

RETAIL PROPERTY PORTFOLIO  
IN THE HEART OF LITTLE ITALY

# Investment Opportunity

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**FOR SALE: 499 - 503 COLLEGE STREET, TORONTO**



OFFERING AT A GLANCE

Cushman & Wakefield’s National Capital Markets Group is pleased to offer for sale 499, 501, and 503 College Street, Toronto (the “Properties”), a collection of three contiguous mixed-use buildings prominently positioned on the south side of College Street, east of Palmerston Avenue, in the heart of Little Italy.


Occupying the most visible and architecturally stunning block in the neighbourhood, the Properties represent a rare opportunity to acquire a critical mass of streetfront retail along one of Toronto’s most established and sought-after urban corridors. Together, they comprise approximately 12,174 square feet of gross leasable area across ground-floor retail and upper-level residential space, situated on a combined land area of 6,954 square feet.

Each building features separate entrances, providing flexibility for future repositioning, intensification, or redevelopment. The retail podium is fully-leased to a mix of established local award-winning tenants, offering stable in-place cash flow with additional value-add potential through renewal rate growth and a leaseback arrangement at 499 College Street. The upper-level apartments at 499 and 501 College Street provide further upside through suite renovation and re-leasing at market rents.

Strategically located within walking distance of multiple TTC streetcar stops and minutes from Line 1 at Bathurst Station, the Properties benefit from exceptional transit connectivity, pedestrian visibility, and strong surrounding demographics.


Supported by sustained rental growth, increasing residential density, and ongoing reinvestment along College Street, this offering provides investors with a secure income stream and meaningful long-term appreciation potential through active asset management or redevelopment.

PROPERTY BREAKDOWN




**12,174 SF**

Total Gross Floor Area




**6,954 SF**

Total Land Area



**60 ft**


Total Frontage





**3**


Total Retail Units

INVESTMENT HIGHLIGHTS

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**Vibrant Little Italy Location**  
Perfectly situated in the heart of Little Italy, the properties are strategically positioned in close proximity to a mixture of world-renowned educational institutions, tourist destinations and high-class amenities, including University of Toronto, Kensington Market & various nationally recognized cafes, restaurants & bars.
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**Near-Term Value-Add Potential**  
The Properties provide investors with multiple avenues for near-term value creation while maintaining stable, in-place income. The retail component offers upside through renewal rate adjustments and a leaseback structure at 499 College Street, while the residential apartments at 499 and 501 College Street present further opportunity through suite renovation, re-leasing, or repositioning. Together, these initiatives create an attractive balance of current cash flow and immediate value-add potential within one of Toronto’s most established retail corridors.
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**Excellent Transit Access and Connectivity**  
Strategically located between the Euclid and Bathurst stops of the 506 Carlton TTC Streetcar line. The property also benefits from being within 1.2KM of the Line 1 Yonge–University TTC subway line.
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**Rapidly Growing Area With Strong Demographics**  
Over 7,464 new residential and commercial units in various stages of completion within a small radius of the subject Properties. This growth in population density will increase demand for retail and support further rental rate growth.





PLANNING OVERVIEW

The node of College Street and Bathurst Street is a medium-density node characterized by boutique midrise buildings ranging in height upwards of 10-storeys. 499-503 College Street is situated on a 6,954 square foot site and benefits from a Mixed-Use Areas designation in the Official Plan and a Commercial Residential designation in the Zoning Bylaw, making the Properties an ideal strategic investment opportunity. The zoning designation as of right also permits development for both commercial and residential development up to a density of 3.0 FSI. The Properties are one lot west of the corner of College Street and Palmerston Avenue, with all three properties benefiting from the laneway at the rear. Proposed projects in the immediate area are proposing heights between 6 and 13-storeys. Further east along College Street heights begin to increase closer to Spadina Avenue where proposed projects are proposing heights up to 30-storeys.

ZONING OVERVIEW

The properties are designated as Commercial Residential - CR 3.0 (c3.0; r3.0) SS2 (x2512) per the City of Toronto Zoning Bylaw, which allows for a wide range of uses. Permitted uses include offices, medical offices, personal service shops, retail stores and services, eating establishments, and take-out restaurants, making the Properties ideal for a variety of tenants and occupiers.

