa Cabana                  |
| 03 Duke of Kent                    | 14 La Bohème Café Patisserie        | 25 Pet Valu                      |
| 04 Fresh on Eglinton               | 15 Shoppers Drug Mart               | 26 Lululemon                     |
| 05 Yonge Eglinton Centre           | 16 Viva Napoli Pizzeria             | 27 Stock TC                      |
| 06 La Carnita                      | 17 Starbucks                        | 28 Dave's Hot Chicken            |
| 07 Loblaws                         | 18 Impact Kitchen                   | 29 Oretta Midtown                |
| 08 LCBO                            | 19 Sporting Life flagship           | 30 Farm Boy + Staples + West Elm |
| 09 Copacabana Brazilian Steakhouse | 20 Paris Baguette                   |                                  |
| 10 Chipotle Mexican Grill          | 21 Skiis & Bikes                    |                                  |
| 11 The Rose and Crown              | 22 Absolute Comedy                  |                                  |

### SCHOOLS & SERVICES

- |                                  |   |                                       |
|----------------------------------|---|---------------------------------------|
| 31 St. Monica Catholic School    | 34 John Fisher Junior Public School           | 36 Maurice Cody Junior Public School  |
| 32 Eglinton Junior Public School | 35 Marshall McLuhan Catholic Secondary School | 37 Northern Secondary School          |
| 33 Saint Clements School         |   | 38 North Toronto Collegiate Institute |

### PARKS & RECREATION

- |                           |  |
|---------------------------|--|
| 39 Mount Pleasant Theatre | 46 North Toronto Memorial Community Centre |
| 40 Eglinton Park          | 47 Kay Gardner Beltline Trail              |
| 41 Lytton Park            | 48 Goodlife Yonge & Eglinton Centre        |
| 42 Sherwood Park          | 49 Goodlife Dunfield Club                  |
| 43 June Rowlands Park     |  |
| 44 Oriole Park            |  |
| 45 Cineplex Odeon         |  |



Enjoy the convenience of a midtown location

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## YONGE & SOUDAN

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6th Floor  
5th Floor

2nd-4th Floor



TENBLOCK



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