

# 45 BASEBALL PLACE

## RETAIL FOR SALE

Brand-New Condo Retail Unit at the  
Base of The Riverside Square Master  
Planned Community





# The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") is pleased to offer for a condo retail unit in Riverside Square (the "Property" or the "Site"), a collection of five dynamic buildings situated on a 4.5-acre parcel of land at the edge of Queen Street East and the Don Valley Parkway.

Riverside Square is the latest mixed-use development by Streetcar, Downtown Autogroup, and Dream. This master-planned community is comprised of 915 residential units as well as 60,000 square feet of retail/office space. Additionally, attached to the development, Downtown Autogroup, in partnership with Streetcar and Dream, have developed the largest automotive dealership in the GTA, in a first-of-its-kind automotive retail environment. The high volume of daily visitors to and from the dealership will be an added benefit to the surrounding retail and commercial business area.

QUEEN STREET EAST

BASEBALL PLACE



# Investment Highlights



Transit oriented with direct access to the 501 Streetcar and the Don Valley Parkway, providing exceptional connectivity to Downtown Toronto and surrounding areas



Neighbouring retailers include Duke's Refresher, The Broadview Hotel, Studio Lagree, Wine Rack, LCBO, BMO, Blackbird Baking Co. and Dark Horse Espresso Bar



Conveniently located directly above a public parking garage



At the base of Riverside Square, a 915 unit master planned community

45  
BASEBALL PLACE

[Access Zoning Documents Here →](#)