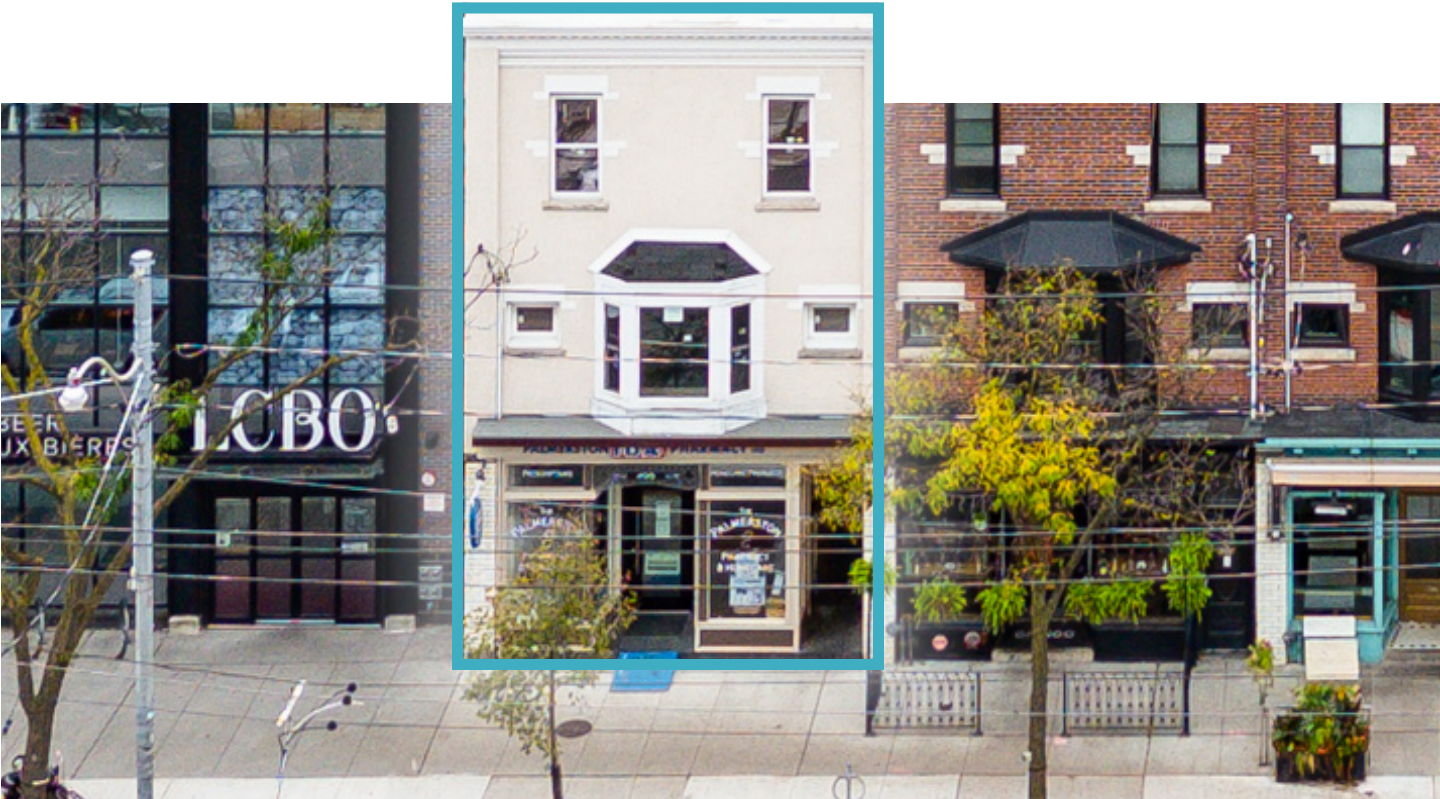
PERMITTED USES	
Without Conditions	With Conditions
Art Gallery	Club
Dwelling Unit	Eating Establishment
Education Use	Entertainment Place of Assembly
Financial Institution	Hotel
Massage Therapy	Nightclub
Medical Office	Outdoor Patio
Office	Place of Assembly
Performing Arts Studio	Private School
Personal Service Shop	Recreation Use
Pet Services	Retail Service
Post-Secondary School	Retail Store
Production Studio	Service Shop
Veterinary Hospital	Take-out Eating Establishment





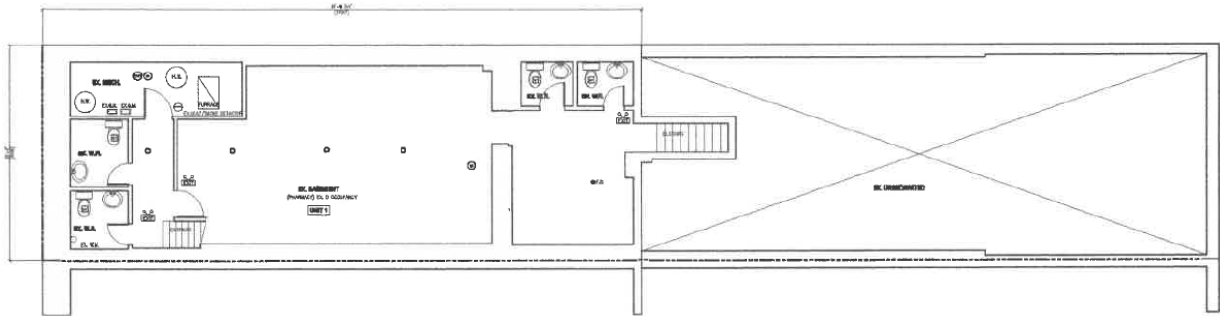
PROPERTY DETAILS - 499 COLLEGE STREET

Address	499 College Street, Toronto
PIN	212490342
Legal Description	PT LT 25 PL 314 TORONTO AS IN CA233851; CITY OF TORONTO
Land Area	2,476 SF
Frontage	+/- 20 ft
Building Area	Retail Area: 1,800 SF 2nd & 3rd floor: 2,850 SF Total: 4,650 SF
Commercial Tenant	I.D.A. - The Palmerston Pharmacy & HomeCare
Official Plan	Mixed Use Areas
Zoning	Commercial Residential – CR3.0(c3;r3)*2512)

