

FREESTANDING COMMERCIAL BUILDING

A RARE CHANCE TO LEASE PRIME COMMERCIAL SPACE IN ONE OF
TORONTO'S MOST SOUGHT-AFTER NEIGHBORHOODS.

8 EASTERN AVE, TORONTO ONTARIO



13,670 SF (DIVISIBLE)



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STRATEGIC LOCATION IN TORONTO'S HIGH GROWTH CORKTOWN DISTRICT

8 Eastern Avenue is a prime commercial leasing opportunity in the heart of Corktown, one of Toronto's most rapidly evolving neighborhoods. This high-demand area is driven by ongoing residential and commercial development, making it an ideal location for businesses seeking strong visibility, a built-in customer base, and exceptional accessibility.

A Rare Leasing Opportunity in a Thriving Commercial Node

With significant area development, unmatched transit access, and a growing residential base, 8 Eastern Avenue offers businesses a strategic advantage in one of Toronto's most desirable commercial locations. Position your business for success in this dynamic retail and office market.

- High-Growth Market: Over 8,000 new residential units planned within a 0.5km radius, creating a steady influx of potential customers.
- Surrounded by Major Developments: Steps from Canary District, Distillery District, King East Design District, and Leslieville—all attracting significant foot traffic and premium clientele.
- Excellent Transit & Connectivity via Subway, Bus & streetcar
- Highway Access: Immediate proximity to Gardiner Expressway & Don Valley Parkway (DVP)
- Future Corktown Subway Station: Part of the Ontario Line, further increasing accessibility & property value.
- Strong Retail & Business Presence: Established retailers, boutique shops, cafés, and restaurants create a high-energy commercial hub, driving daily traffic and customer engagement.

WELCOME TO 8 EASTERN AVENUE

A dynamic and flexible commercial space designed for high-impact businesses.

Prime Location | Versatile Space | Seamless Connectivity



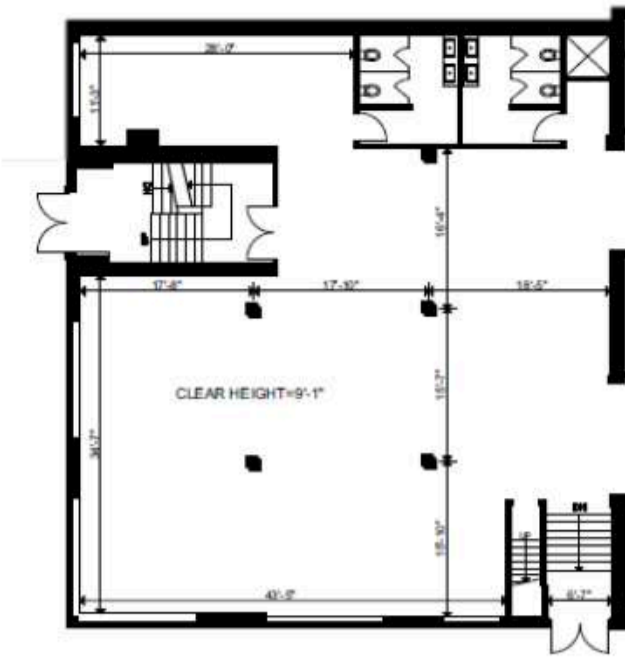
- 📍 **Location:** 8 Eastern Ave, Toronto
- 🏢 **Total Size:** 3,470 - 13,670 SF
- 🚗 **Parking:** 10 Spots
- 🏗️ **Building Type:** Commercial/Retail
- ⚡ **Zoning:** Commercial Residential (CR SS2)
- 💰 **Net Rent:** \$20 - \$45.00 / SF
- 💰 **TMI:** \$15
- 📅 **Availability:** Immediately

