



CUSHMAN &
WAKEFIELD



FOR SALE

TURN-KEY HEALTH/WELLNESS
OPPORTUNITY

2 LAKE SHORE
2 BOULEVARD
4 WEST
0 Etobicoke, ON



THE PROPERTY

PROPERTY DETAILS

Located on Lake Shore Boulevard West next door to Humber Bay Park, 2240 Lakeshore Blvd W. is part of a mixed use three-building condo complex surrounded by over 7,000 residential units. This second floor commercial opportunity is located with corner frontage along Lakeshore Boulevard West and Legion Road providing great exposure and signage. The unit is accessed via a private commercial entranceway off street level with its own elevator bank not shared with the residential portion of the building. The opportunity consists of two commercial condominium units that are currently combined, improved as a brand new state-of-the-art fitness / yoga studio with brand new change rooms, lighting, HVAC, and flooring. Beyond health & wellness, the space is suitable for a wide variety of retail and office uses, with many universal improvements not specific to any type of tenancy.

2240 LAKESHORE BOULEVARD WEST

BUILDING AREA	3,520 SF (divisible as units C208 & C209)
PARKING	Abundant & Free Visitor Parking
PROPERTY TAXES	\$31,000 (2021)
CONDO MAINTENANCE FEES	\$1,350 per month
TITLE	Condominium
OCCUPANCY	Vacant (Formerly Alive Yoga Studio)
ASKING PRICE	\$2,199,000

HIGHLIGHTS

- Located in the desirable Mimico waterfront community
- Great access to TTC and GO transit
- Walking distance to the Waterfront Trail