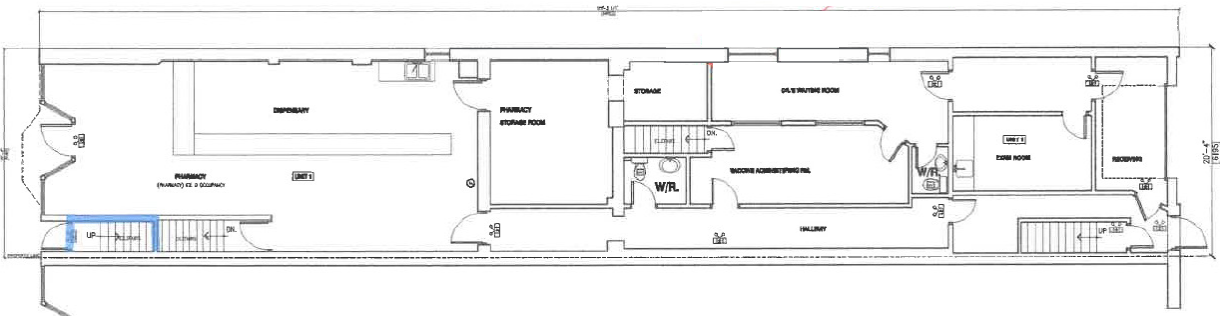


FLOOR PLAN - 499 COLLEGE STREET

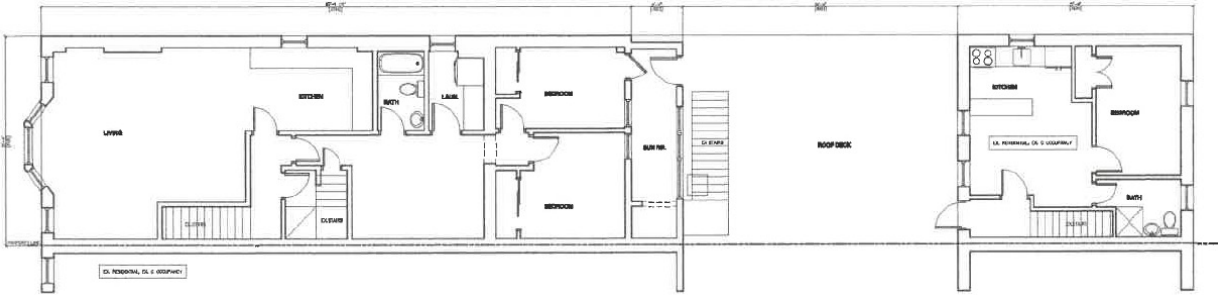
Basement



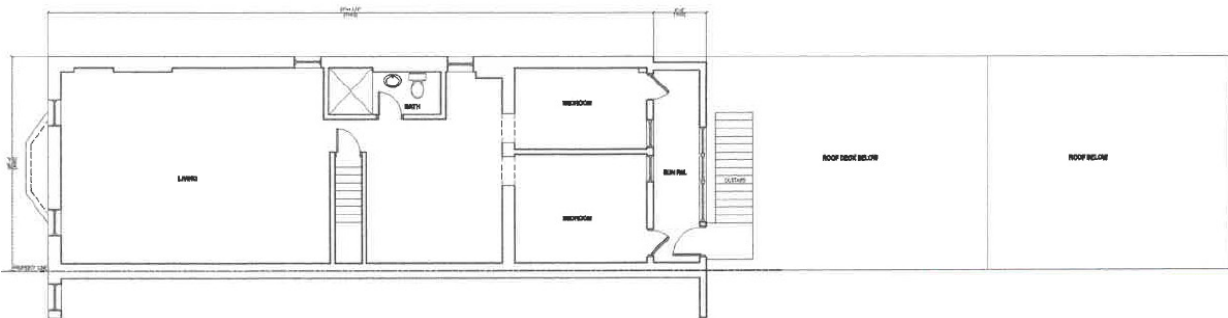
Ground Floor



Second Floor



Third Floor





PROPERTY DETAILS - 501 COLLEGE STREET

Address	501 College Street, Toronto
PIN	212490343
Legal Description	PT LT 25-26 PL 314 TORONTO AS IN CA432879; CITY OF TORONTO
Land Area	2,088 SF
Frontage	+/- 20 ft
Building Area	Ground Floor Retail – 2,058 SF Second Floor Residential – 1,374 SF Third Floor Residential – 865 SF Basement – 2,058 SF Total: 4,297 SF
Commercial Tenant	ORO Small Plates & Cocktails
Official Plan	Mixed Use Areas
Zoning	Commercial Residential – CR3(c3;r3)*2512)