SPACE BREAKDOWN & FLOOR PLAN OPTIONS

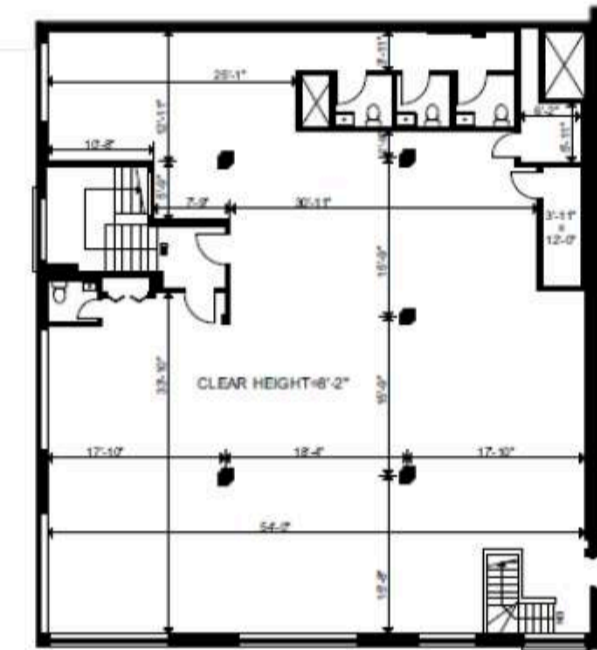
Customizable Leasing Options

- Option 1 Full Building 13,670 SF
- Option 2 Ground Floor 3,470 SF
- Option 3 Second Floor 3,470 SF
