

FOR SALE

Retail Building in the Annex

155 Dupont Street

TORONTO, ON



The Opportunity

Jones Lang LaSalle Real Estate Services Inc. (“JLL and/or “the Advisor”) is excited to present 155 Dupont Street, Toronto (the “Property”) for sale. This prominent retail Property offers an exceptional opportunity to own a highly sought-after storefront in Toronto’s prestigious Annex neighborhood. The Property comprises approximately 5,802 square feet (“SF”) of land and features a single storey building with 5,124 SF of ground floor retail space and a 3,533 SF basement. Located at the prominent intersection of **Dupont and Davenport in Midtown**, the Property benefits from its proximity to a thriving high-end residential and retail market, as well as excellent accessibility and exposure. Currently housing a privately owned grocery store, the Property boasts well-designed floor space, ample Dupont Street frontage, and convenient rear laneway access permitted by the right-of-way to Davenport for drive-in shipping and receiving.

Situated among some of Toronto’s most affluent neighborhoods such as Yorkville, the Annex, Summerhill, Casa Loma, and Forest Hill South, the surrounding area has witnessed remarkable residential development in recent years. This trend is set to continue as several ongoing projects in the vicinity contribute to a growing population and increased foot traffic throughout the locale. The Property presents an excellent opportunity for investors or owner-users. With the potential for additional density as permitted by zoning regulations, potential buyers can maximize value through renovations and re-leasing. This is an ideal chance to take advantage of the strong and exclusive commercial environment in the area.

Salient Details



Site Area
5,802 sf



Frontage
49.5 ft
(Dupont)



Depth
110-121 ft
(Irregular)



Zoning
CR 2.0
(C2.0; R1.5)



Official Plan
Mixed Use Areas



Total Building Area
8,657 sf



Ground Floor Area
5,124 sf



Basement Area
3,533 sf



Investment Highlights



Premier Location

155 Dupont Street is located in the prestigious Annex neighborhood, surrounded by affluent neighborhoods such as Yorkville, Summerhill, Casa Loma, and Forest Hill South. This coveted location at the intersection of Dupont and Davenport offers a high-end residential and retail market, ensuring a consistent and upscale customer base.



Strong Retail Potential

The Property offers 5,124 square feet of ground floor retail space and a spacious 3,533 square foot basement. Operating as a grocery store since 1931, there is an opportunity for investors to earn stable rental income from the existing use or explore other retail concepts.



Excellent Accesibility

The Property offers 49.5 FT of frontage along Dupont Street, ensuring high visibility to attract customers. Additionally, the Property features right-of-way laneway access, from Davenport Road providing convenient shipping and receiving facilities for retailers.



Long-Term Development Upside

Offering close proximity to a major urban intersection, properties such as 155 Dupont Street afford prospective purchasers with the ability to capitalize on immediate market demands for commercial space, while offering the long-term potential for medium-to-high density redevelopment, through the potential assembly and entitlement of adjoining lands.