FLOOR PLAN

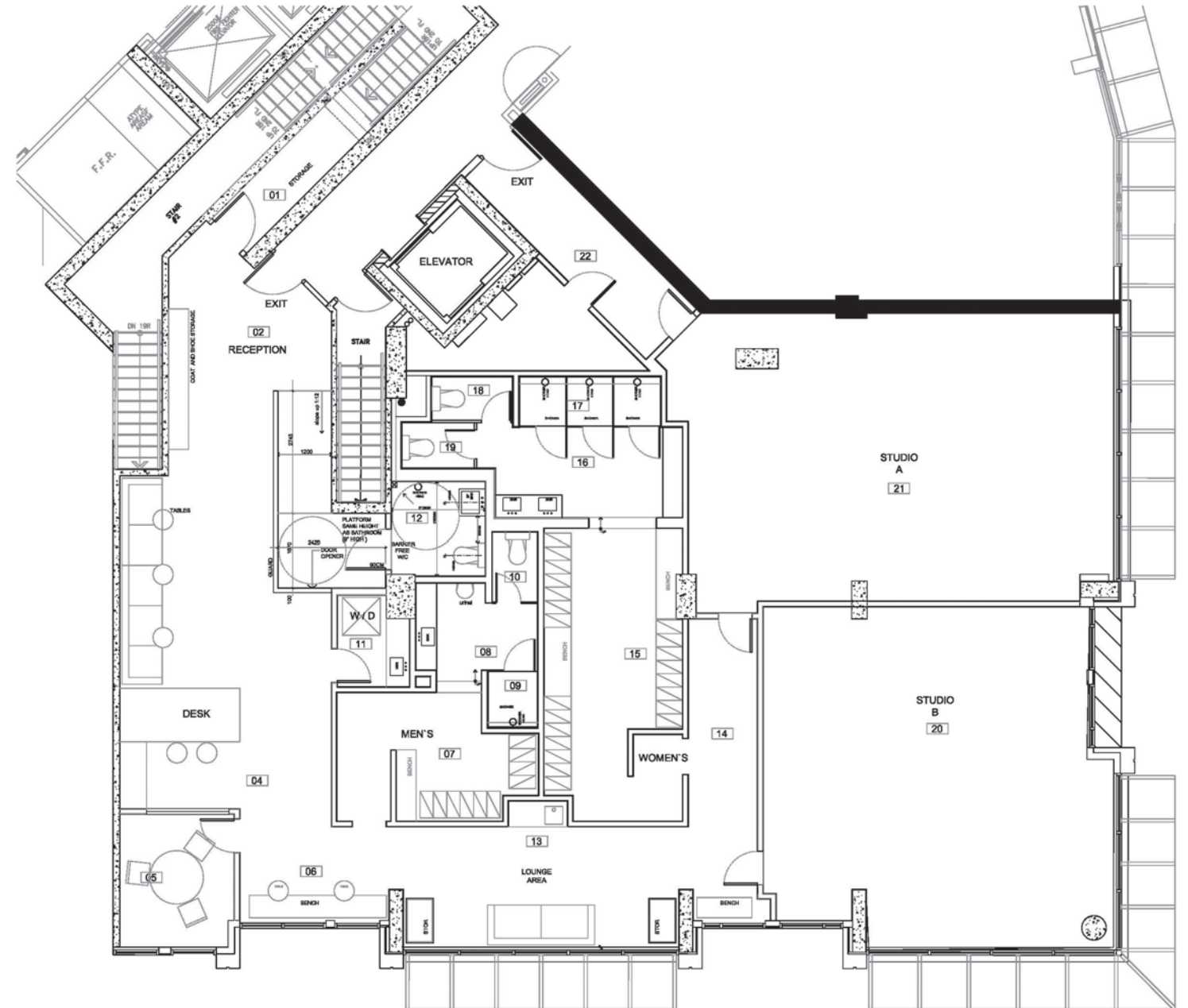