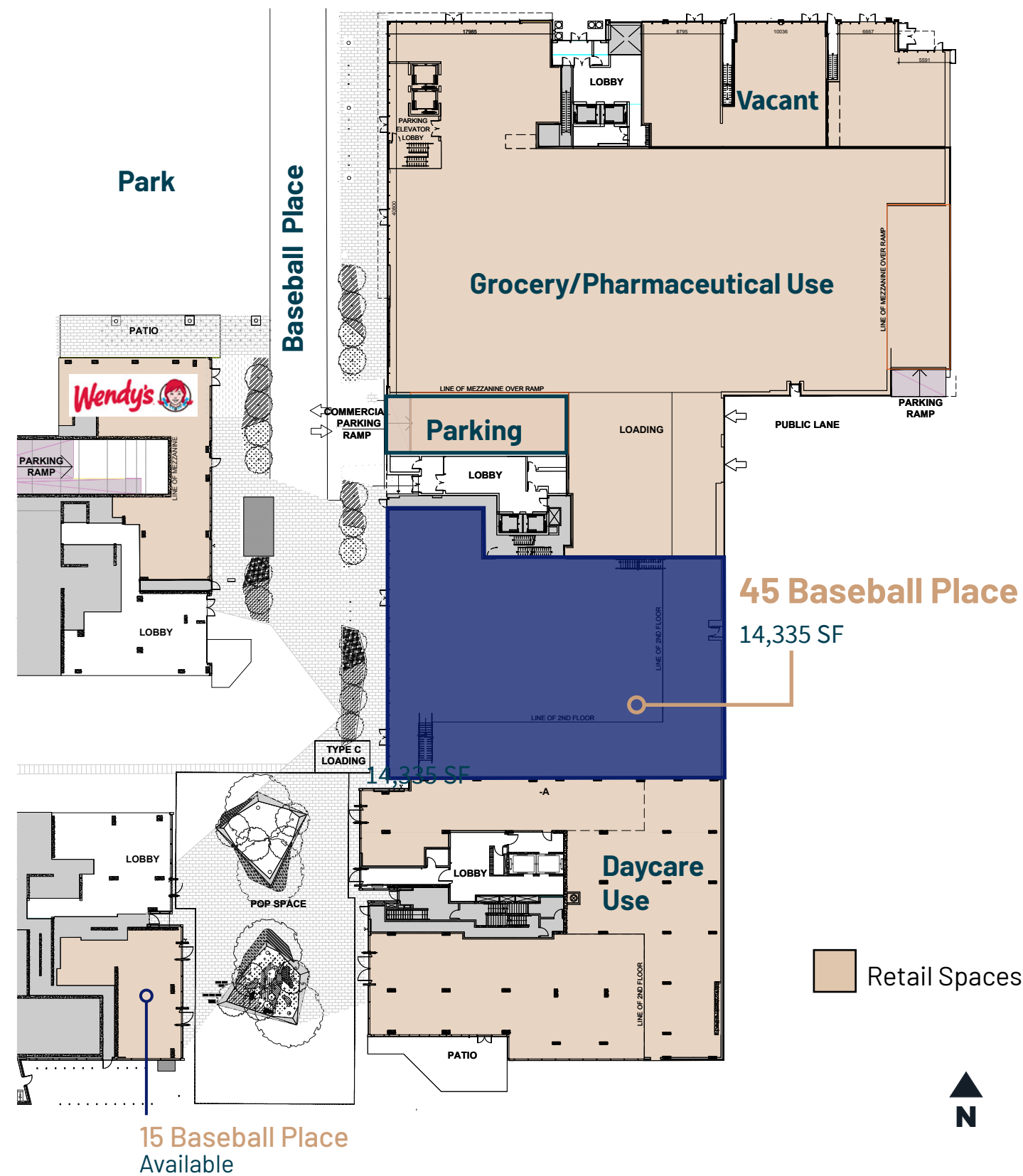
# Property Details

45 Baseball Place: 14,335 SF

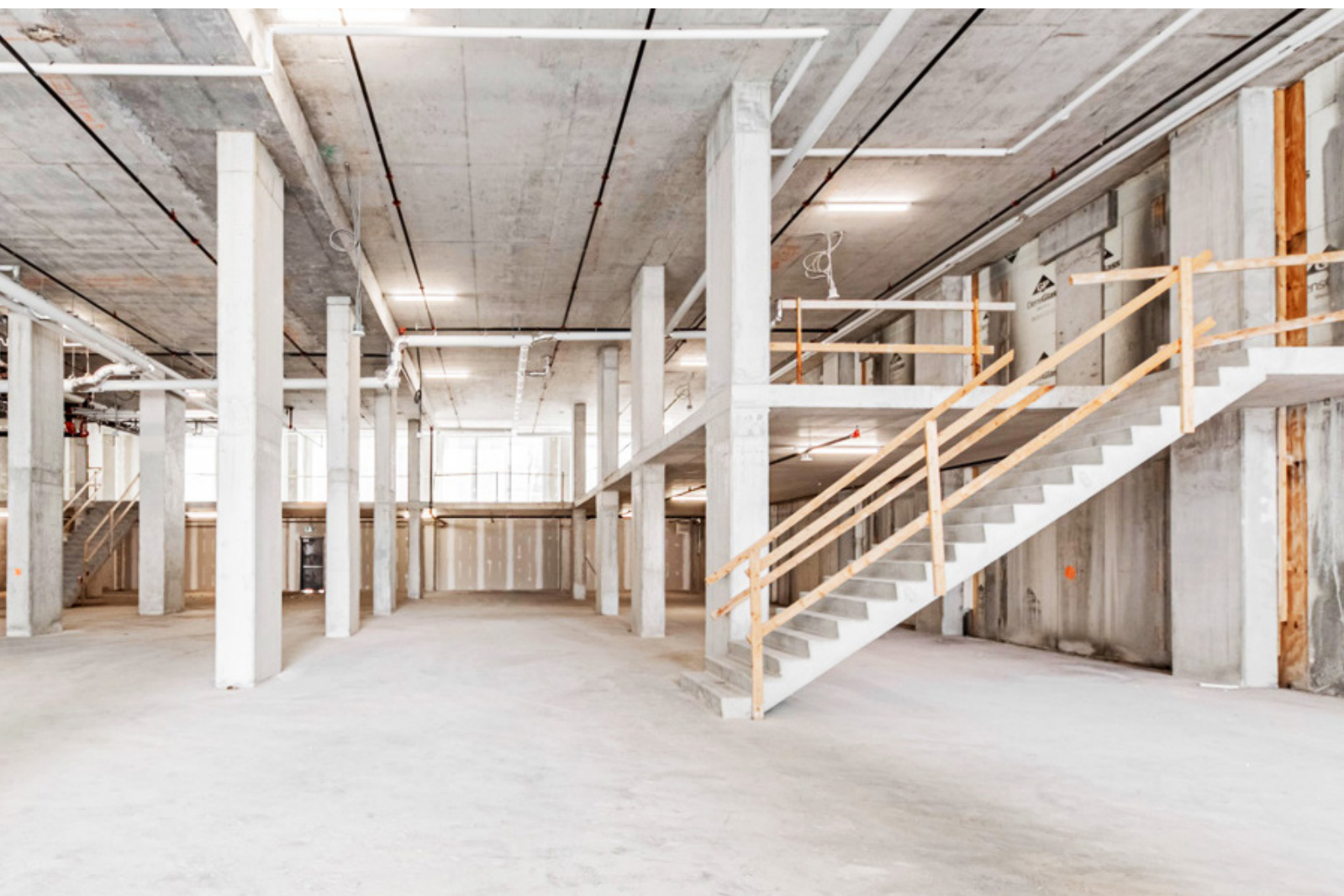
Premises:	Ground Floor: <b>11,182 SF</b> Mezzanine: <b>3,153 SF</b>
Price	\$ 6,000,000
Ceiling Heights	20 Feet
Frontage	90 Feet
Shared Facilities Cost	\$0.38 PSF (Est. 2025)
Details	
Possession	Immediately
Ownership	Stratified Freehold
Property Taxes	\$6.53 PSF (Est. 2025)
Utilities	Separately Metered
Shipping/Receiving	Front Loading
Zoning	MCR
Parking	Underground Commercial Public Parking

