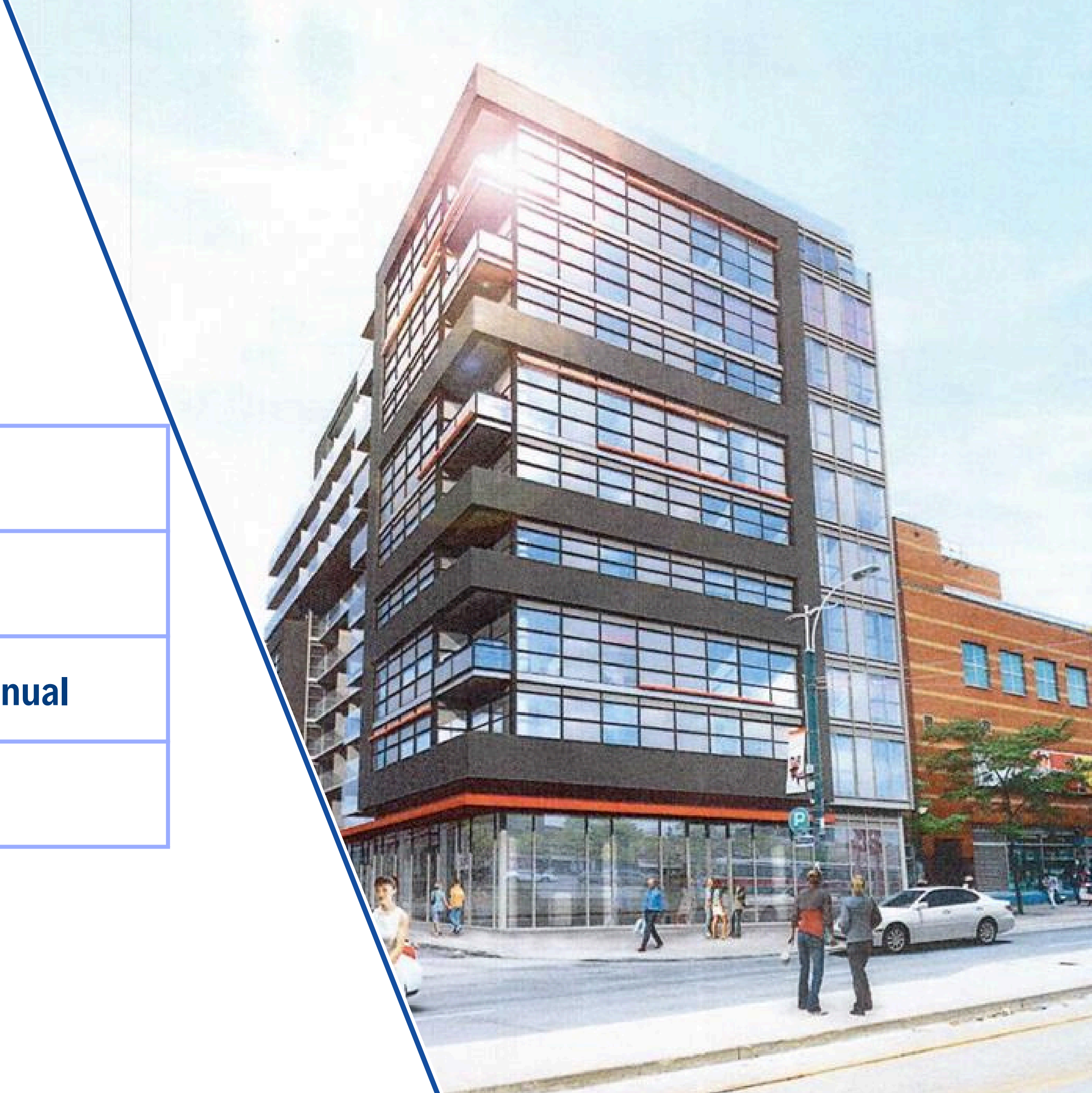


**FOR SALE**

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

**PROPERTY SUMMARY:**

Total Area	1,315 Sq Ft
Price	\$1,450,000
Taxes	\$14,596.54 / 2024 / Annual
Type	Retail Space





# PROPERTY OVERVIEW

Rare opportunity to own a prime 1,315 sq. ft. ground-floor retail unit in the heart of Toronto's bustling Chinatown.