- Option 4 Basement 6,730 SF
- Option 5 Ground + Second Floor 6,940 SF
- Option 6 Basement + Ground Floor 10,200 SF

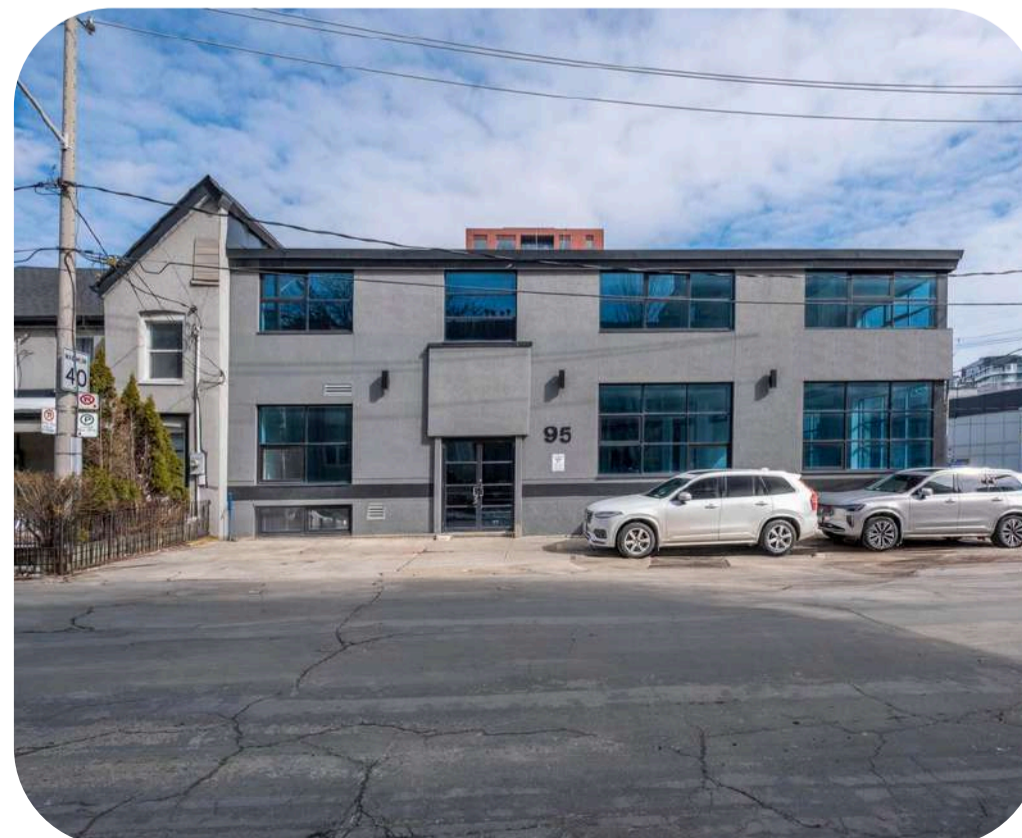
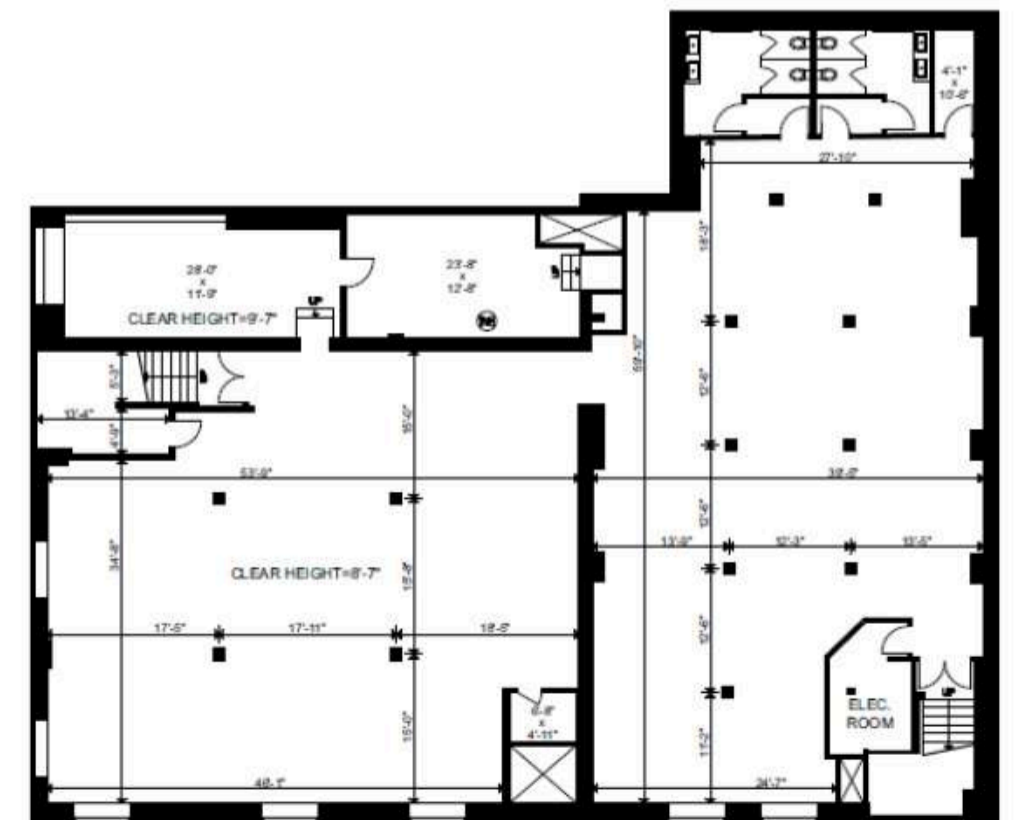
FIRST FLOOR
3,470 SF



