

# 563 Bloor Street West Toronto, Ontario



MIXED-USE INVESTMENT OPPORTUNITY



**FOR SALE | \$3,900,000**

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# EXECUTIVE SUMMARY & INVESTMENT OVERVIEW

An exceptional opportunity to acquire a prime mixed-use commercial property in the heart of Toronto's Annex neighborhood. This freehold asset features a thriving restaurant on the main floor and two spacious residential units above, delivering strong income potential and long-term value appreciation.

Strategically positioned on Bloor Street West, just steps from the University of Toronto's St. George Campus, the property benefits from constant foot traffic, excellent transit connectivity, and proximity to cultural and commercial hotspots. Whether for immediate income generation or future redevelopment, this is a rare investment opportunity in one of Toronto's most dynamic districts.

## INVESTMENT HIGHLIGHTS:

- Prime location in The Annex/Koreatown
- Restaurant + two residential units
- Freehold mixed-use asset
- High visibility on Bloor Street West
- Transit access: Bathurst & Christie Stations
- Steps from University of Toronto



# WHY INVEST IN 563 BLOOR STREET W?

## 1. PRIME LOCATION

In The Annex/Koreatown, one of Toronto's most sought-after neighbourhoods — a vibrant mix of students, professionals, and long-term residents.

## 2. DIVERSE INCOME STREAMS

A fully operational restaurant on the ground floor + two spacious residential units above.

## 3. HIGH VISIBILITY & TRAFFIC

Located directly on Bloor Street West — a major retail and commercial artery with heavy foot and vehicle traffic.

## 4. STRONG DEMOGRAPHICS

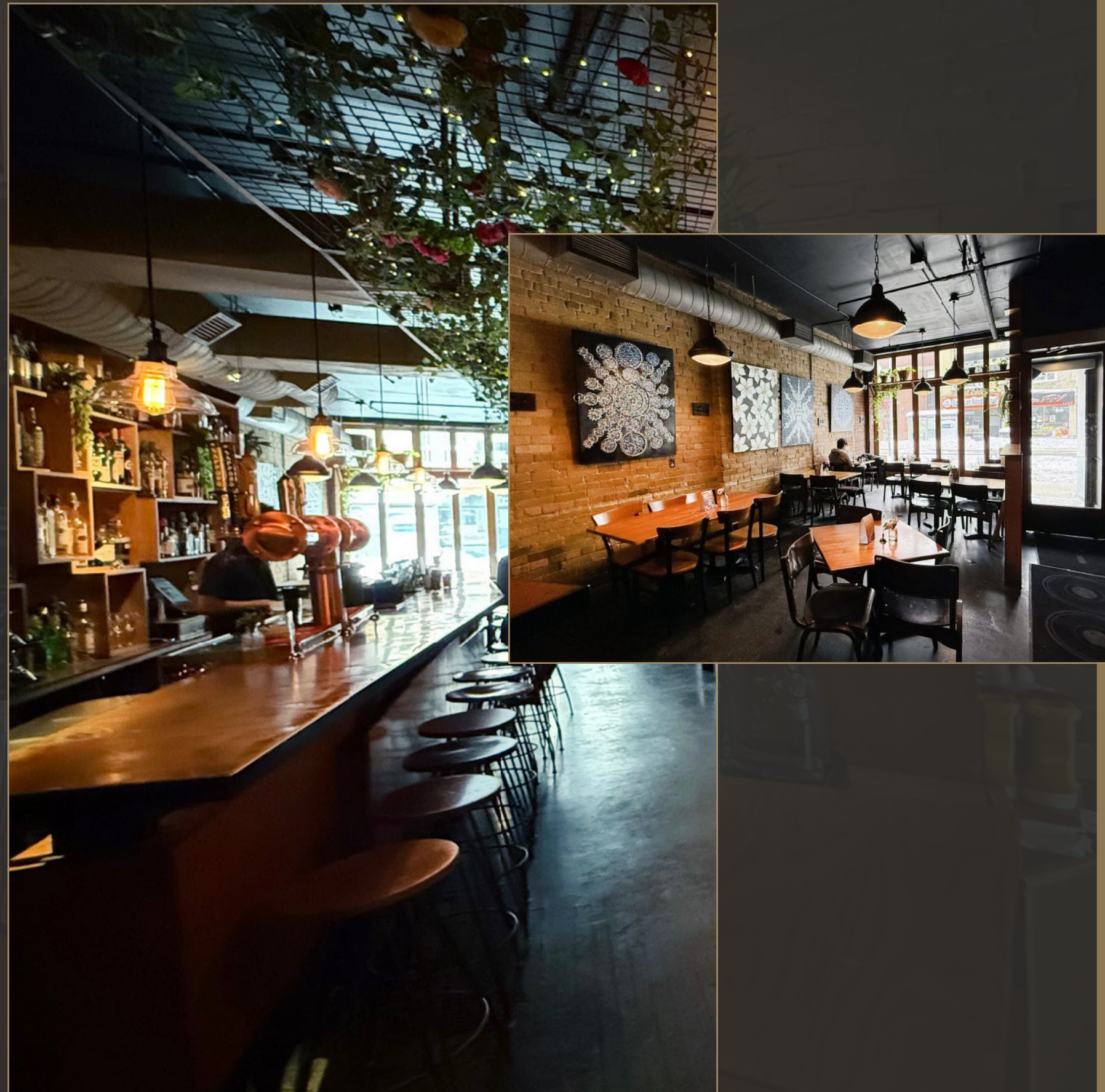
Surrounded by a high-income, well-educated population that ensures consistent tenant demand.