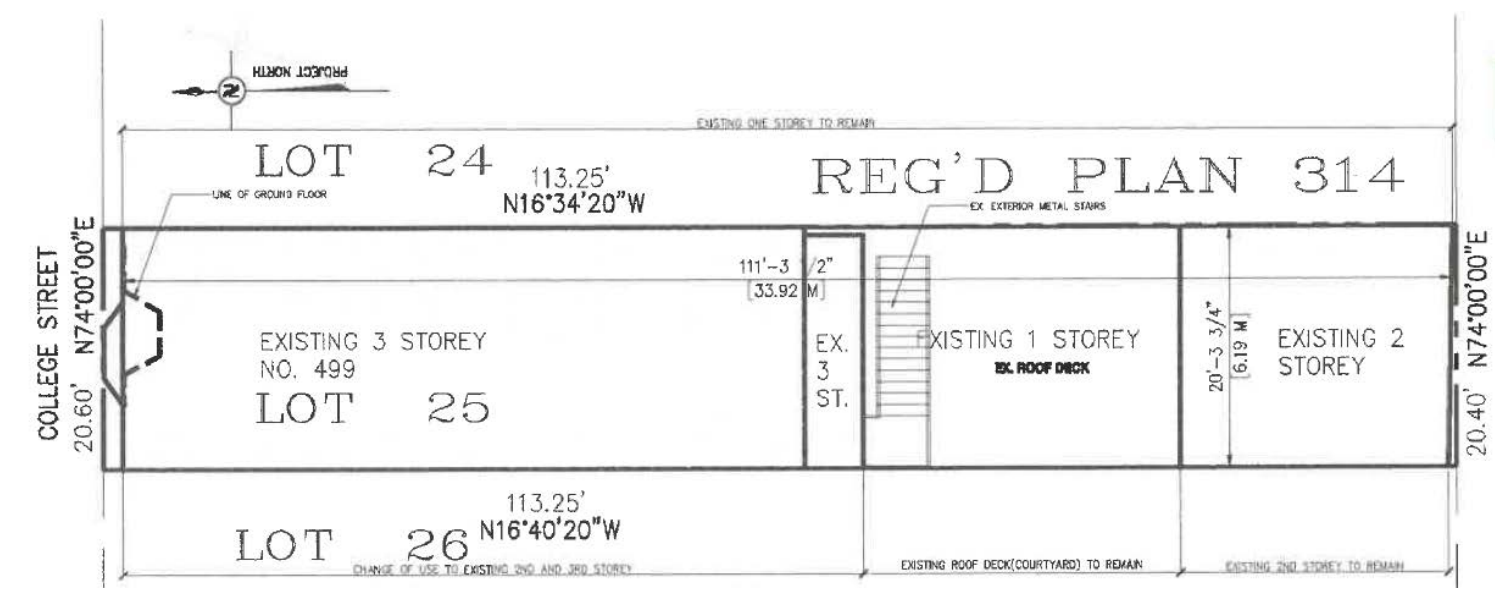
PROPERTY DETAILS - 503 COLLEGE STREET

Address	503 College Street, Toronto
PIN	212490344
Legal Description	PT LT 26 PL 314 TORONTO AS IN CA747161 ; CITY OF TORONTO.
Land Area	2,390 SF
Frontage	+/- 20 ft
Building Area	Ground Floor Retail – 1,614 SF Second Floor Retail – 1,613 SF Basement – 825 SF Total: 3,227 SF
Commercial Tenant	DaiLo
Official Plan	Mixed Use Areas
Zoning	Commercial Residential – CR3(c3;r3)*2512)