SECOND FLOOR
3,470 SF



BASEMENT
6,730 SF

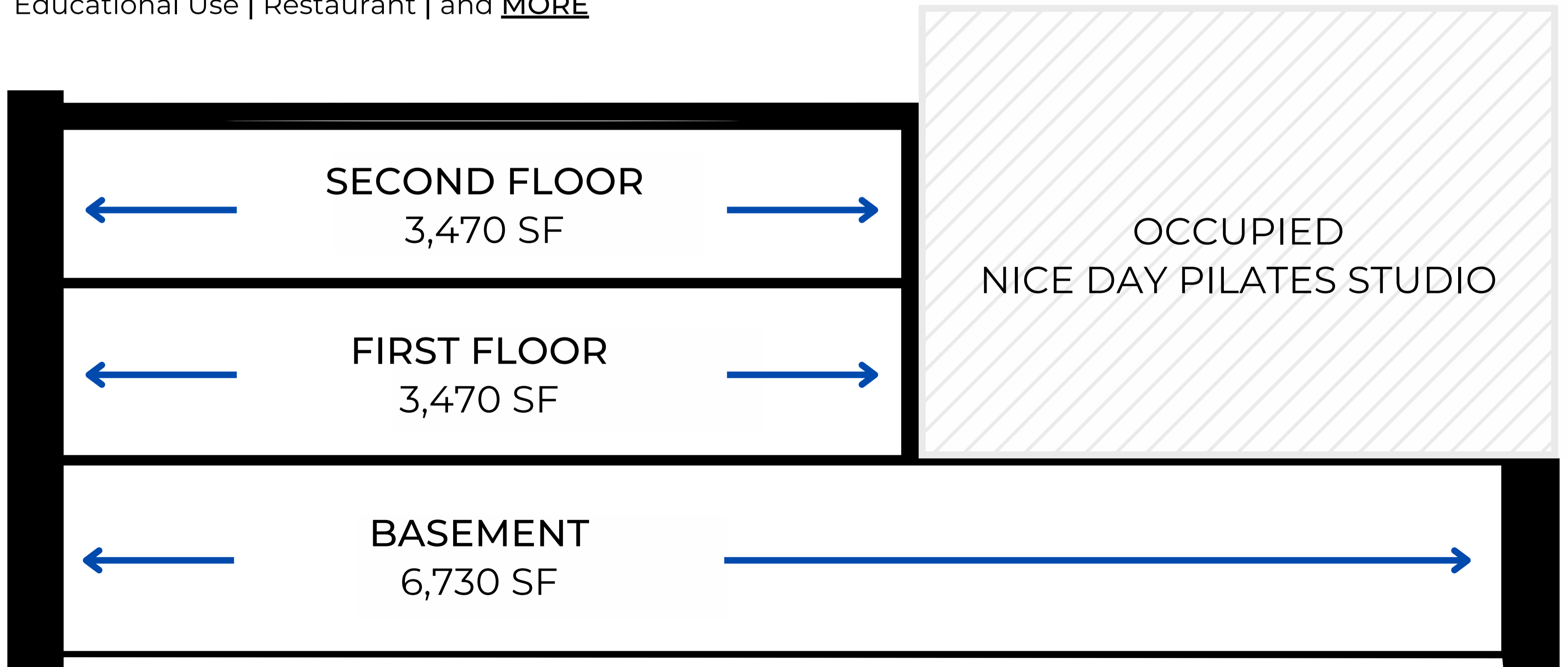


SPACE BREAKDOWN & FLOOR PLAN OPTIONS

Potential Uses

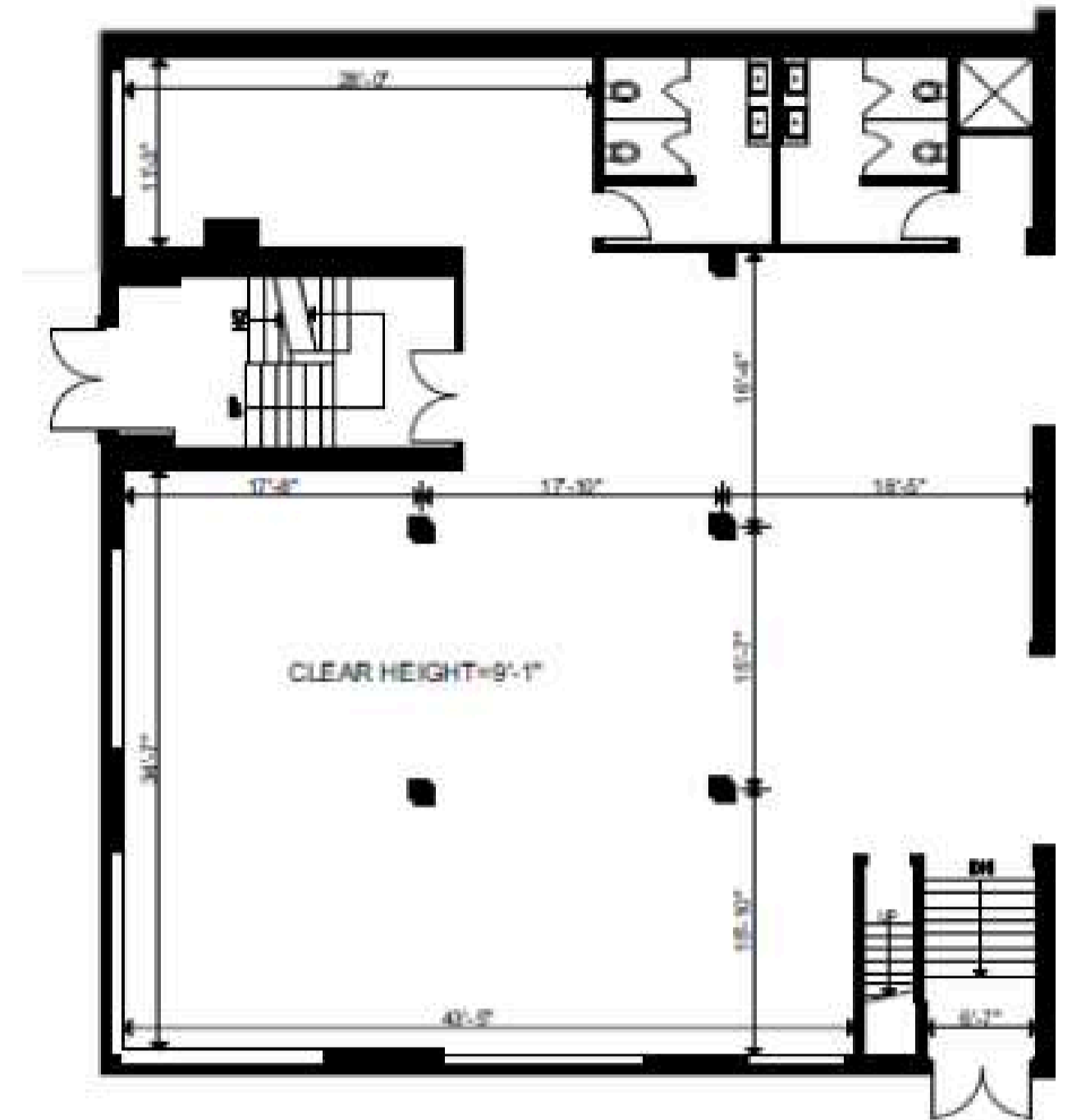
[View Permitted Uses](#)