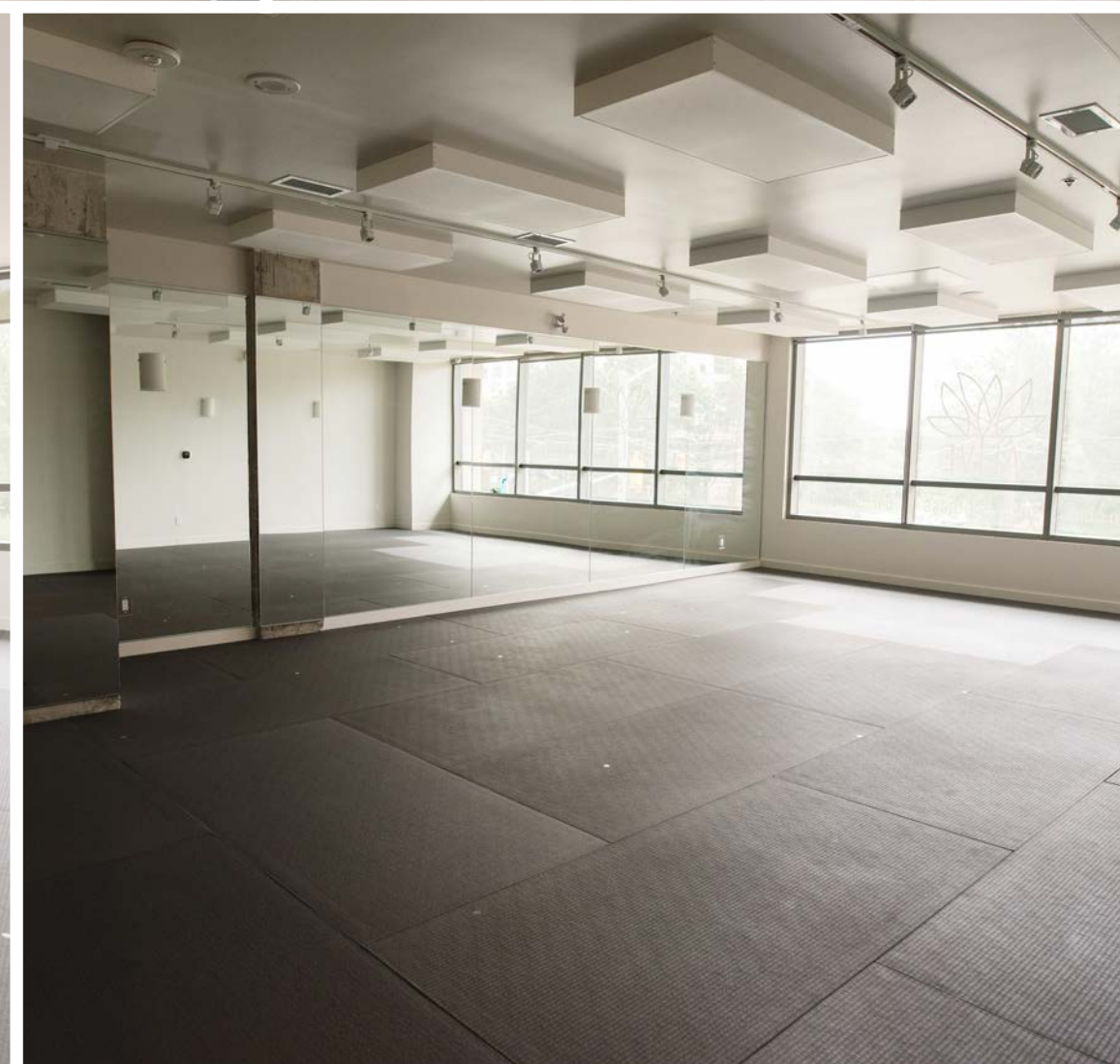
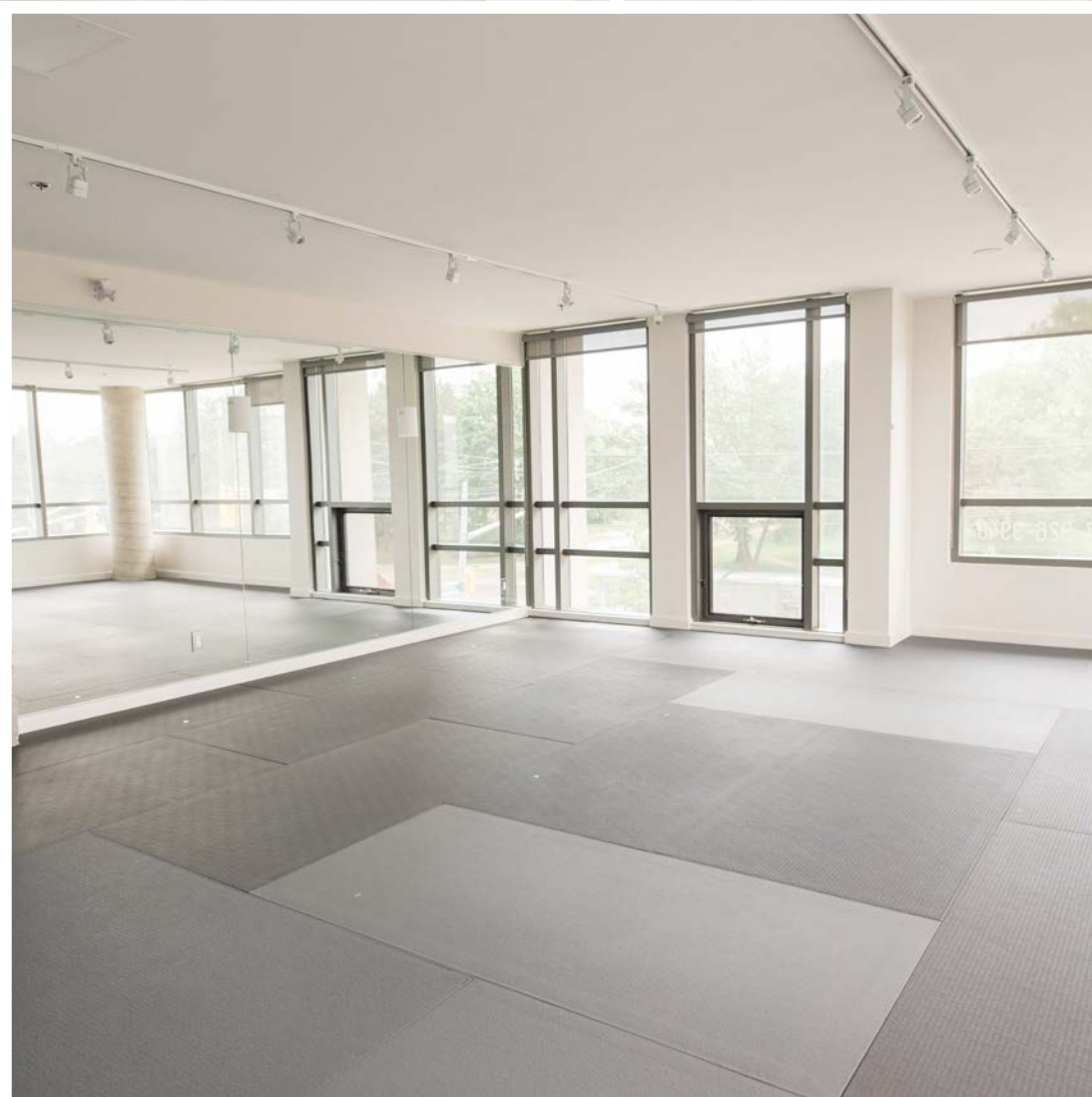