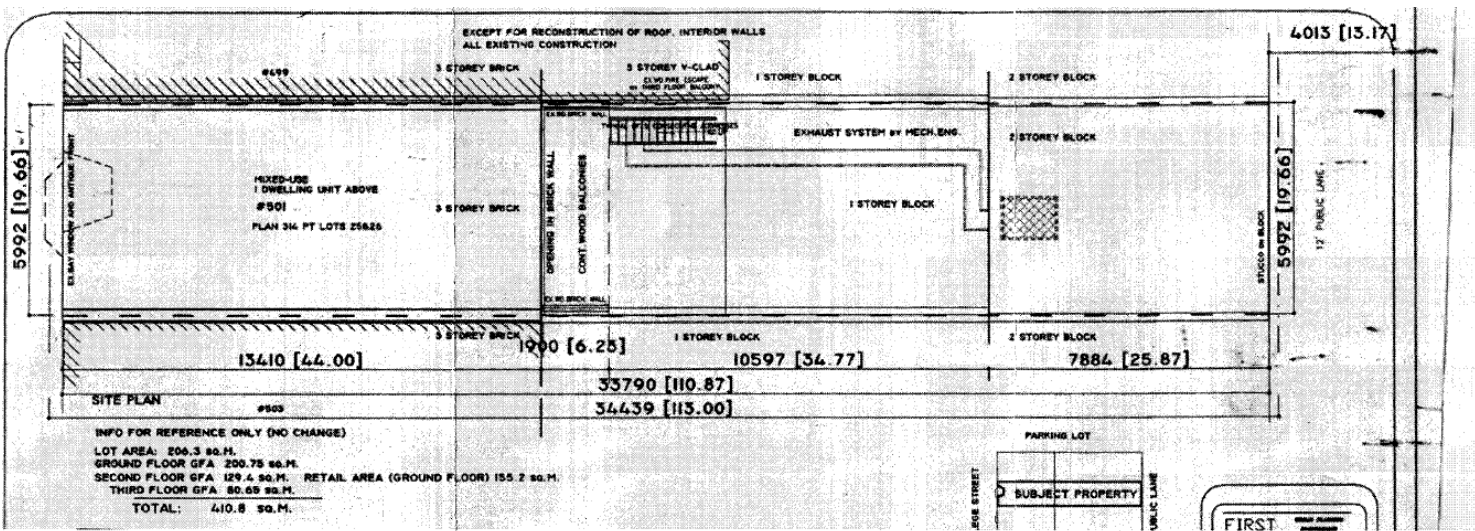




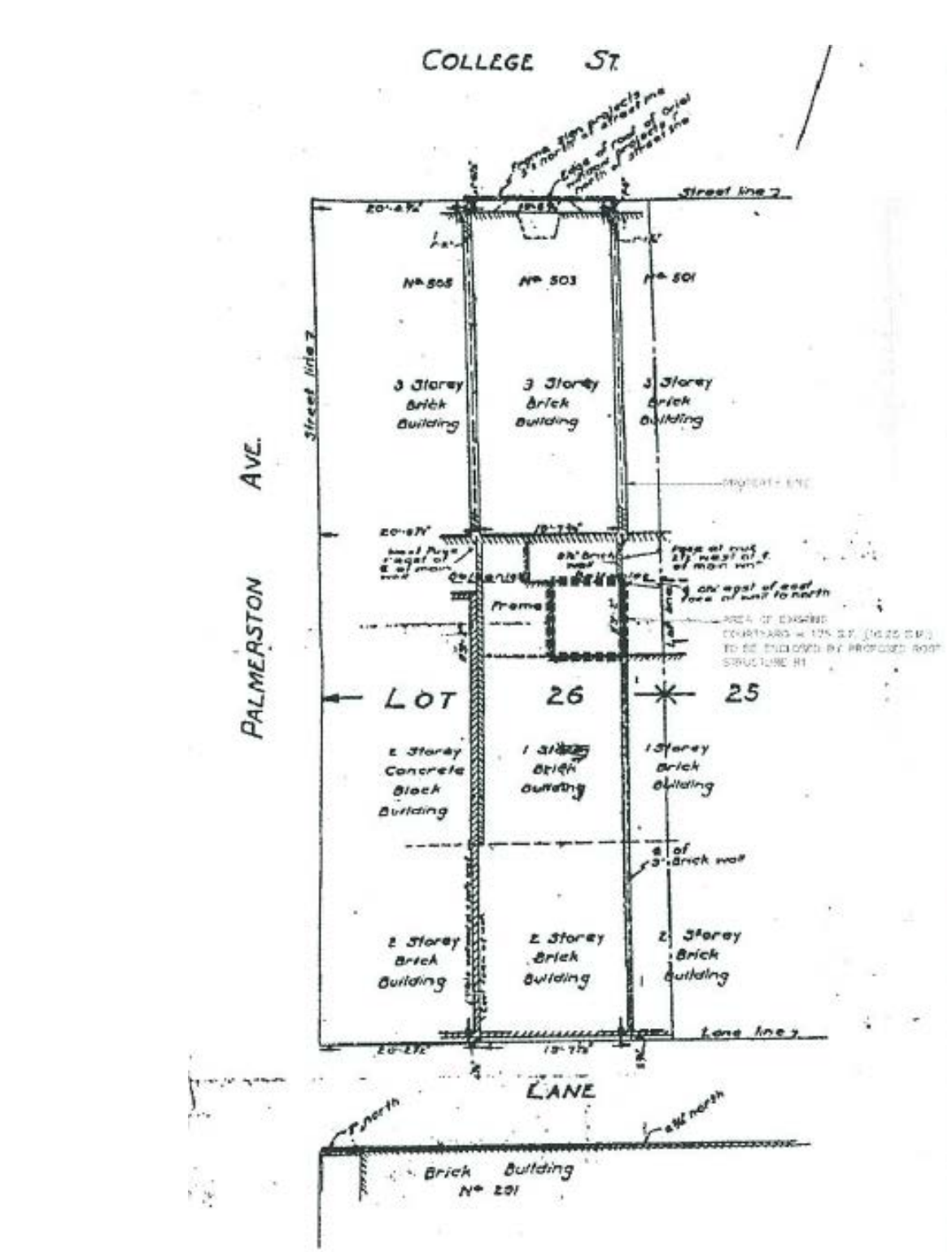
SITE PLAN - 499 COLLEGE STREET



SITE PLAN - 501 COLLEGE STREET



SITE PLAN - 503 COLLEGE STREET







DaiLo

Ranked number 63 on Canada's 100 Best, Chef Nick Liu and his business partner, front of house manager and sommelier Anton Potvin, have invested a lot of great taste in their new restaurant.

A busy, centrally located, dimly lit bar anchors the room in style and spirit. Décor is vintage chinoiserie with a contemporary accent. And the food, by contrast, is completely and assertively modern.

