

IMPROVED PRICING

RETAIL PROPERTY IN THE
HEART OF DOWNTOWN TORONTO

Investment Opportunity

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FOR SALE: 405 SPADINA AVENUE, TORONTO

OFFERING AT A GLANCE

Cushman & Wakefield’s National Capital Markets Group is pleased to offer for sale 405 Spadina Avenue (the “Property”), a three-storey mixed-use commercial building located in the heart of downtown Toronto between College Street and Dundas Street West. Positioned along one of the city’s most dynamic north–south corridors, the Property presents a rare opportunity to acquire a highly visible retail and residential asset with meaningful value-add potential steps from Kensington Market, Chinatown, and the University of Toronto.

Encompassing approximately 2,360 square feet of gross building area across three storeys, the Property features a fully-fixture restaurant space on the ground floor and two self-contained apartment units above. Situated on a ±16-foot by 108-foot lot with rear laneway access and private parking for two vehicles, the Property combines strong visibility with practical functionality for retail or end-user occupancy.

The Property offers substantial repositioning upside as the retail unit is leased on a short-term basis with significant rental upside coupled with the potential for interior upgrades and residential unit enhancements. Achieving market rents presents a clear path to rental growth and long-term value creation, while the strategic Spadina Avenue location ensures consistent tenant demand and high exposure to both vehicular and pedestrian traffic.

Situated within a vibrant mixed-use corridor surrounded by established neighbourhoods, major transit routes, and institutional anchors, 405 Spadina Avenue benefits from steady rental fundamentals and strong underlying land value. The Property is ideally suited for investors seeking an urban mixed-use asset with income stability and long-term appreciation potential, or end-users looking to occupy a flagship retail presence in a high-traffic downtown location.

PROPERTY BREAKDOWN



1
Total Retail Units



2,360 SF
Total Gross Floor Area



16.66 ft
Frontage



1,819 SF
Land Area

INVESTMENT HIGHLIGHTS



Prime Downtown Location
Located along Spadina Avenue between College Street and Dundas Street West, the Property enjoys exceptional visibility and walkability, surrounded by destination retail, restaurants, and cultural landmarks. Its proximity to the University of Toronto, Kensington Market, and Chinatown supports strong year-round traffic and long-term rental resilience.



Value-Add Repositioning Opportunity
Both the ground-floor commercial space and upper-level apartments are currently leased at below-market rates, presenting upside through renovation and re-leasing upon turnover. Residential upgrades and building modernization would enable a future owner to capture premium rents and enhance operating efficiency.



Flexible Occupancy & User Potential
A landlord termination right within the commercial lease provides flexibility to deliver vacant possession of the retail space, ideal for owner-operators seeking to utilize the premises for their own business.



PROPERTY DETAILS - 405 SPADINA AVENUE

Address	405 Spadina Avenue, Toronto
PIN	212100103
Legal Description	LT 6 PL 785 TORONTO; CITY OF TORONTO
Land Area	1,819 SF
Frontage	+/- 17 ft
Building Area	Retail Area: 778 SF 2nd & 3rd floor: 1,582 SF Total: 2,360 SF
Retail Tenant	Tasty's Caribbean Cuisine
Zoning	Commercial Residential - CR2.5(c2;r2)*1865)
Official Plan	Mixed Use Areas