Medical | Veterinary Clinic | Retail | Wellness Centre |
Educational Use | Restaurant | and MORE



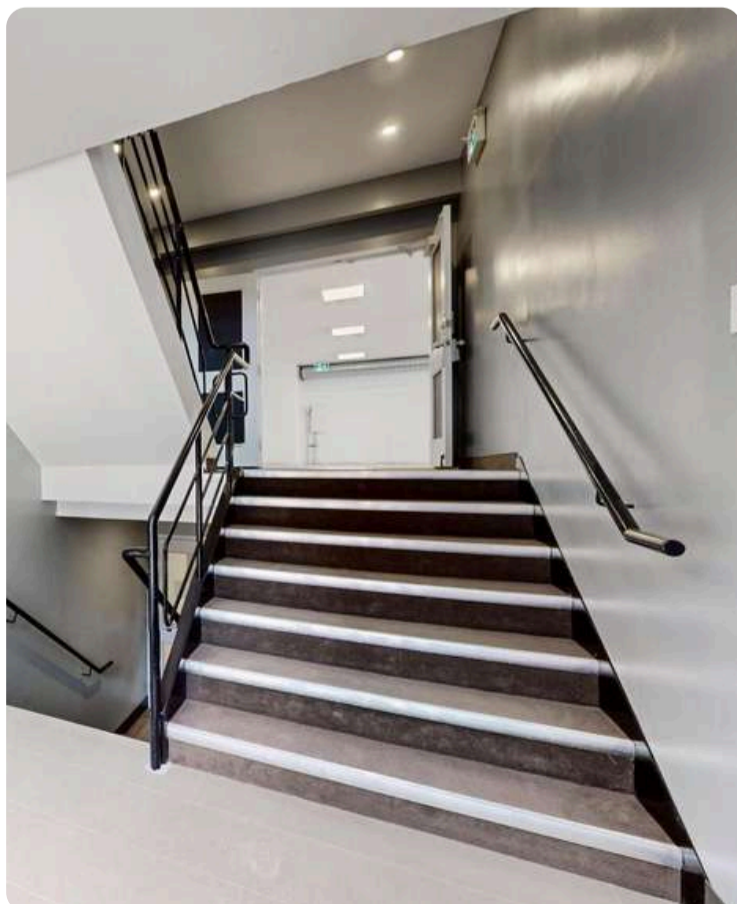
FIRST FLOOR

3,470 sqft | \$45/SF



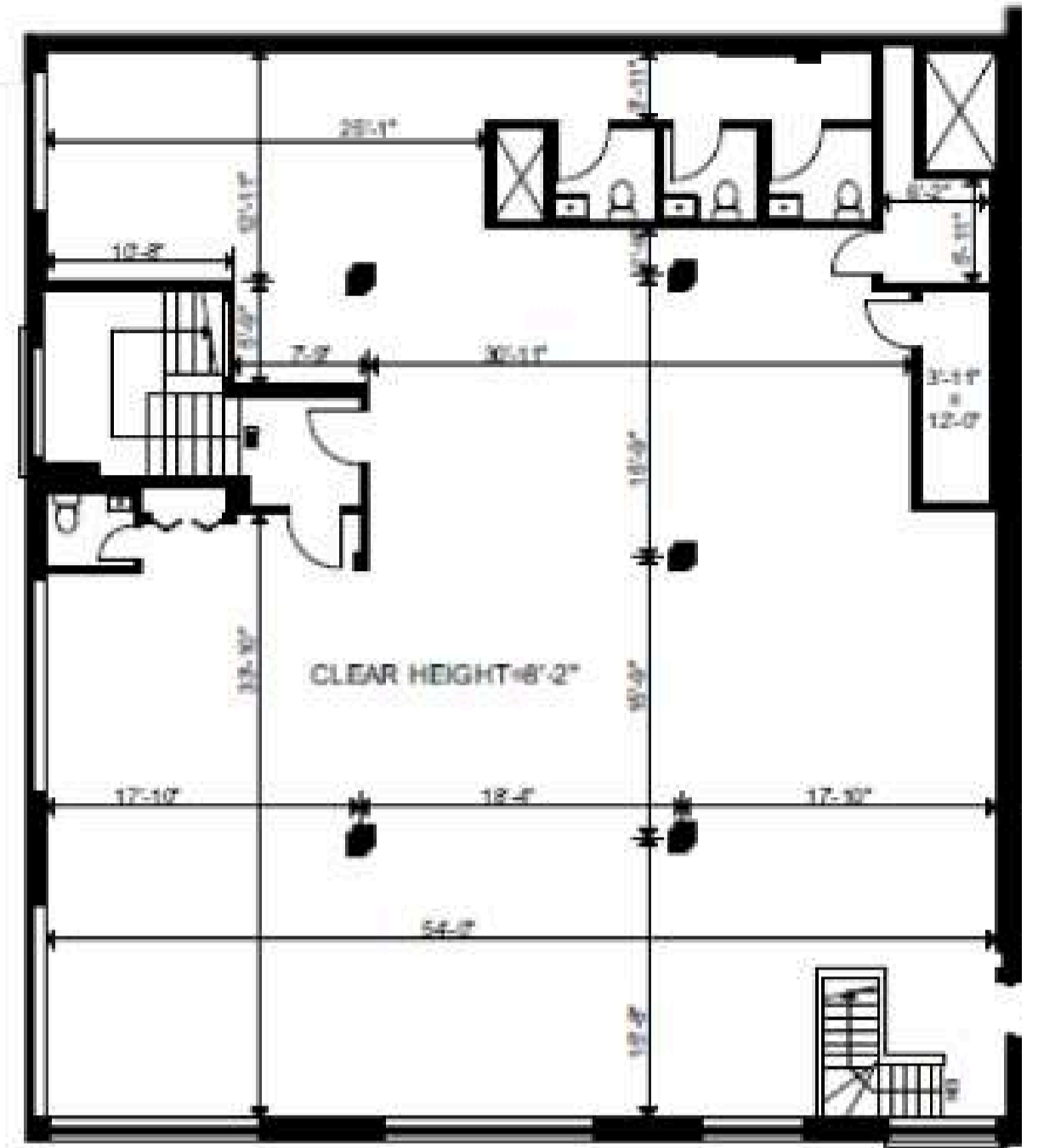
FEATURES

- Surface Parking Available
- Versatile Spaces
- Walking Distance to Transit
- Prime Location with Nearby Amenities
- Corner Unit
- Dual Entrance
- Large Windows
- Recently Renovated



SECOND FLOOR

3,470 sqft | \$45/SF



FEATURES

- Surface Parking Available
- Versatile Spaces
- Walking Distance to Transit
- Prime Location with Nearby Amenities
- Corner Unit
- Large Windows
- Recently Renovated



THE NEIGHBOURHOOD

8 Eastern Avenue is strategically located Corktown minutes from downtown Toronto with seamless access to key transit routes.

