

FOR SALE/LEASE

**270 Spadina Ave 3,
Toronto, ON M5T 0A8**

PROPERTY SUMMARY:

Total Area	1,315 Sq Ft
Price – For Sale	\$1,200,000 \$14,596.54 / 2024 / Annual
Price – For Lease	\$8,000 Net Lease + \$24/2024/T.M.I.
Type	Retail Space



Stephen & Mariya Lilly
Commercial Brokers
Stephen Direct: (416)802-4228
Mariya Direct: (416)824-5078
TorontoCommercialProperties.ca



PROPERTY OVERVIEW

This commercial retail space is located on the ground floor of the contemporary Dragon Condos.

It features direct street-level exposure on Spadina Avenue, just steps south of Dundas Street West, offering unparalleled visibility and accessibility.

Its prime location is ideal for attracting both locals and tourists alike. Nestled within Toronto's vibrant Chinatown, the property is surrounded by eclectic shops, renowned restaurants, and thriving businesses, with Kensington Market just a short walk away.



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With a perfect Walk Score of 100, this is a rare opportunity to secure a premium retail location in one of Toronto's most dynamic neighborhoods.

In addition, the unit's proximity to prominent educational institutions ensures a steady flow of students and young professionals: University of Toronto St. George Campus located approximately 1.5 km northwest of the property and accessible via a short streetcar ride north on Spadina Avenue. Toronto Metropolitan University (formerly Ryerson University) situated about 2 km east of the property, reachable by taking the Dundas streetcar eastbound.



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PROPERTY OVERVIEW

- **Extras: Net Area 1,315 SF + 150 SF common area (with access to rear loading corridor & shared garbage storage).**
- **Under condo management with maintenance fees of approx. \$769/month.**
- **Zoned CR.**
- **Seller is open to VTB for qualified buyers.**