Property Overview

Retail Store Area

3,964 SF

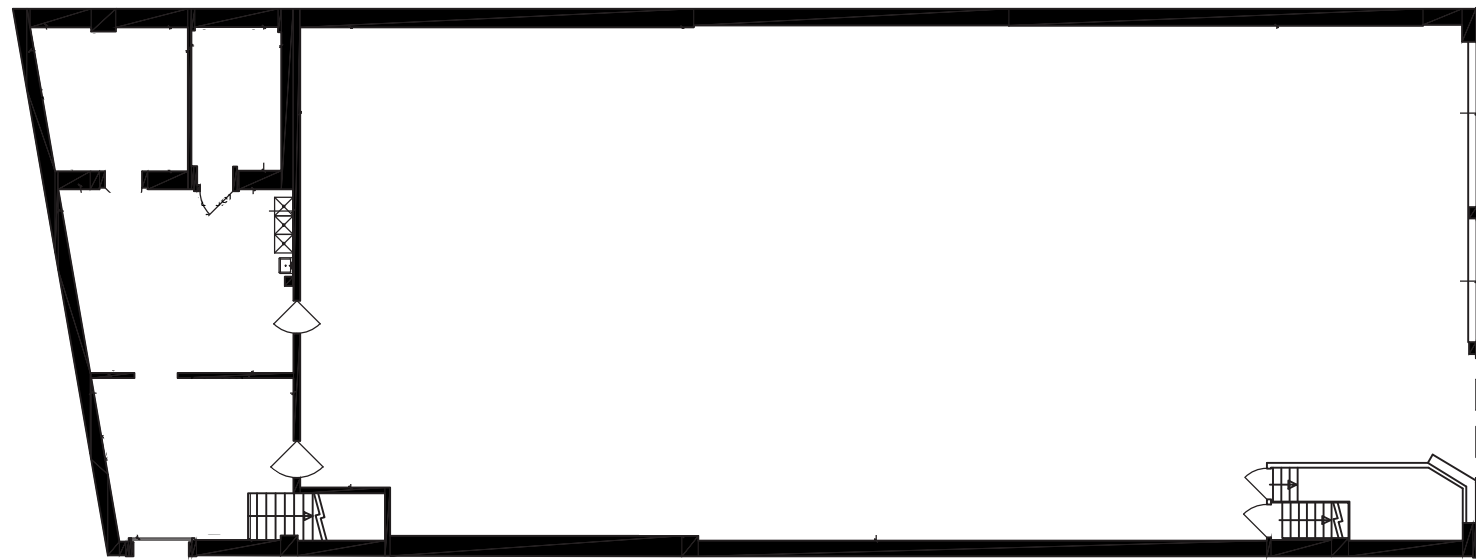
Receiving Room

1,178 SF

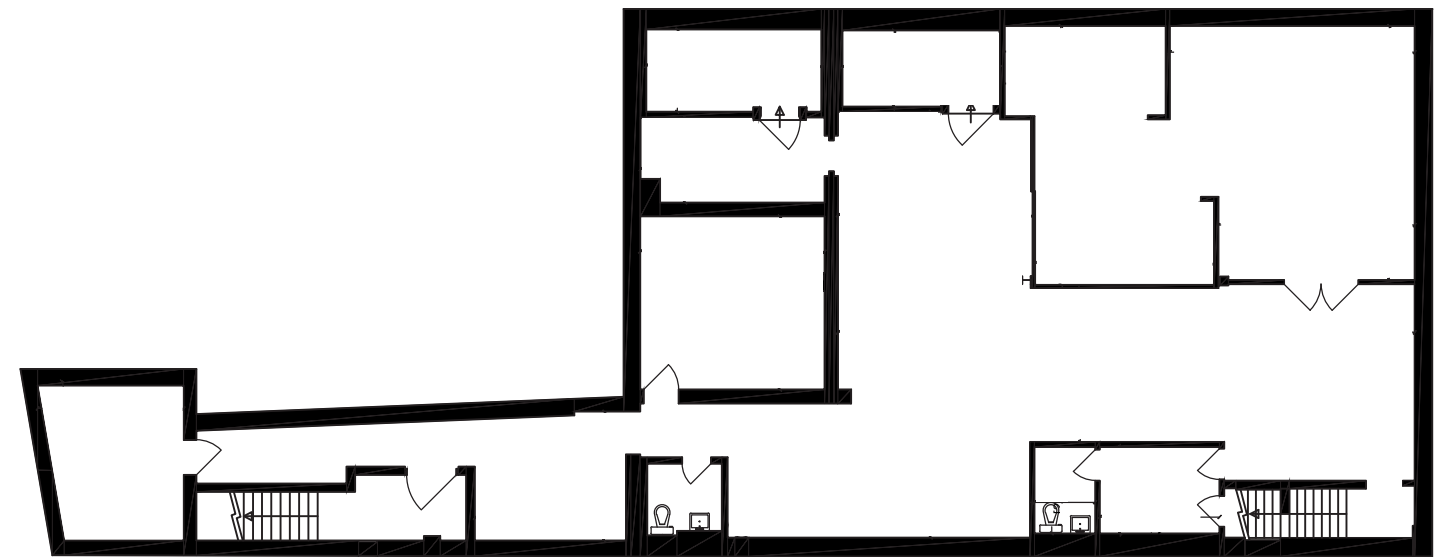
Basement

3,533 SF

1555



Ground Floor



Basement

Location Overview

The Site is in the heart of Toronto's prestigious Annex neighbourhood, located at the high traffic Dupont Street and Davenport Road intersection. The Property is serviced by higher-order transit access via TTC Dupont Station and TTC Rosedale to the east and west, respectively, allowing for seamless connectivity to Downtown Toronto and Midtown Toronto within minutes. In addition, the Property offers walkable access within 15 minutes to an expansive set of retail and parkland amenities including Yorkville Village Mall, Whole Foods, Equinox Gym and Casa Loma, as well as an abundance of boutique restaurants and cafes along Dupont, Avenue Road, and Yonge Street.

The Site is encompassed by an array of active mid-and-high rise infill projects that will further establish this locale as a luxury residential node. Within the surrounding area, there are eight active comparable launches from established developers. In total, there are 378 units either approved or under construction, with end unit pricing in the range of \$2,053 per square foot.

Local Development

#	Address	Developer	Storeys	Suites	Sold Price (PSF)
1	350 Davenport Road	Brison Brook Beynon Architects	8	6	\$2,483
2	321 Davenport Road	Alterra Developments	5	16	\$2,390
3	145 Bedford Road	Burnac Group	13	64	\$2,046
4	320 Dupont Street	Freed Developments	13	119	\$1,405
5	89 Avenue Road	Armour Heights Development	20	35	\$3,722
6	10 Price Arthur Avenue	North Drive Investments	7	28	\$2,129
7	77 Clarendon Avenue	Menkes Developments	5	16	\$2,390
8	2 Forest Hill Road	Altree Developments	9	94	\$2,091
Total/Weighted Average			80	378	\$2,053