# Site Plan

Queen Street East



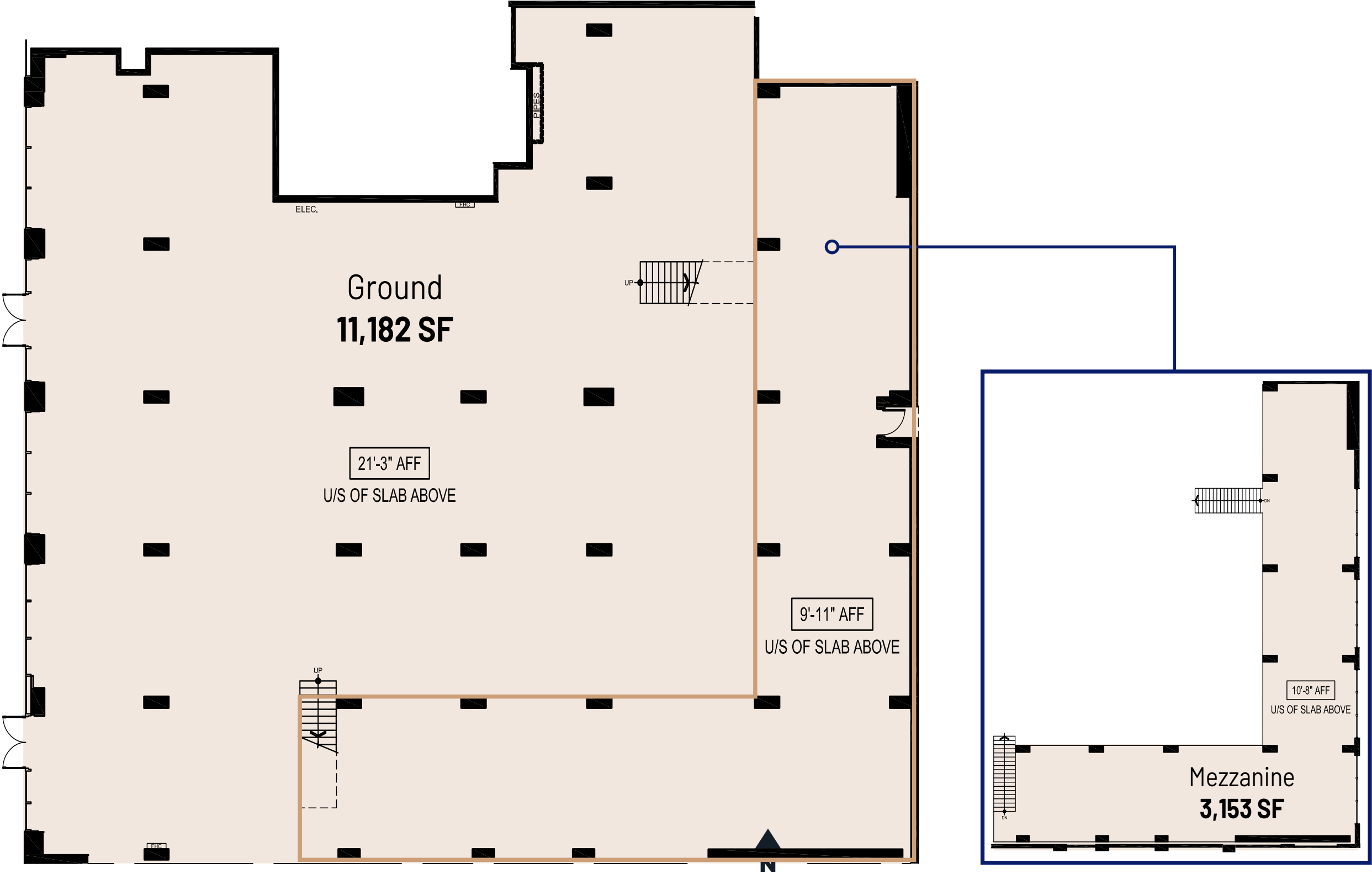






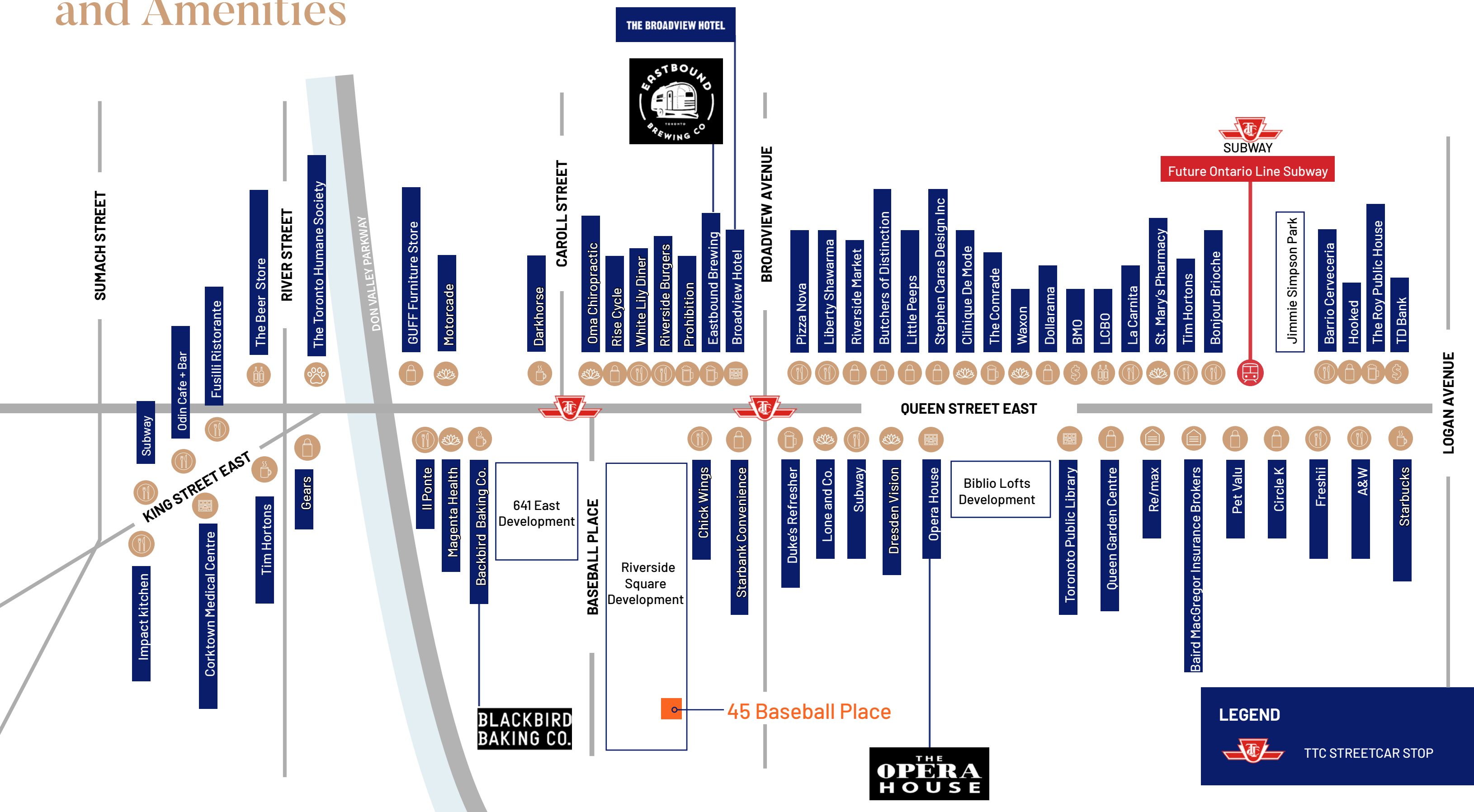