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PHOTOS



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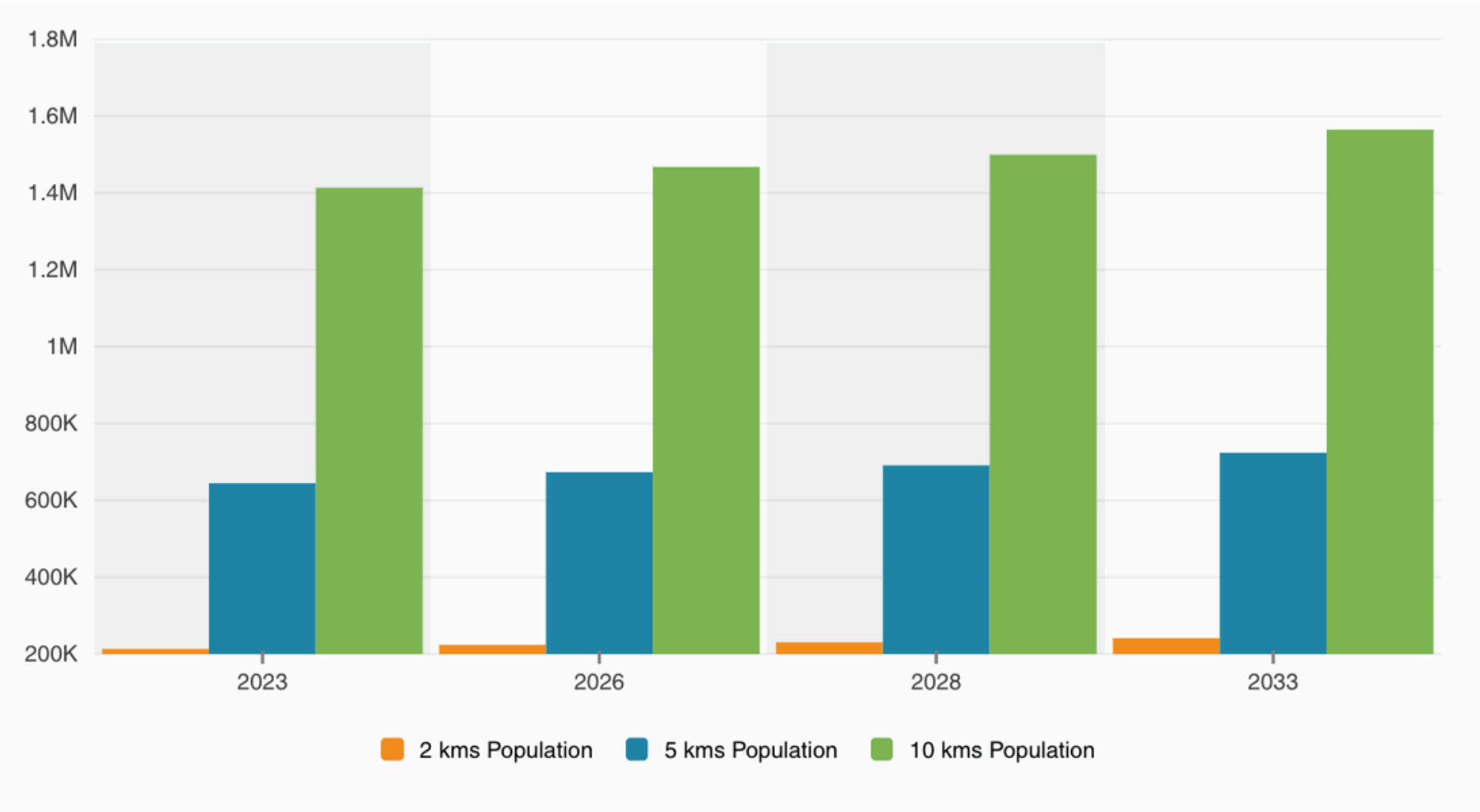
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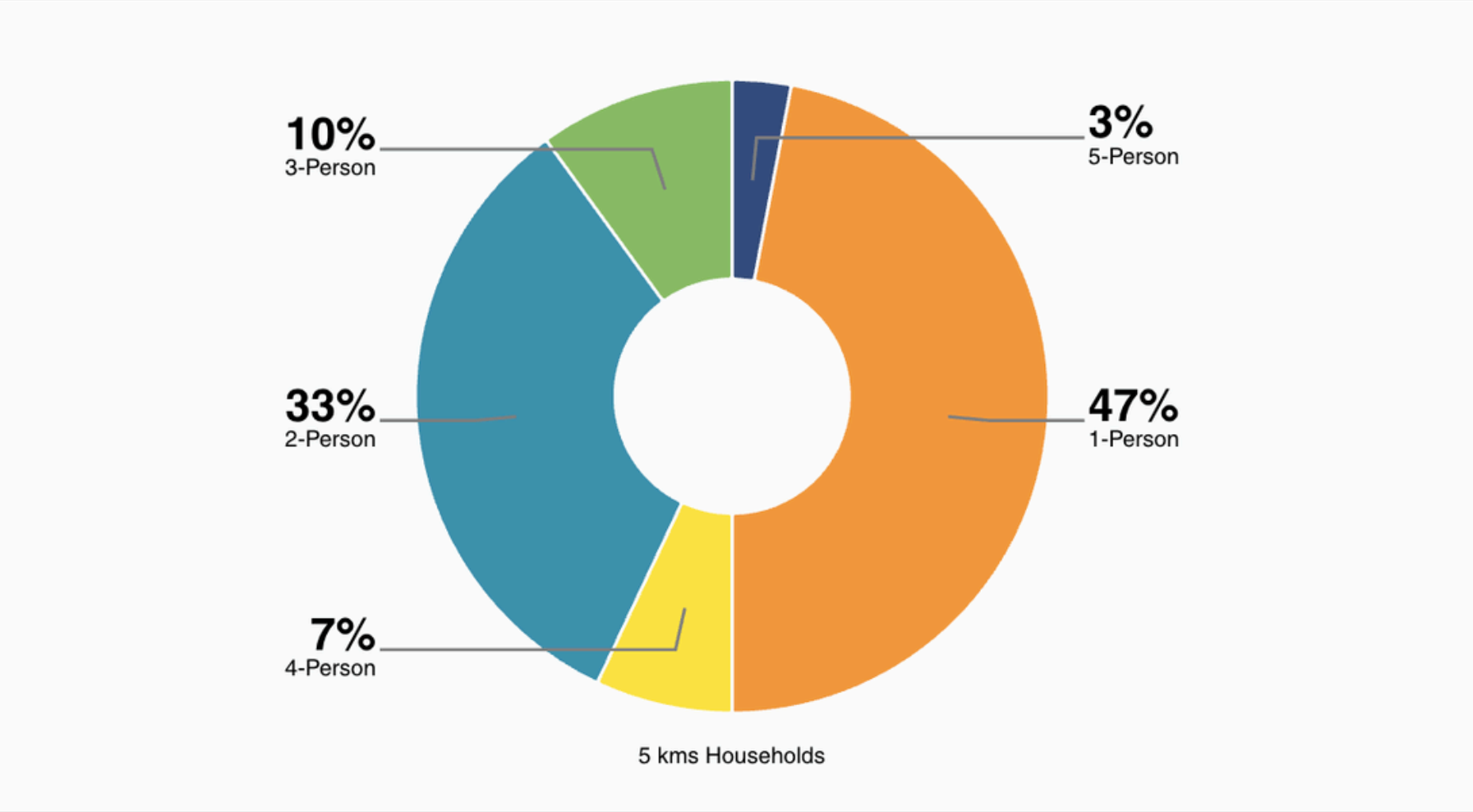
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POPULATION & HOUSEHOLDS

Population



Household Size



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POPULATION & HOUSEHOLDS

	2 kms	5 kms	10 kms
2023 Population	213,331	644,514	1,413,788
2028 Population Projection	230,671	690,945	1,499,504
2033 Population Projection	241,208	723,946	1,564,890
Annual Growth 2023-2028	1.6%	1.4%	1.2%
Annual Growth 2023-2033	1.3%	1.2%	1.1%
Daytime Population	691,531	1,117,432	1,771,022
Median Age	35.4	37.7	39

	2 kms	5 kms	10 kms
2023 Households	121,164	337,278	661,723
2028 Household Projection	133,782	368,658	716,926
2033 Household Projection	142,114	392,110	759,808
Annual Growth 2023-2028	2.1%	1.9%	1.7%
Annual Growth 2023-2033	1.7%	1.6%	1.5%
Avg Household Size	1.7	1.9	2.2
Private Household Population	209,262	630,227	1,391,935



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