PHOTO GALLERY



THE LOCATION



KIPLING STATION

KIPLING STATION

SOUTH HUMBER PARK



POPULATION
229,154



AVERAGE HOUSEHOLD INCOME
\$115,253



DAYTIME WORK POPULATION
104,959



BIKE SCORE
83



TRANSIT SCORE
64



TRAFFIC COUNT
19,690

Source: Statistics Canada, 3km radius

MIMICO NEIGHBOURHOOD

Mimico is a dense urban community which is just a short drive, GO Train ride, or streetcar ride into Toronto's downtown core. Its easy for commuters, and large scale mixed use redevelopments have shaped the area as its own live-work-play neighborhood, with a surging population density. The area is primed for new and exciting retail and lifestyle amenities to service a rapidly growing resident base. This opportunity is surrounded by an astonishing 50,000 proposed NEW residential units. This node is primed for near term growth!

Access to green space, parks, Lake Ontario and winding cycling paths on the Waterfront Trail. Humber Bay Shores is beautiful with it's secluded beachfront and bike trails right along the water's edge and the Etobicoke Point for a clear view of the Toronto skyline.

SUBJECT SITE

MIMICO STATION

MIMICO WATER FRONT

LCBO metro

TD Bank

Tim Hortons

HUMBER BAY PARK

COSTCO

SHOPPERS DRUG MART

IKEA

FARM BOY

LONG BRANCH STATION

LONG BRANCH STATION

ISLINGTON AVE

ROYAL YORK RD

THE QUEENSWAY

KIPLING AVE

LAKE SHORE BLVD W

AREA DEVELOPMENTS

ACTIVE DEVELOPMENTS

PROJECT	ADDRESS	OPENING DATE	CONSTRUCTION STATUS	STOREYS	TOTAL SUITES	% SOLD	OPENING PRICE (PSF)	SOLD PRICE (PSF)	UNSOLD PRICE (PSF)
1 Conservatory Group	38 Annie Craig Dr	Sep-17	U/C	56	611	85%	\$808	\$1,041	\$1,609
2 Empire Communities	251 Manitoba St	Jul-18	U/C	29	498	100%	\$783	\$868	-
3 Vandyk Properties	23 Buckingham St	May-21	Pre	37	379	100%	\$1,200	\$1,229	-
4 Vandyk Properties	23 Buckingham St	Apr-21	Pre	26	264	100%	\$1,116	\$1,116	-
5 Vandyk Properties	23 Buckingham St	Pre	12	109	100%	\$1,083	\$1,083	-	
6 Urban Capital Property Group, Spotlight Development	689 The Queensway	Sep-20	Pre	9	200	87%	\$926	\$963	\$1,133
7 First Avenue Properties / Latch Developments	859 The Queensway	Mar-18	U/C	14	187	87%	\$657	\$678	\$1,122
8 Lormel Homes	880-890 The Queensway	May-21	Pre	9	103	66%	\$1,048	\$1,046	\$1,158
9 RioCan Living	1001-1037 The Queensway	Jul-21	Pre	10	197	92%	\$1,169	\$1,171	\$1,208
10 RioCan Living	1001-1037 The Queensway	Oct-21	Pre	17	335	87%	\$1,179	\$1,200	\$1,222

