

FOR SALE

668 YONGE STREET

TORONTO, ON



FLEXIBLE RETAIL & MULTI-RESIDENTIAL OFFERING ON YONGE STREET



THE OPPORTUNITY

The JLL Private Capital Group (“JLL”) is pleased to present an opportunity to acquire 668 Yonge Street (the “Property” or “Site”), an institutionally-managed three (3) storey retail and multi-residential building steps from Bloor-Yonge TTC subway station. Recently renovated and featuring highly desirable Yonge Street frontage, the vacant, move-in-ready retail unit represents a prime opportunity for an owner-user. Alternatively, the built out restaurant space is expected to attract premium rents, providing investors an immediate value-add opportunity through lease-up. Additionally, the Property includes a distinctive loft-style residential unit, offering substantial rental upside potential upon turnover. Surrounded by numerous high density residential developments, the Property is well-positioned to capitalize on strong market fundamentals, supporting sustained rent growth and value appreciation for years to come.

SALIENT DETAILS



GLA
2,071 SF



SITE AREA
1,524 SF



FRONTAGE
15.2 FT



DEPTH
100.5 FT



RETAIL AREA
812 SF



RESIDENTIAL AREA
1,259 SF

ASKING PRICE: \$2,690,000



INVESTMENT HIGHLIGHTS

PREMIER LOCATION

Situated on Yonge Street, the Property offers excellent visibility and exposure along a key urban corridor, in walking distance to the Bloor - Yonge intersection.

INSTITUTIONALLY MANAGED, VERSATILE OFFERING

Institutionally managed and recently renovated, the Property offers a distinctive opportunity for an owner-user with an ideally-sized, 812 SF retail unit. Alternatively, the existing restaurant build-out provides an immediate value-add opportunity for investors through lease-up of the retail unit at premium rental rates, with limited repositioning costs.

TRANSIT ORIENTED

The Site benefits from direct access to higher-order transit, located in between Wellesley and Bloor-Yonge TTC subway stations. Additionally, the Property is in walking distance to the route 506 Streetcar.

UNIQUE RESIDENTIAL UNIT

The spacious 1,259 SF residential unit features three (3) bedrooms, a kitchen, and open concept living and dining area. Currently leased at below-market rents, an owner will benefit from notable upside upon turnover of the residential unit.

INTENSIFYING AREA

Yonge Street is experiencing unprecedented intensification, with more than 5,259 multi residential units either planned or under construction as of Q2-2025 in a five-minute walk radius of the Property. With a myriad of local amenities including shops, restaurants and green spaces, the area is primed for continued improvement.

VIRTUAL TOUR

RESIDENTIAL APARTMENT UNIT



GROUND FLOOR RETAIL UNIT



POTENTIAL USER FINANCING

Owner-occupiers can benefit from favourable financing options. Based on high-level quotes provided, users can secure financing up to 100% loan-to-value plus renovations costs subject to approvals and strength of the borrower.

LOAN-TO-VALUE	Up to 100% of purchase price & reno's
INTEREST RATE	5.9% to 7.4%*
AMORTIZATION	25 Years**
GUARANTEE	Limited Personal Guarantee (up to 25% of Loan Amount)

*Financing terms and interest rate largely dependent on the strength of the borrower and their financial standing with the lender.

**Option to postpone principal up to 24 months.



LOCATION
OVERVIEW

668 Yonge Street is located in the heart of Downtown Toronto, situated on the city’s main thoroughfare in one of its most vibrant neighborhoods. This central location offers excellent accessibility and connectivity to the rest of the city. Yonge Street is renowned for its diverse mix of retail, dining, and entertainment options, attracting both locals and tourists. Benefiting from its proximity to Bloor-Yonge TTC subway station and numerous bus routes and streetcars, the neighborhood is home to an exceptionally high walkability score, allowing for most daily errands to be completed on foot. The Site’s proximity to educational institutions like Toronto Metropolitan University and the University of Toronto makes it appealing to the student population. Cultural attractions such as the Eaton Centre, Sankofa Square (formerly Yonge-Dundas Square), and various theaters are within easy reach. The area typically draws a mix of young professionals, students, and urban dwellers, contributing to its dynamic atmosphere.





FINANCING & OFFERING PROCESS

FREE & CLEAR

The Property will be offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. 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 about the Property should be directed to the attention of the team below.

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