# Floor Plan

45 Baseball Place: **14,335 SF**



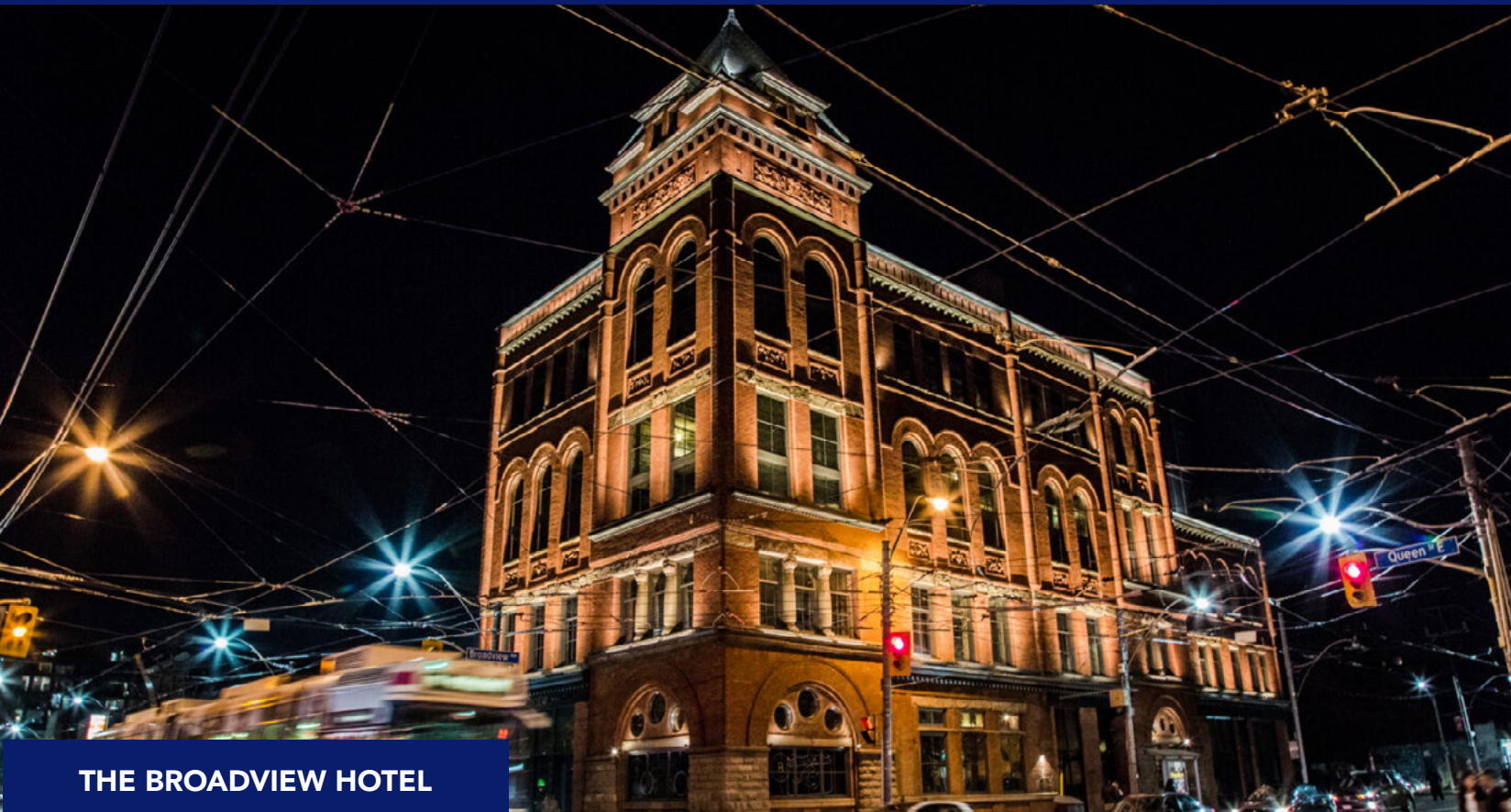