Source: Urbanation

Active Units
7,236

Absorption
90%

Proposed Projects
100

Average Sold Price (psf) Past 12 Months
\$1,131

Average Sold Price (psf)
\$940

Average Unsold Price (psf)
\$1,126

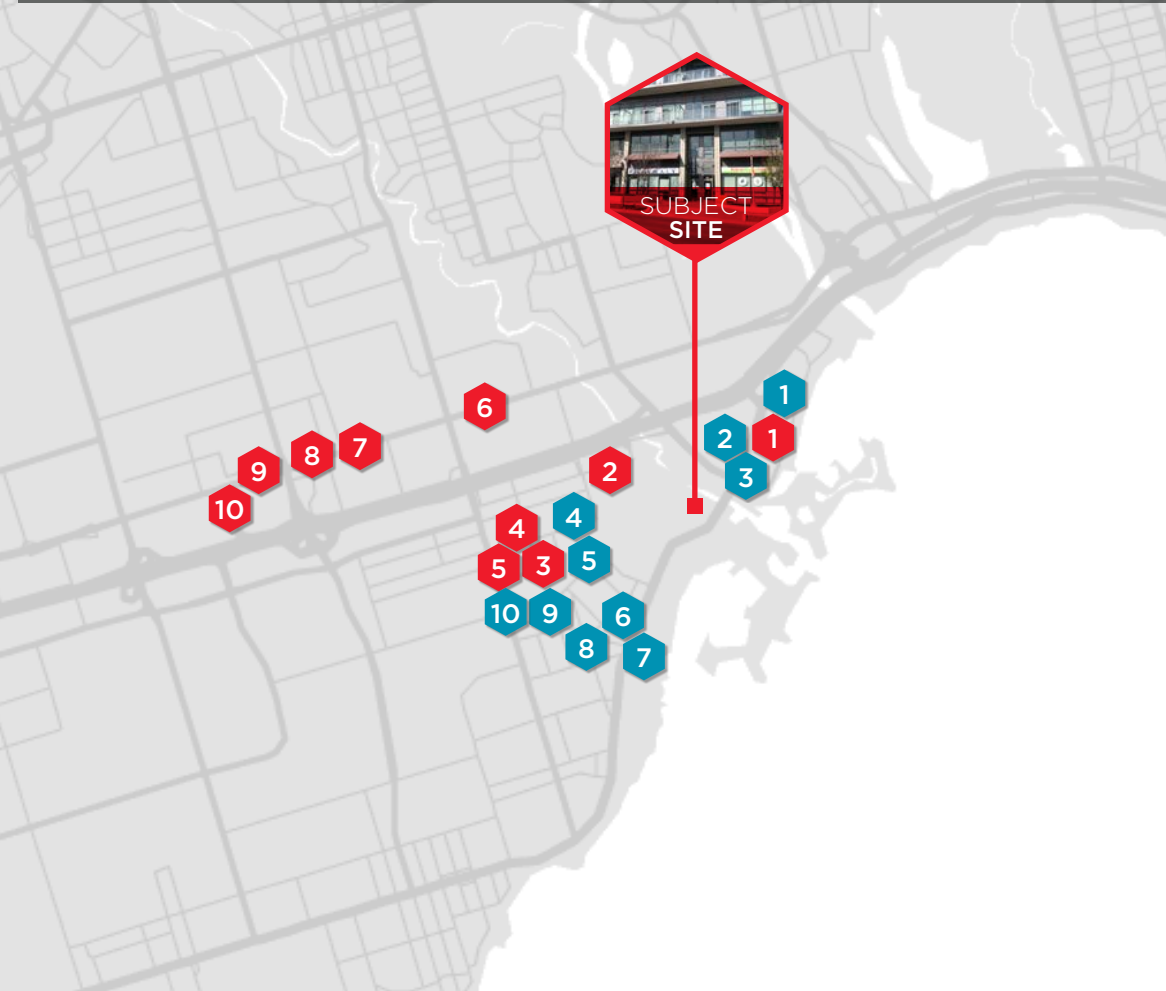
Proposed Units
50,370

Average Unsold Price (psf) Past 12 Months
\$1,185

PROPOSED DEVELOPMENTS

PROJECT	DEVELOPER NAME	ADDRESS	PROPOSED OPENING	TOTAL UNITS
1 2150 Lake Shore - Phases 1 - 6	First Capital REIT / CPPIB / Pemberton Group	2150-2194 Lake Shore Blvd W, 23 Park Lawn Rd	-	7504
2 Shore Breeze / Lake Shore - Bldg A & B	Conservatory Group	2169-2173 Lake Shore Blvd W	-	540
3 Marine Parade / Lake Shore	Marlin Spring Developments	2189 Lake Shore Blvd W	2022	650
4 Grand Park Village	Minto Group	2 & 10 Audley St, 29, 31, 59 & 71 Portland St	-	1439
5 Grand Park Village - Phase 1	Minto Group	10 Audley St	-	385
6 Superior / Lake Shore	Winzen Group of Companies	2405-2417 Lake Shore Blvd W	-	449
7 Park Lawn / Lake Shore Blvd W	Osgoode Properties	2313-2323 Lake Shore Blvd W	-	241
8 Royal York / Stanley	Royal Mimico Developments Ltd.	266 Royal York Rd	-	826
9 Royal York / Newcastle	Rinomato Group of Companies	351-365 Royal York Rd	-	282
10 Former On the GO Mimico site	Vandyk Communities	315 & 327 Royal York Rd	-	687

Source: Urbanation





THE OFFERING

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the sale of commercial units 208 & 209 at 2240 Lake Shore Boulevard West, Toronto, Ontario (“The Property”). The Property is offered for sale at an asking price of \$2,199,000. The Listing Broker is accepting offers as received. The Vendor’s objective is to maximize upfront cash sale proceeds and preference will be given to offers with limited (or no) conditionality and a timely closing.

All inquiries regarding the Property or requests for further information should be directed to the Broker as exclusive agent for the Vendor.

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