JLL

555 Yonge Street

FOR SALE

Retail Investment Opportunity at Yonge & Wellesley





THE *Opportunity*

Jones Lang LaSalle Real Estate Services, Inc. is pleased to offer for sale the stratified freehold retail located at **555 Yonge Street (the "Property" or "Offering")** in Downtown Toronto. Comprising 6,714 square feet with dual corner frontage at Yonge Street and Wellesley Street, the Property offers a carefree triple-net investment opportunity that is 100% occupied by the Bank of Nova Scotia (Scotiabank) and Tim Hortons with 2.93 years of lease term remaining.

Situated at Yonge Street and Wellesley Street, the Property is located directly across from Wellesley TTC station. The Offering is surrounded by notable landmarks and amenities, benefits from excellent transit access, and sits within walking distance of the University of Toronto, Toronto Metropolitan University, and Yorkville.

Gross Leasable Area
6,714 SF

Frontage (Yonge Street)
92 FT

Frontage (Wellesley Street)
109 FT

Ceiling Height
18'

Occupancy Rate
100%

Number of Tenants
2

WALT
2.93 YEARS

Walk Score
99



TENANT *Overview*

Scotiabank®

Scotiabank is one of Canada's Big Five banks and a leading financial institution with a global footprint spanning Canada, the United States, Mexico, and Latin America. Founded in 1832 and headquartered in Toronto, Scotiabank serves over 25 million customers worldwide and maintains a full-service branch network across Canada, offering retail banking, wealth management, and commercial banking services. As a publicly traded, investment-grade credit (rated A/A2/A by S&P, Moody's, and DBRS respectively), Scotiabank represents a best-in-class covenant tenancy, providing exceptional cash flow security and long-term income stability for ownership.

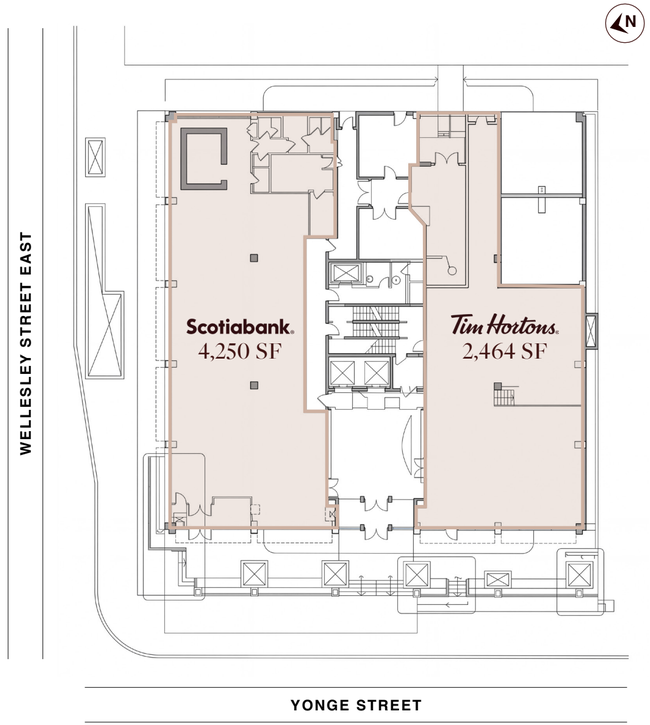




Tim Hortons®

Tim Hortons is Canada's largest quick-service restaurant chain and a cultural institution nationally, with over 4,000 locations across Canada and an expanding international presence. Founded in 1964 in Hamilton, Ontario, the brand is synonymous with coffee, baked goods, and everyday convenience, drawing consistently high customer traffic and frequency. Tim Hortons operates under Restaurant Brands International (RBI) (NYSE/TSX: QSR), a global quick-service restaurant powerhouse that also owns Burger King, Popeyes, and Firehouse Subs.

FLOOR *Plan*



INVESTMENT *Highlights*

- Fully occupied asset with investment grade tenants and right-sized retail units
- Scotiabank tenancy for 30+ years, securing strong covenant for 63% of GLA
- Dual street frontage at major intersection
- Functional retail layout with 18' ceiling heights
- Urban and transit oriented location with high street visibility
- Rapid residential growth and development nearby

LOCATION
Overview

555 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 Wellesley 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 Offering'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.