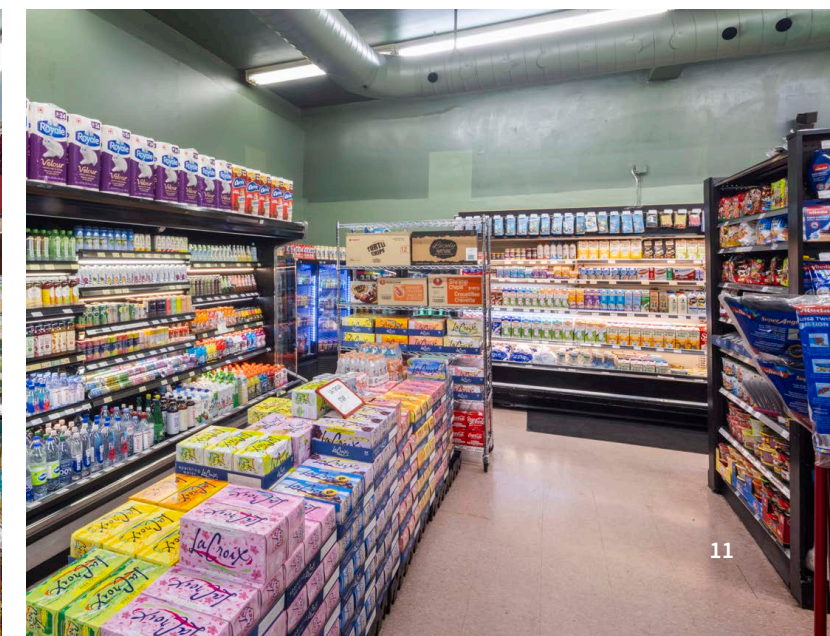
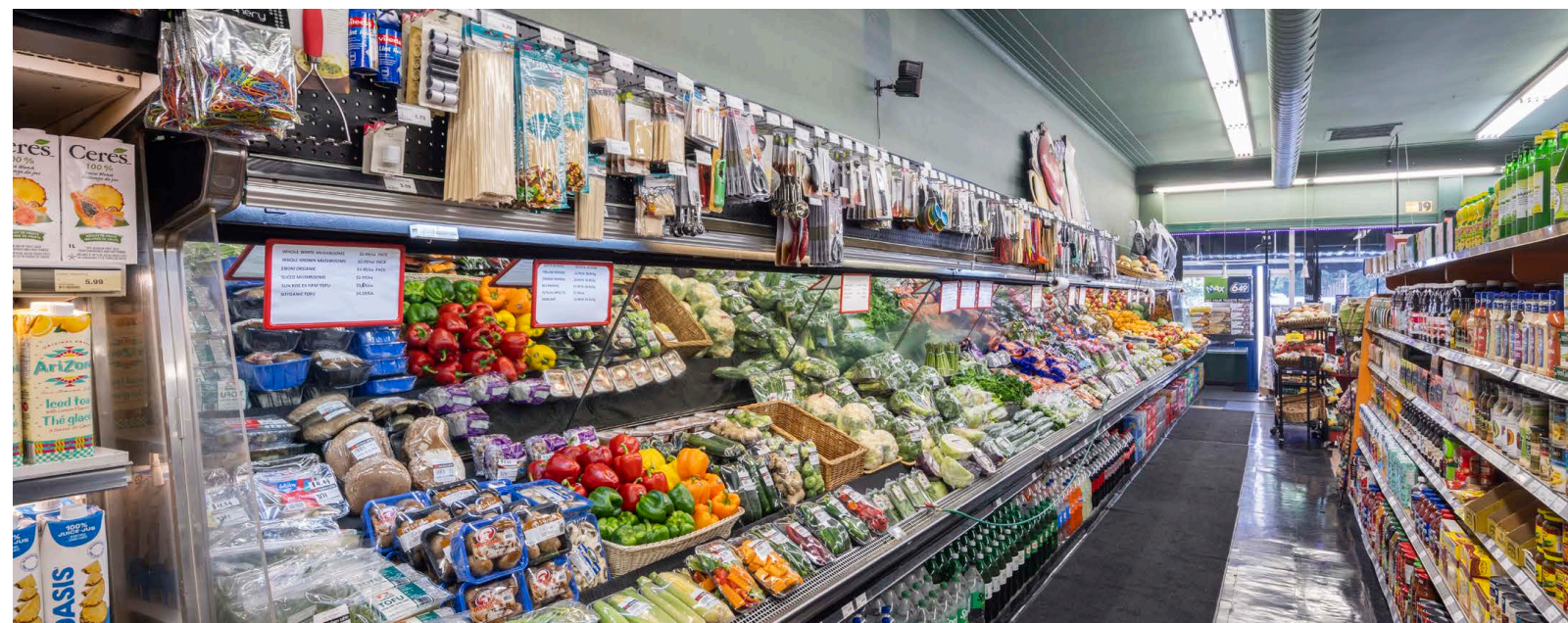


Urban Toronto Retail Market

The Property benefits from its strategic location, surrounded by a wide range of amenities and entertainment options. Within the immediate area, there is an abundance of bars, restaurants, and shops, offering a vibrant and eclectic mix of national and local establishments. Additionally, the proximity to various educational institutions such as the University of Toronto and George Brown College brings a significant institutional presence to the area.

Just five-minutes southeast of the property is the prestigious Yorkville neighborhood, renowned for being home to leading high-end fashion houses and luxury boutique retailers. To the east, both Rosedale and Summerhill offer a plethora of local high-end shops and services, making them desirable destinations for residents and visitors alike. South of the Property lies the Annex neighborhood, characterized by its independent and trendy restaurants and businesses. The Annex also boasts theaters, cultural and community hubs, and museums, adding to the vibrant atmosphere.

In summary, the Property is located at the heart of Toronto's finest neighborhoods and within a dynamic retail hub that continues to grow and adapt to cater to the affluent local community.



Free and clear

The Property is being offered free and clear of debt.

Offering process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed:

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