“At DaiLo, we believe eating well is a fundamental part of living well, and how we cook, reflects how we live. Thoughtful and high quality ingredients lead to better lives and more delicious meals. Our New Asian Cuisine is predominantly Chinese fare but it follows the French tradition.”



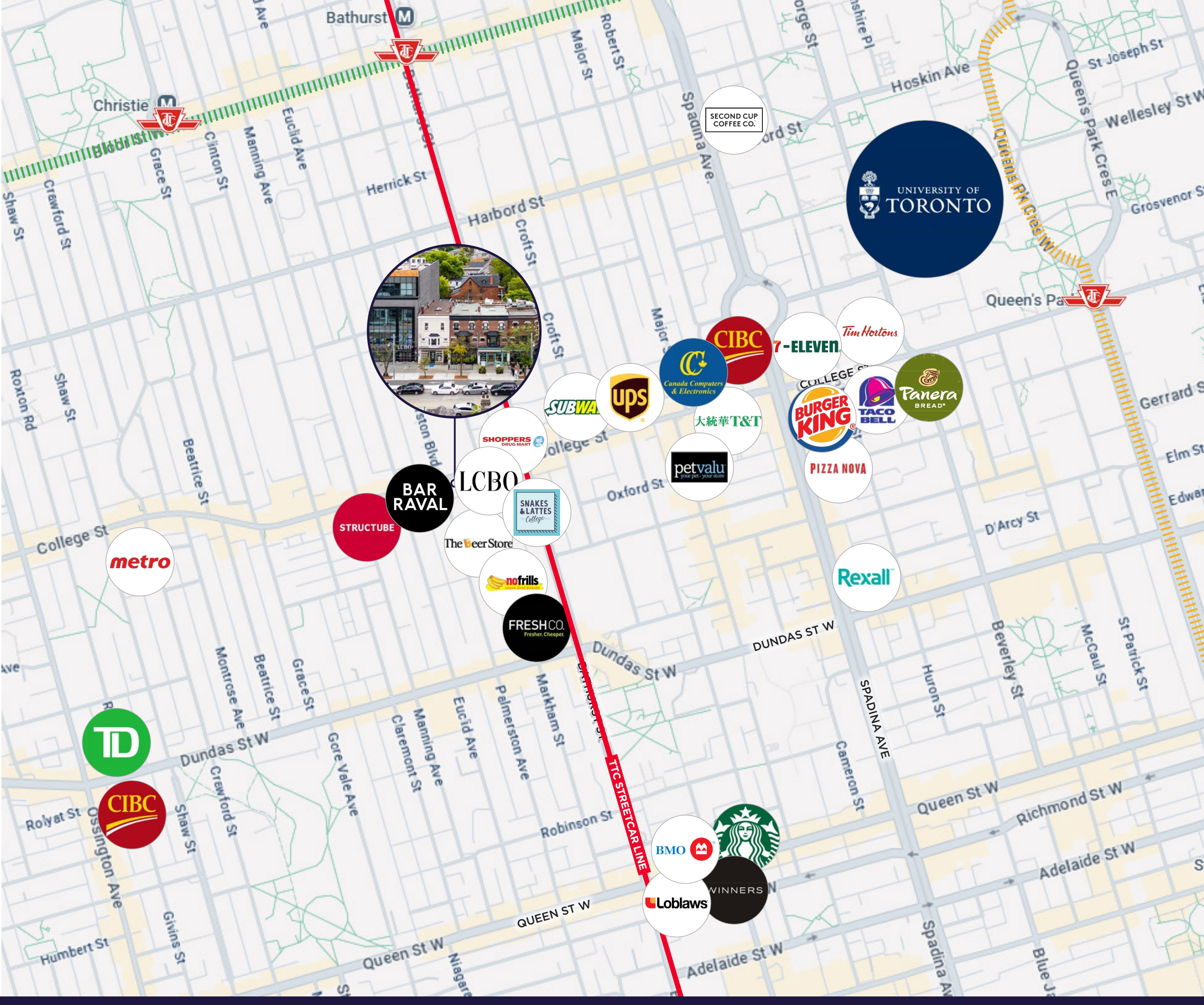
I.D.A. - The Palmerston Pharmacy & HomeCare

The Palmerston Pharmacy & HomeCare is a full-service pharmacy operating under the IDA banner, a nationally recognized brand managed by McKesson Canada. The business benefits from IDA's established network, supply chain, and marketing platform, while remaining independently operated. As an essential retail use, the pharmacy generates consistent daily traffic and serves as a reliable neighbourhood amenity.

The pharmacy is currently owned and operated by the vendor, who will enter into a leaseback on closing with mutually agreed upon terms, thereby providing investors with secure, immediate income from a proven operator. The premises are fully built out for medical and retail use, ensuring long-term stability and minimal future capital requirements.











# LITTLE ITALY

Little Italy, nestled in the heart of Toronto, is a vibrant and charming neighbourhood that effortlessly blends Old World charm with modern city living. Known for its rich Italian heritage, this lively district boasts an array of authentic restaurants, quaint cafes, and bustling markets that beckon visitors with the tantalizing aromas of freshly brewed espresso and delectable pasta dishes.