DEMOGRAPHICS - 1KM

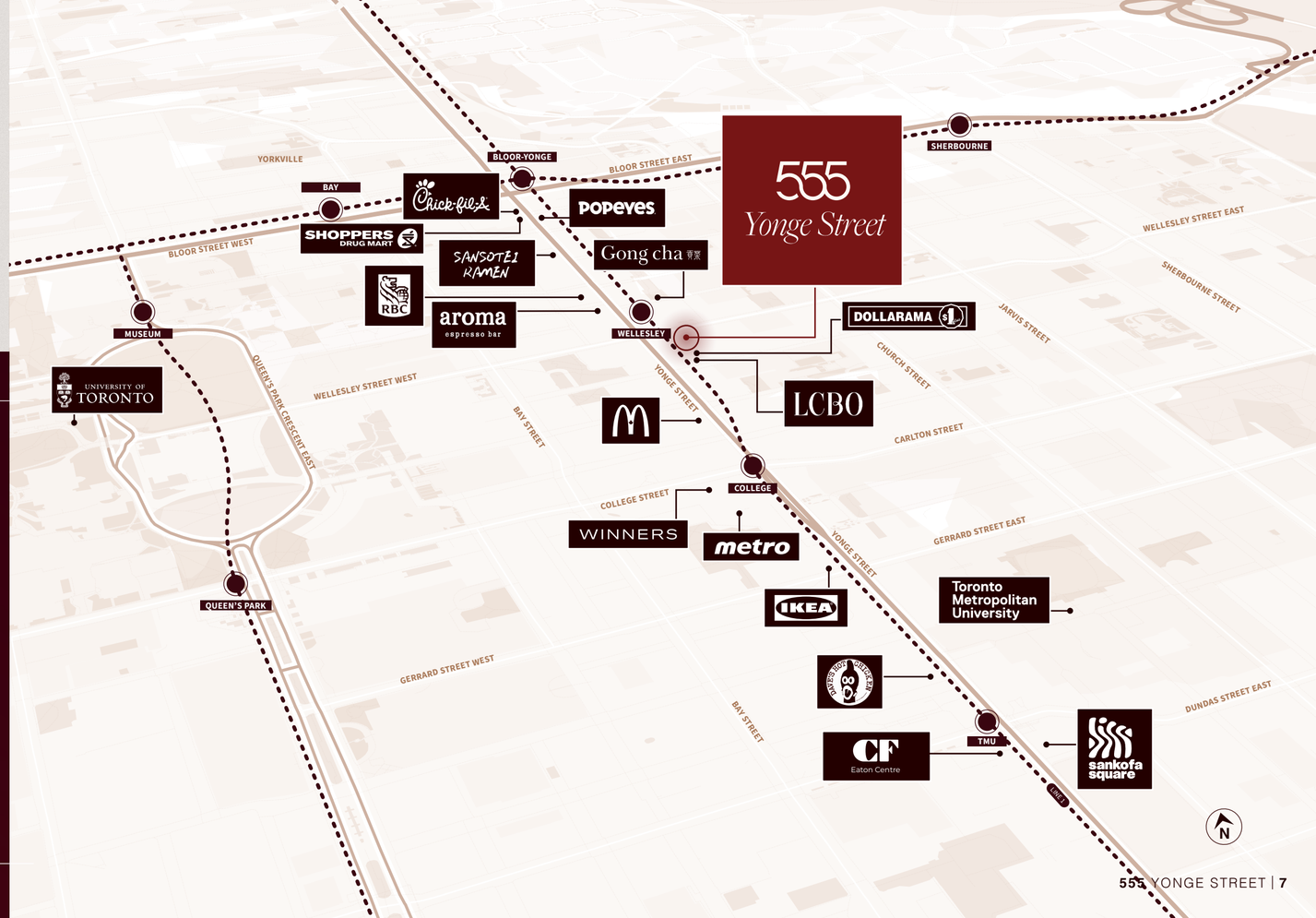
TOTAL POPULATION
104,624

DAYTIME POPULATION
154,445

AVG. HOUSEHOLD INCOME
$125,234

MEDIAN AGE
34.2

Source: Environics 2026



555 Yonge Street

FINANCING & OFFERING PROCESS

FREE & CLEAR

The Property is 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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