# Neighbouring Retailers and Amenities





# Notable Area Retailers and Landmarks



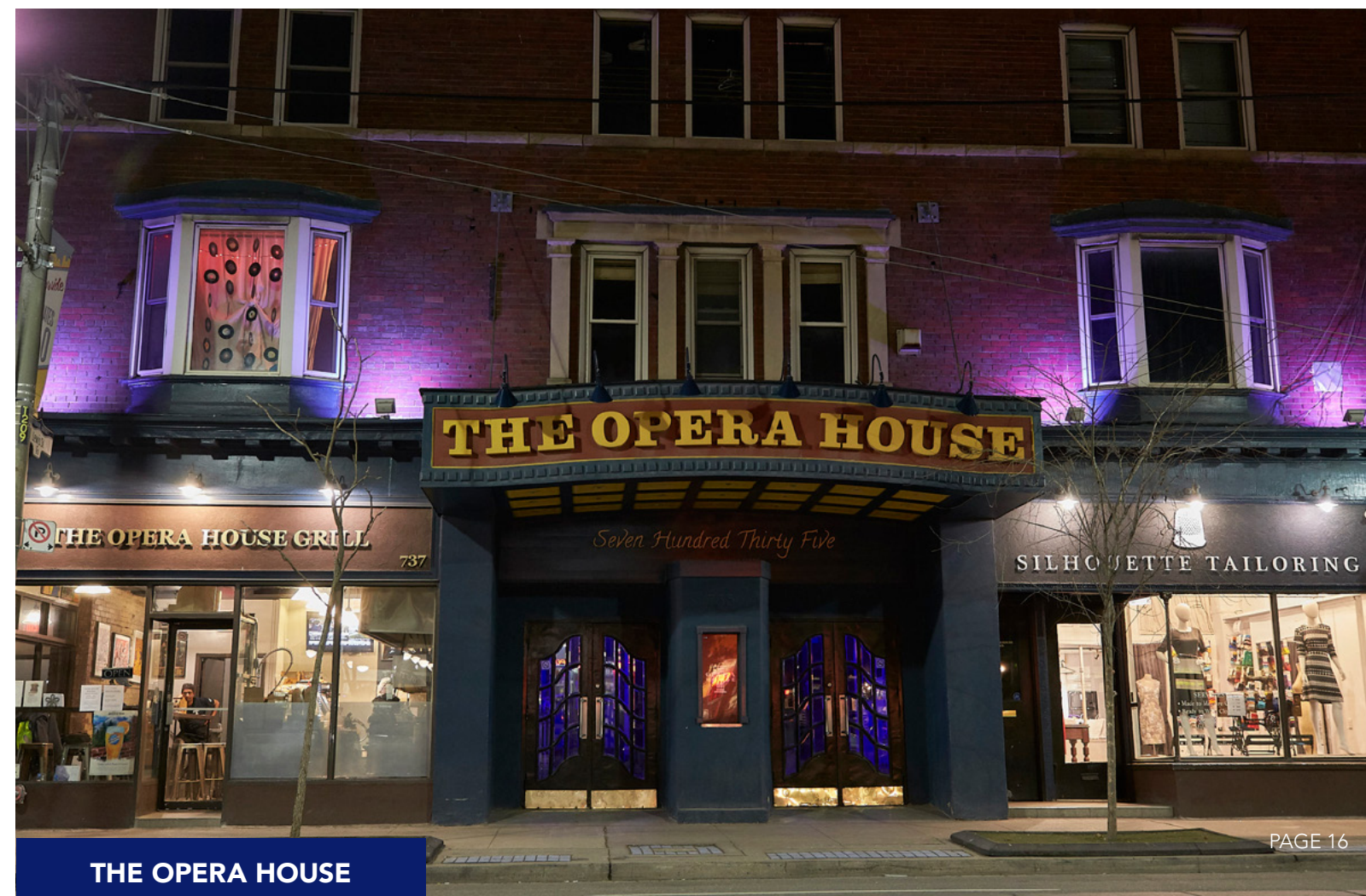
THE BROADVIEW HOTEL



DOWNTOWN TOYOTA



BLACKBIRD BAKING CO.