Stroll along College Street, the neighbourhood’s main artery, where colorful facades and vibrant street art create a picturesque backdrop. Whether you’re savoring traditional Italian cuisine, enjoying a lively street festival, or simply soaking in the warm, welcoming atmosphere, Little Italy Toronto invites you to experience the dolce vita in the midst of Canada’s largest city.







# 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



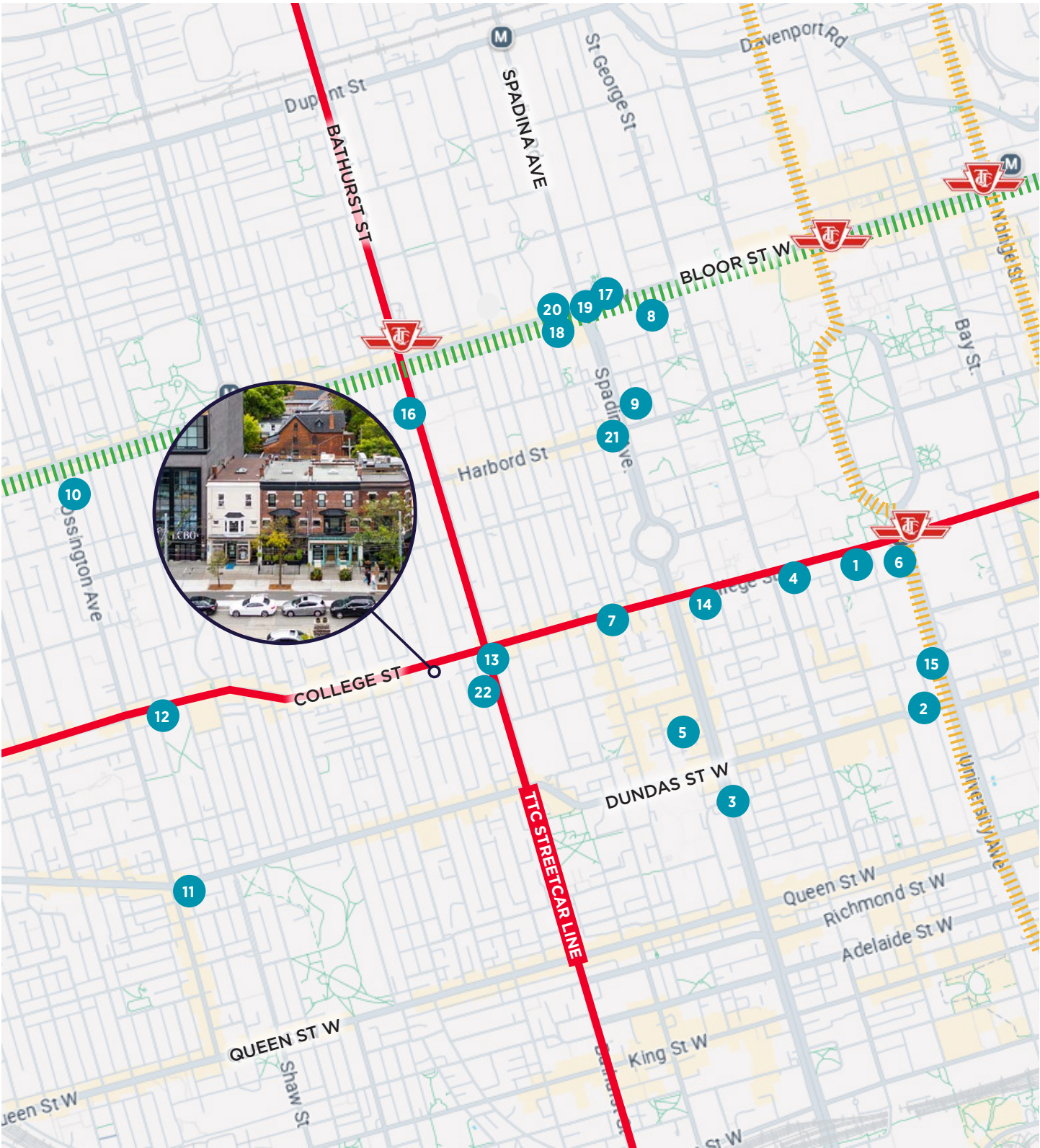


RAPIDLY INTENSIFYING RESIDENTIAL NODE

There are numerous proposed residential projects within the surrounding area of the subject Properties. These projects range in size from 18 to 1,000 residential units and range upwards of 64-storeys in height. Due to the proximity of existing streetcar lines along College Street and Bathurst Street, the general area will continue to be a target for residential intensification over time.