Located in the modern Dragon Condos, this space boasts direct frontage on high-traffic Spadina Avenue, just steps from Dundas St W and the vibrant Kensington Market.

Surrounded by renowned eateries, cultural landmarks, and dense residential development, the unit benefits from exceptional foot traffic and exposure.

Featuring soaring ceilings, sprinkler system, and one exclusive underground parking space (P1R8), this unit is ideal for a wide range of retail or service uses. Walk Score and Transit Score of 100.



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





# PROPERTY OVERVIEW

- Current tenant on a triple-net lease, generating strong income.
- 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.





# PHOTOS



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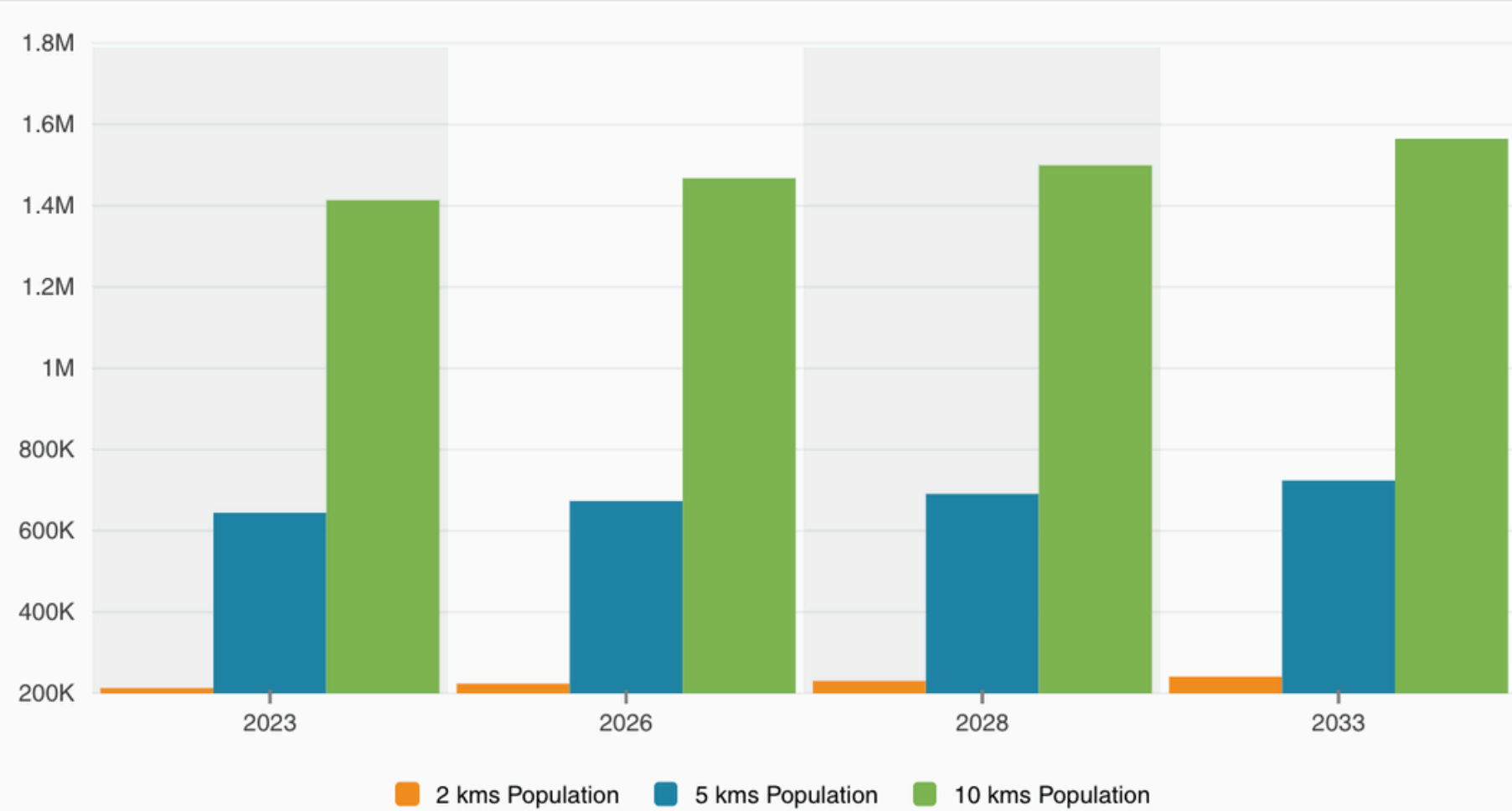
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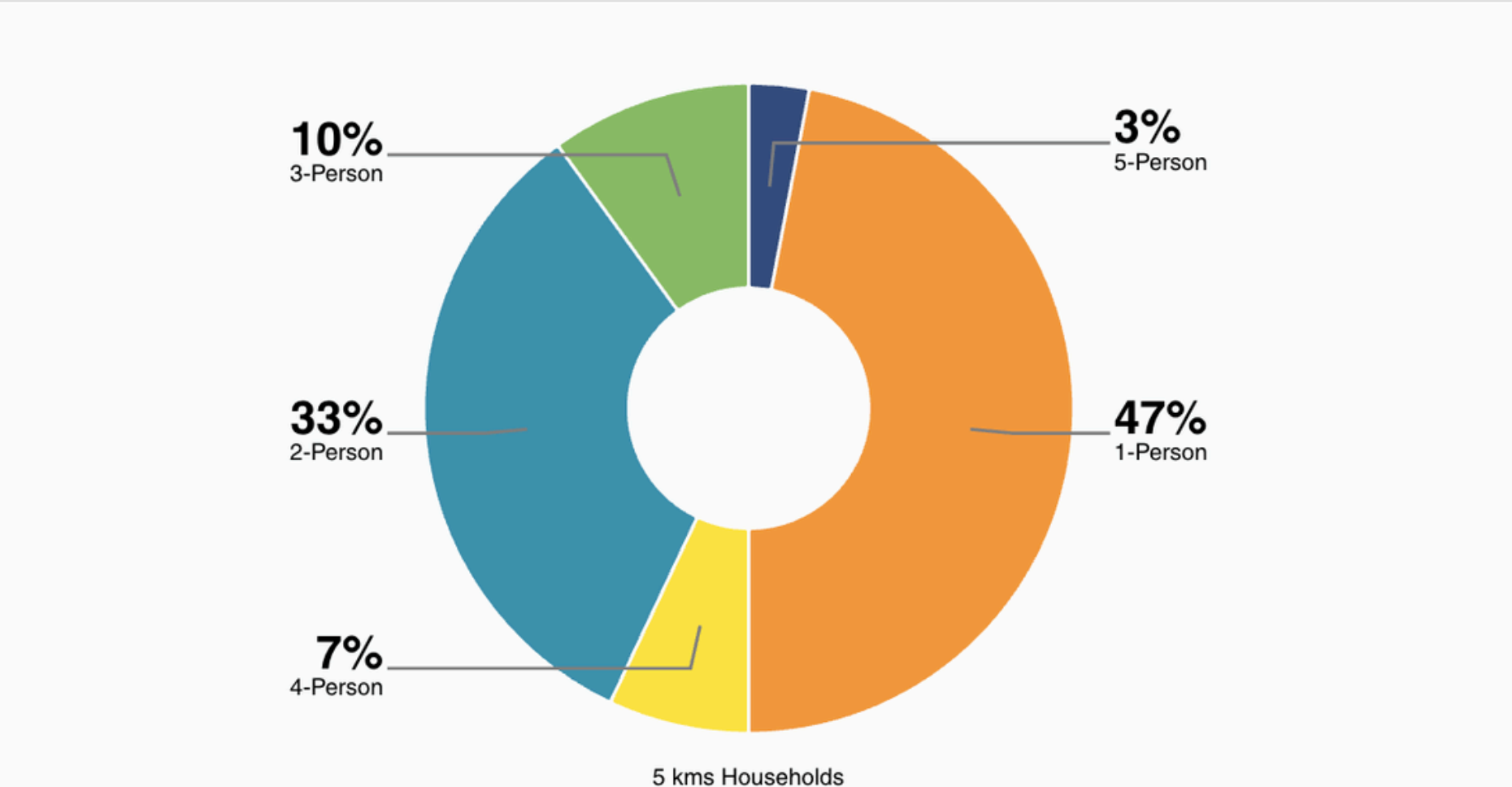


# POPULATION & HOUSEHOLDS

Population



Household Size





# 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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