THE OPERA HOUSE

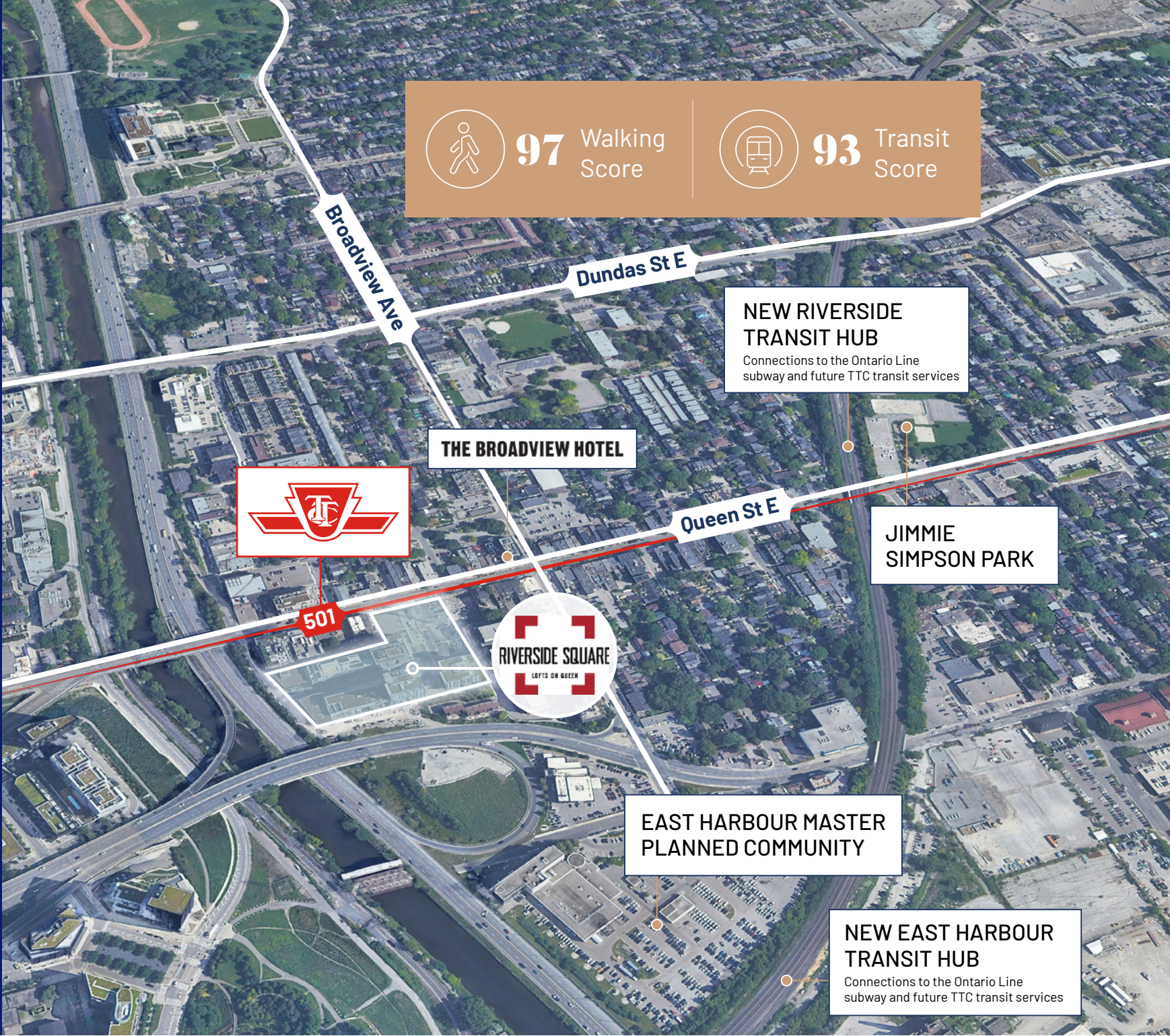


# Area Overview

Located on the southern boundary of Riverside, one of Toronto’s rapidly expanding and intensifying locales, the Property is predominantly surrounded by a unique mix of single-family homes and rustic employment lands, creating old Toronto feels. Offering direct access to the Don Valley Parkway and the Queen Street TTC streetcar line, Riverside provides exceptional connectivity to the downtown core and elsewhere across the Greater Toronto Area (“GTA”). With expanding existing infrastructure and affordability concerns in the downtown core continuing to mount, the immediate area is poised for continued future growth, ultimately increasing the customer base of the Property.

# Area Demographics

	0.5 KM	1 KM	1.5 KM
Total Population	8,509	33,752	65,946
Daytime Population	8,582	32,984	65,965
Total No. of Household	4,658	16,678	32,650
Average Household Income	\$143,889	\$134,871	\$136,040
Median Population Age	34.9	35.5	36.8



# Riverside Square Overview




915

Residential units



60,000 SF

Retail/Office Space



150,000 SF

Of above grade automotive showrooms



500+

Cars serviced on a daily basis



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## Free & Clear

The property will be 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:

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