	Address	Status	Buildings	Storeys	Total Suites	Total GFA (sf)
1	149 College St	Proposed	2	60	845	496,569
2	250 Dundas St W	Proposed	1	56	702	40,000
3	14 Grange Ave	Proposed	1	6	42	21,012
4	199 College St	Approved	1	31	490	271,867
5	17 St Andrew St	Proposed	1	5	72	30,343
6	700 University Ave	Approved	1	57	479	1,779,199
7	333 College St	Proposed	1	19	629	198,509
8	409 Huron St	Proposed	1	11	136	69,827
9	15 Glen Morris St	Proposed	1	8	18	18,557
10	695 Ossington Ave	Approved	1	4	18	13,423
11	1125 Dundas St W	Proposed	1	10	94	62,129
12	221 Roxton Rd	Approved	1	8	25	18,148
13	431 College St	Proposed	1	13	169	-
14	243 College St	Proposed	1	30	121	-
15	522 University Ave	Approved	1	64	579	591,836
16	736 Bathurst St	Pre-Application	2	26	1,000	837,000
17	316 Bloor St W	Proposed	1	36	499	305,007
18	425 Bloor St W	Proposed	1	30	472	336,964
19	332 Bloor St W	Proposed	1	37	366	336,171
20	350 Bloor St W	Approved	1	35	422	397,673
21	646 Spadina Ave	Proposed	2	6	225	140,465
22	452 Bathurst St	Approved	1	6	61	62,683
Total:			25		7,464	6,027,382

SURROUNDING AREA PROPOSED PROJECTS





SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 499, 501 & 503 College Street, 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

499 College Street:	<b>\$3,585,000</b>
501 College Street:	<b>\$3,300,000</b>
503 College Street:	<b>\$3,000,000</b>
	<b>\$9,885,000</b>

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.

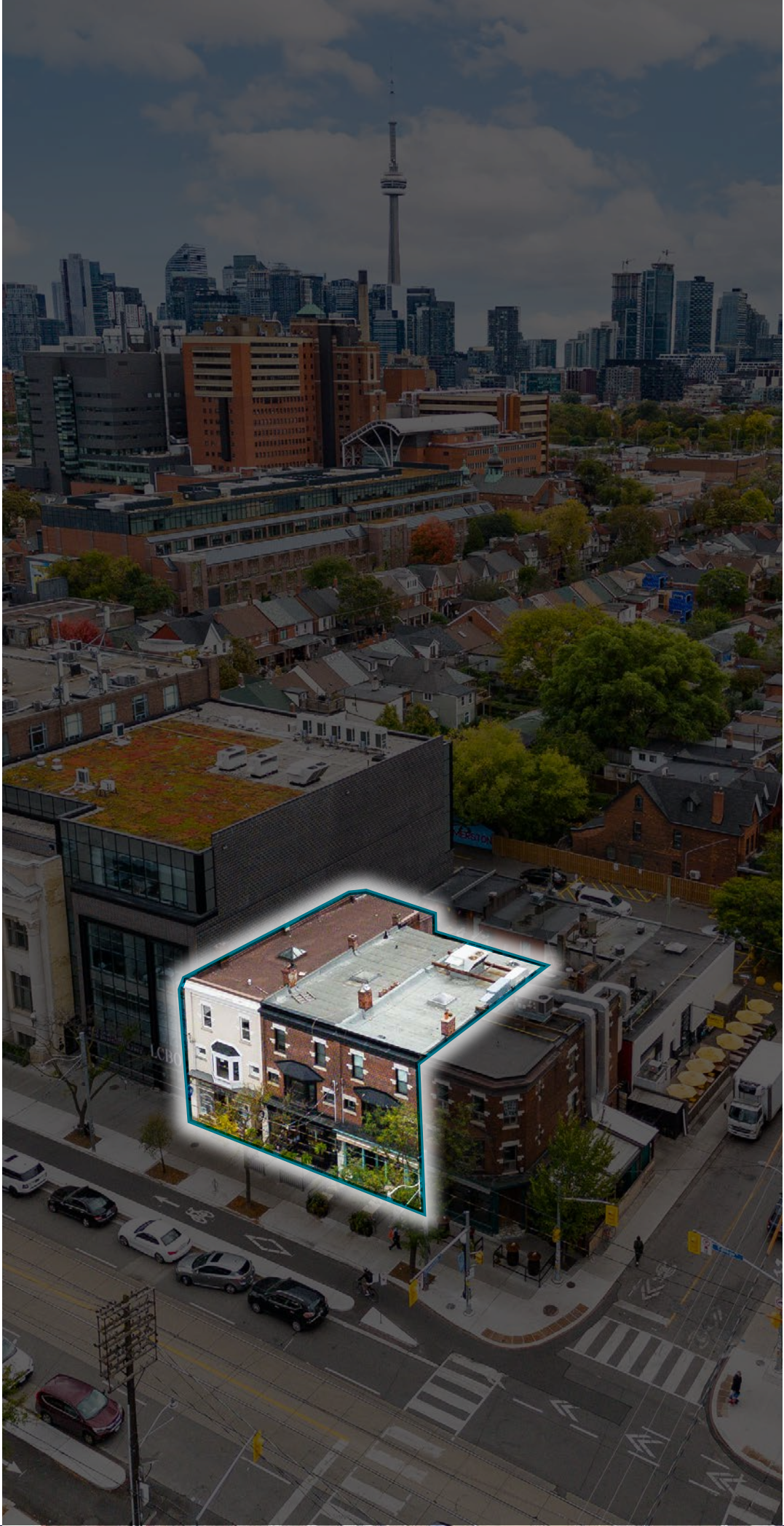
INDEMNIFICATION

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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