FLOOR PLANS

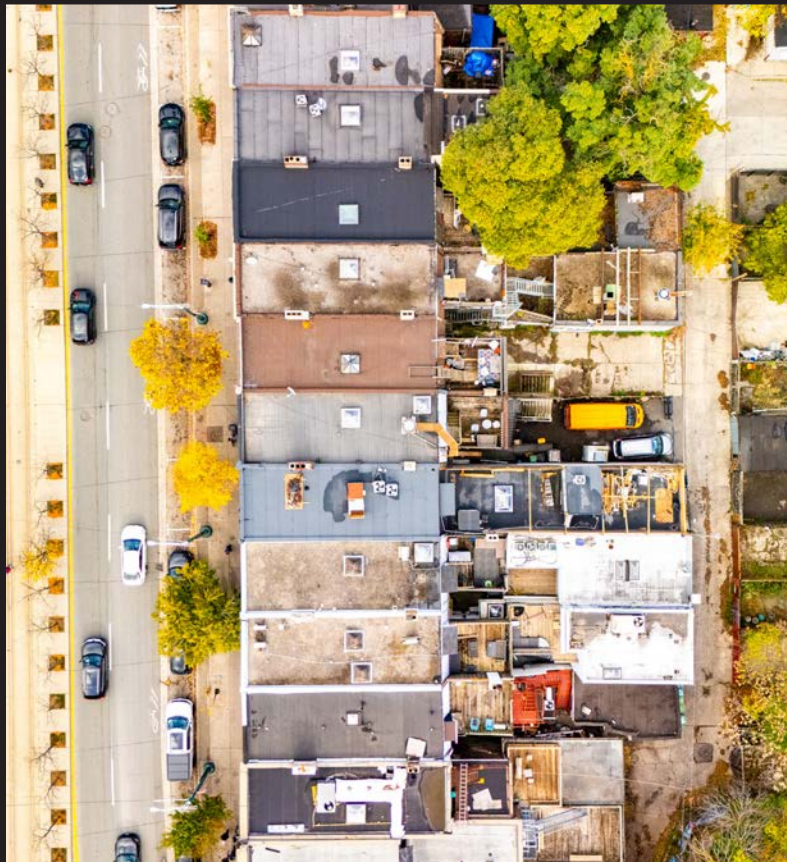


Basement

Ground Floor

Second Floor

Third Floor

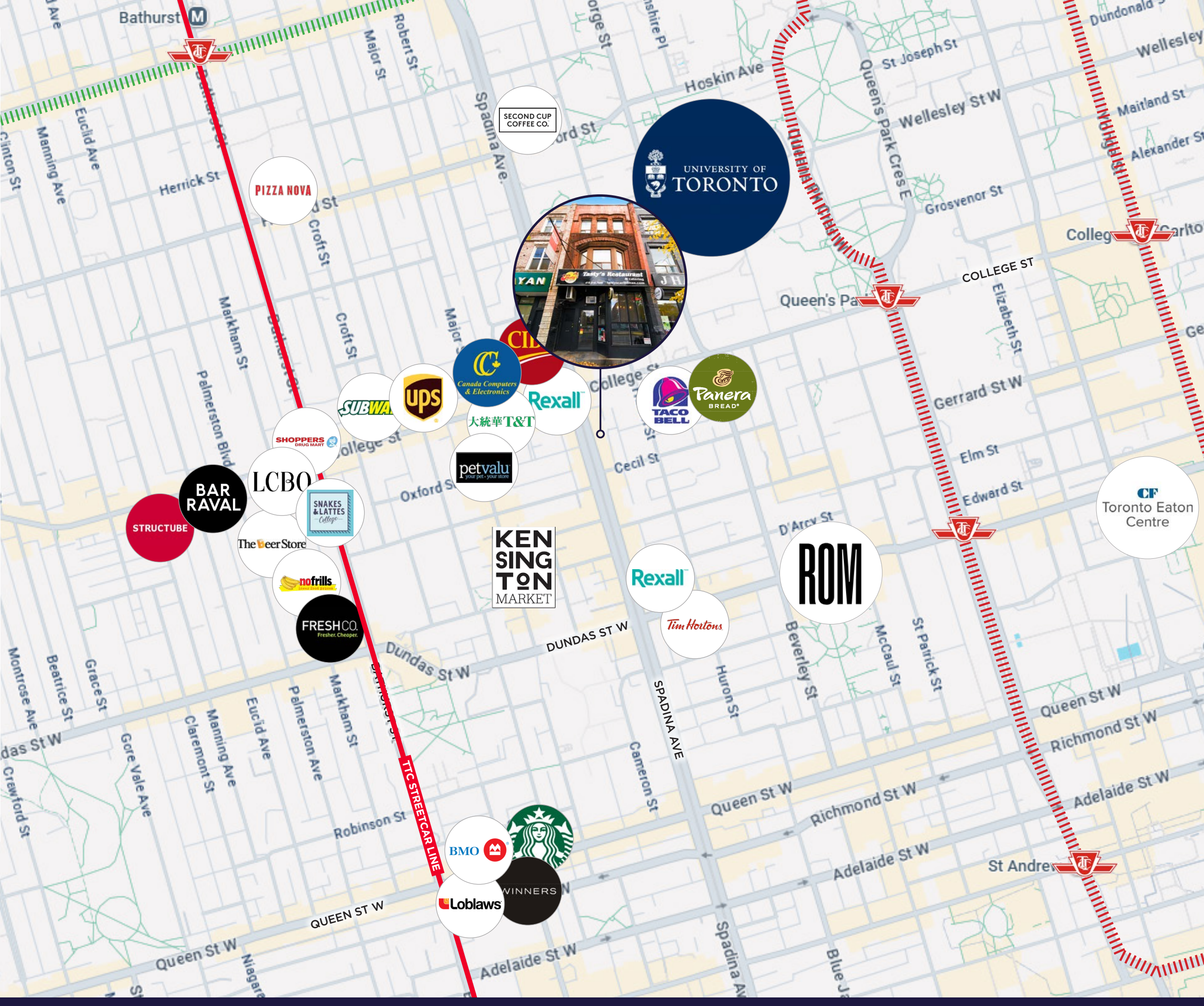




FINANCIAL STATEMENT

(2025 Estimated)

INCOME	
Commercial Base Rent	\$37,200
Commercial Additional Rents	
Property Tax	\$20,841
Water	\$2,400
Commercial waste	\$1,250
Residential Rents	
Floor 2	\$23,400
Floor 3	\$25,212
Total Gross Income	\$110,303
EXPENSES	
Property Tax	\$28,892
Insurance	\$7,200
Water'Waste	\$3,300
Commercial Waste	\$1,250
Hydro	\$4,500
Water Tank Rental	\$286
Total Expenses	\$45,428
Net Operating Income	\$64,875

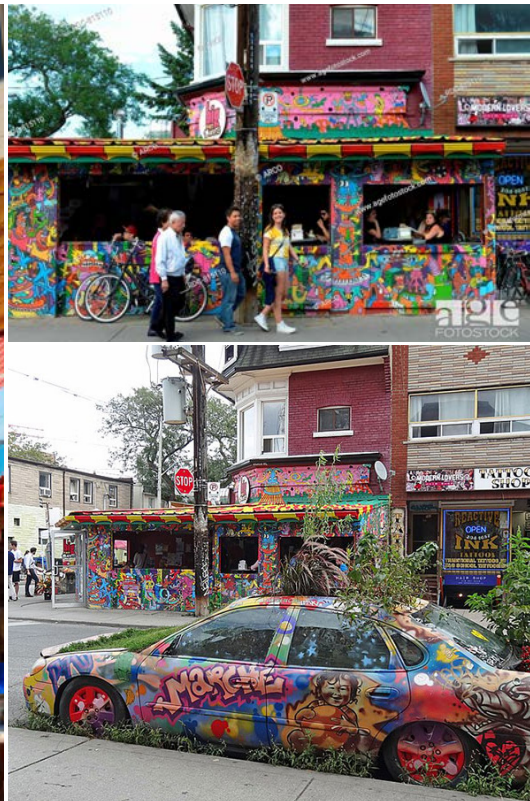




KENSINGTON MARKET

Kensington Market is known as the most vibrant and diverse neighborhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants, live music, street performances, and art installations.

El Mocambo is an example of a neighborhood staple located 464 Spadina Avenue that gives the area the rich culture it is known for. It is a live music venue that has been open since 1948 and has hosted a number of legends such as the Rolling Stones, Blondie, Jimi Hendrix, Meatloaf, U2, etc.





UNIVERSITY OF TORONTO

The University of Toronto is a public research university in Toronto, Ontario, Canada, located on the grounds that surround Queen's Park. It was founded by royal charter in 1827 as King's College, the first institution of higher learning in Upper Canada. The university maintains three campuses, the oldest of which is St. George, located in downtown Toronto.

The University of Toronto offers over 700 undergraduate and 200 graduate programs. The university receives the most annual scientific research funding and endowment of any Canadian university and is one of two members of the Association of American Universities outside the United States, alongside McGill University. Academically, the University of Toronto is noted for influential movements and curricula in literary criticism and communication theory, known collectively as the Toronto School. It is the largest university in Canada in terms of enrolment with more than 97,000 students

UNIVERSITY OF TORONTO



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 405 Spadina Avenue, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) 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.

ASKING PRICE

The Property is offered for sale at a price of \$2,088,888.

DISCLAIMER

The information on which this brochure is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the brochure or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

INDEMNIFICATION

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including without limitation, the delivery of this brochure, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Vendor and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys’ fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.

SUBMISSIONS

Offers are to be submitted to the listing team at:

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