

SG Defining Real Estate

2074 AVENUE ROAD, TORONTO

PRIME RETAIL BUILDING FOR SALE

FRAME OF MIND
ART GALLERY 416 573 1

www.frameofmind.ca

2074
Ballas
Fine Art

Executi
Stereo

LOCATED ON THE WEST SIDE OF AVENUE ROAD, JUST SOUTH OF JOICEY BLVD.

SUZY GOLDSTEIN

Sales Representative
Vice President of Carriage Trade Homes Division

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DETAILS

- Prime retail on the west side of Avenue Road
- Located in the first block of commercial property south of Wilson
- Directly across from Shoppers Drug Mart and Bruno's Fine Foods
- Owner occupied for 39 years
- Beautifully upgraded with quality finishes
- 2 car parking at rear of building
- Property access from front and rear
- Owner/user investment opportunity
- 90 day closing from acceptance

Size: 1,773 square feet (over 2 floors)
Property Taxes: \$17,274.58 (2018)
Sale Price: 1,899,000

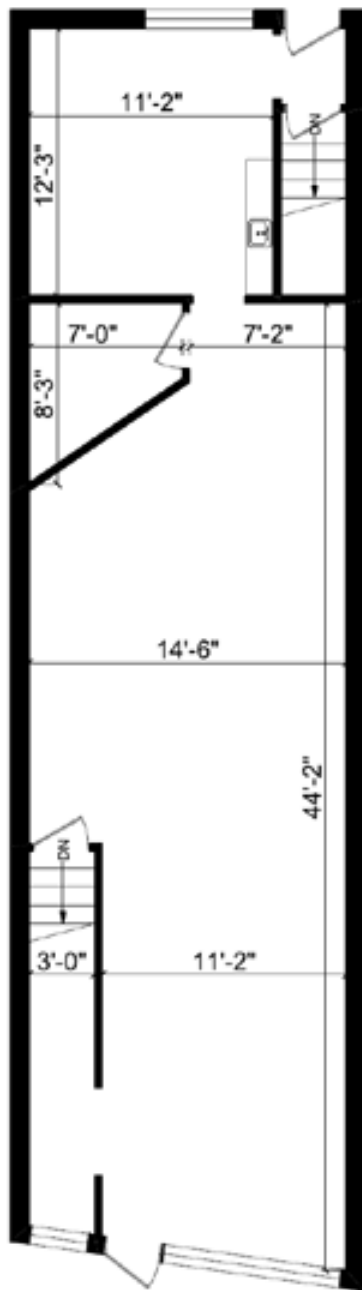
<i>Demographics - 2017 Estimate</i>	1 km	3 km	5 km
Total Population	15,206	127,688	385,421
Daytime Population	13,175	114,582	401,911
Total Households	5,901	50,025	163,797
Household Average Income	\$231,099	\$191,752	\$148,132



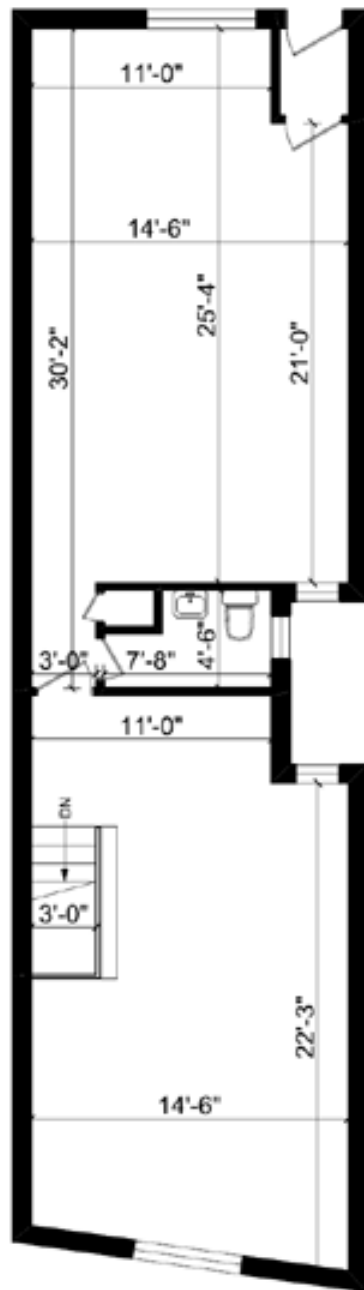
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FLOOR PLAN



GROUND FLOOR
908 SQUARE FEET
(CEILING HEIGHT : 10'-4")



SECOND FLOOR
865 SQUARE FEET
(CEILING HEIGHT : 8'-4")



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1	Bruno's Fine Foods	7	Dickson Home Hardware
2	Shoppers Drug Mart	8	Bistro on Avenue
3	Kahnert's Furs	9	Rossini Italiana Restaurant
4	Perla's Skin Care	10	Tim Hortons
5	Aroma Espresso Bar	11	Pheasant and Firkin
6	Dickson BBQ Centre	12	Eggsmart

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information on as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation.

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