## 5. EXCELLENT TRANSIT CONNECTIVITY

Easy access to Bathurst and Christie subway stations and nearby streetcar lines.

## 6. FUTURE DEVELOPMENT POTENTIAL

Potential to reposition or lease units for increased revenue and asset appreciation.



# INVESTMENT SNAPSHOT

<b>Property Type</b>	Mixed-Use (Commercial & Residential)
<b>Listing Price</b>	\$3,900,000
<b>Total Building Area</b>	Ground Level approx. 2,335.77 sq ft + Two Residential Units (2nd & 3rd floor)
<b>Lot Size</b>	2,336 sq ft (21.5 ft x 106.91 ft)
<b>Zoning</b>	CR3(c2;r2.5)*2395 (Commercial/Mixed-Use)
<b>Annual Taxes (2024)</b>	\$32,020.63
<b>Transit Access</b>	Bathurst & Christie Subway Stations
<b>Nearby</b>	University of Toronto, Mirvish Village, Christie Pits Park, Bloor Street Retail Corridor



# PROPERTY BREAKDOWN & INVESTMENT HIGHLIGHTS

## GROUND FLOOR – RESTAURANT SPACE

- Fully operational restaurant (owner-occupied)
- High street visibility with large storefront
- Established business with strong local presence
- Bathrooms located in the basement

## BASEMENT

- Storage and food prep area for the restaurant
- Includes bathrooms used by restaurant clients
- Potential for functional expansion or reconfiguration

## SECOND FLOOR – RESIDENTIAL UNIT 1

- 2-bedroom residential unit (currently used as an office)
- Full kitchen
- 3-piece bathroom
- Potential for residential or commercial leasing

## THIRD FLOOR – RESIDENTIAL UNIT 2

- 2-bedroom residential unit
- Full kitchen
- 3-piece bathroom
- Ideal for luxury rental conversion or office space

## PARKING

- No on-site parking
- Ample street parking and excellent public transit access nearby



# LOCATION & MARKET ANALYSIS

## DEMOGRAPHICS & EMPLOYMENT TRENDS

### Average Household Income

\$143,362 (neighbourhood)  
\$197,547 (commercial district)  
\$140,072 (Toronto-wide)

### Employment Rate

78% employed  
22% unemployed

### Top Professions

Social Science, Education, Government, and Religious Occupations  
Business, Finance, and Administration Professionals

### Education Levels

71% University Graduates  
7% College Graduates  
15% High School Diploma Holders

## GROWTH DRIVERS & DEVELOPMENT CONTEXT

### Nearby Developments & Growth Drivers

University of Toronto Expansion & Student Housing Demand  
Mirvish Village Redevelopment Increased Retail Foot Traffic

Transit Expansion & Infrastructure Improvements in The Annex



# STRATEGIC LOCATION & GROWTH POTENTIAL

A HIGH-TRAFFIC, HIGH-DEMAND NODE IN THE HEART OF THE ANNEX AND KOREATOWN.

## WALKING DISTANCE TO KEY DESTINATIONS

- Surrounded by major retail, dining, and cultural attractions
- Ideal for both residents and business visibility

## HEAVY FOOT TRAFFIC & RETAIL DEMAND

- Located on Bloor Street West, a thriving commercial corridor
- Consistent pedestrian flow and retail activity

## EXCELLENT TRANSIT CONNECTIVITY

- Short walking distance to Bathurst and Christie Subway Stations
- Easy access to TTC streetcar and bus lines

## NEARBY LANDMARKS

- University of Toronto – St. George Campus
- Mirvish Village Development
- Christie Pits Park
- Bloor Street Retail & Entertainment District



# INVESTMENT OPPORTUNITY & NEXT STEPS

IDEAL FOR INVESTORS, OPERATORS, AND DEVELOPERS  
SEEKING LONG-TERM VALUE AND FLEXIBILITY.

## INVESTORS

- Strong potential for passive rental income
- Solid asset in a high-demand mixed-use corridor
- Long-term capital appreciation

## OWNER-OPERATORS

- Opportunity to assume a successful restaurant business
- Benefit from an established clientele and prime visibility

## DEVELOPERS

- Possibility to reposition or enhance residential/commercial layout
- Maximize property value and income streams

This is a rare opportunity to acquire a strategically located, income-producing property with built-in flexibility and growth potential. Whether you're an investor, entrepreneur, or developer, 563 Bloor Street W is a valuable addition to your portfolio.

**FOR MORE INFORMATION OR TO  
SCHEDULE A PROPERTY TOUR, CONTACT  
US TODAY.**



# GET IN TOUCH

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