 Walk Score:

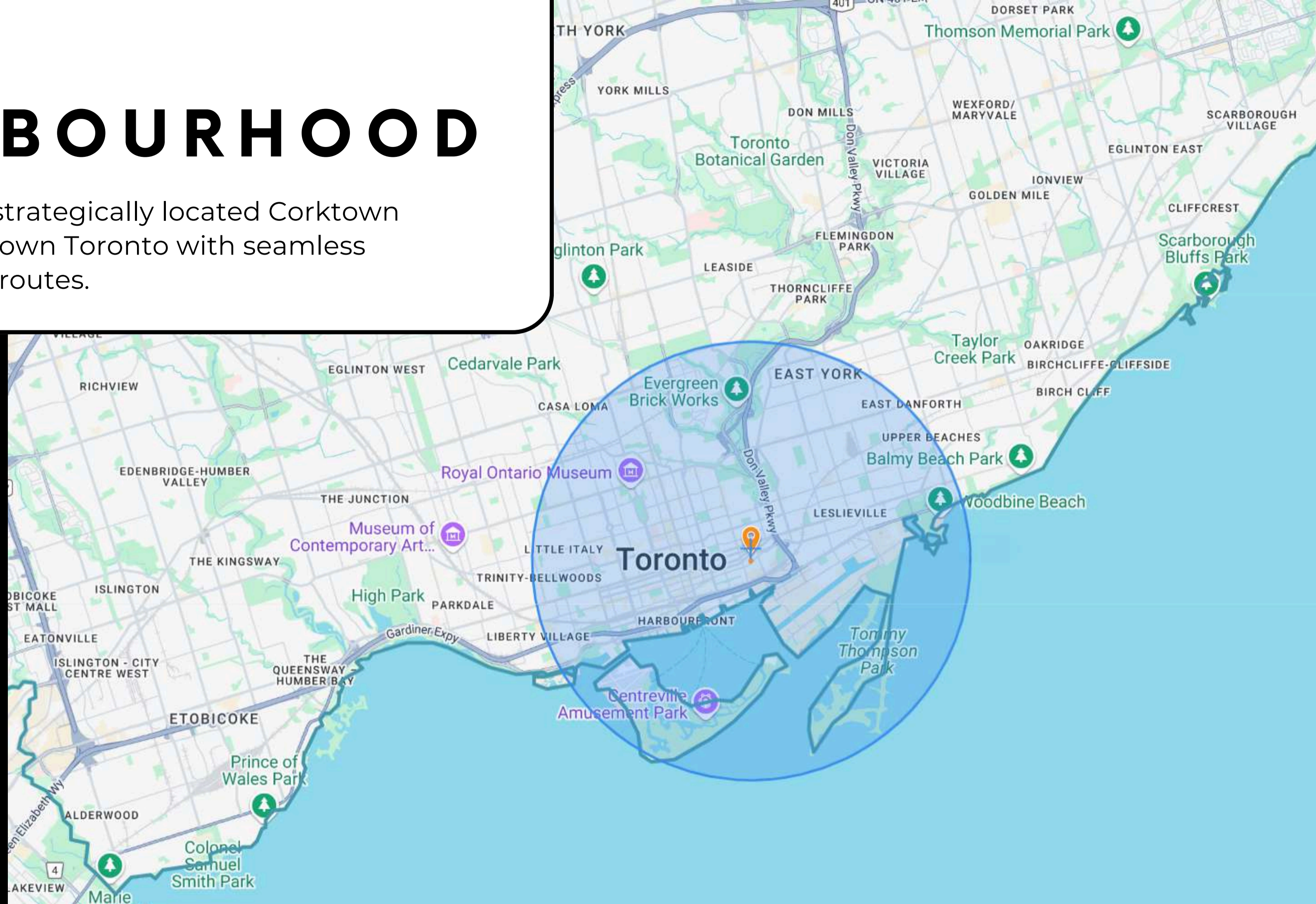
95

 Transit Score:

68





 Traffic Score:




94

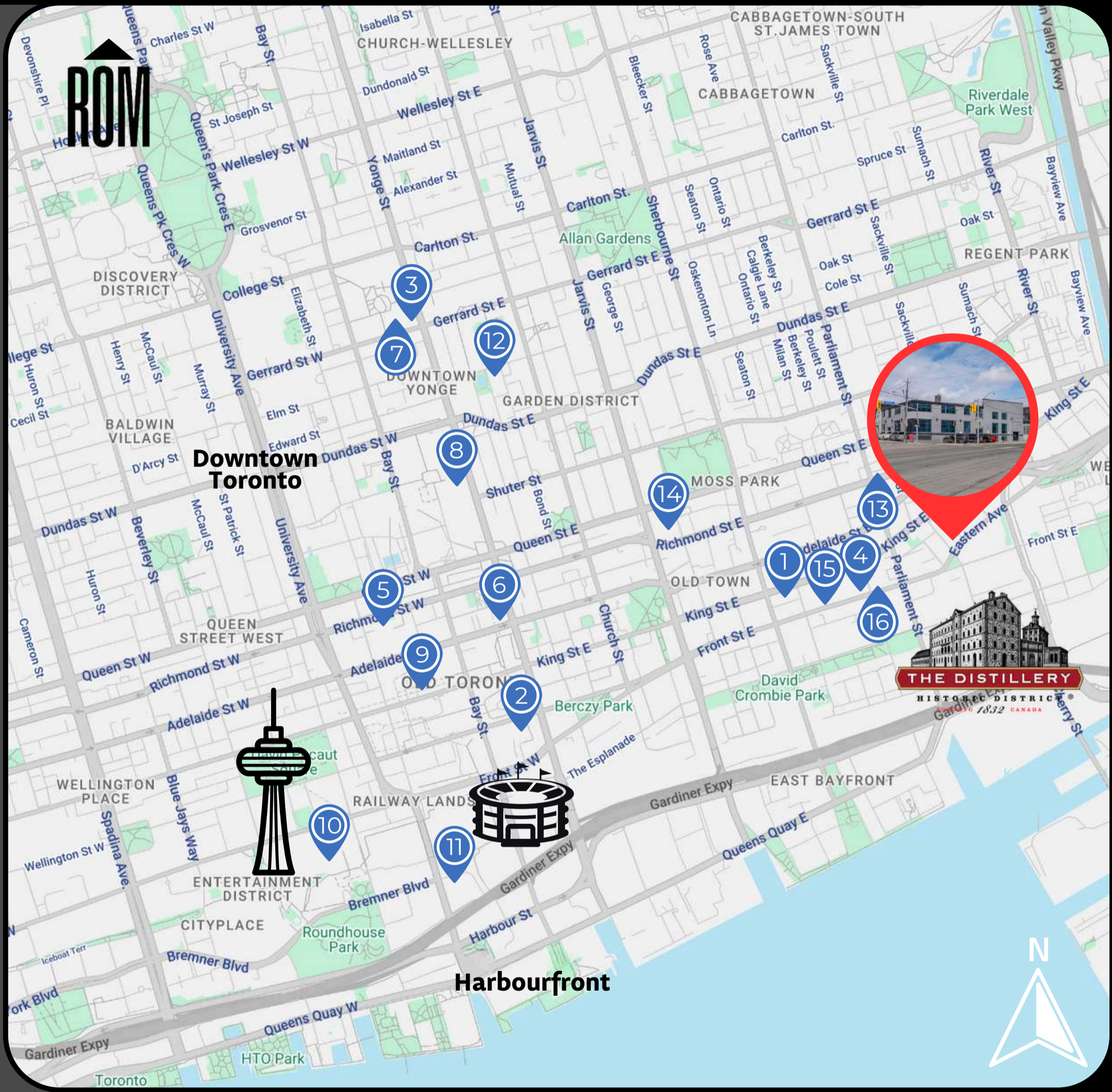


-  650m to Gardiner Expressway
-  1.3km to Don Valley Parkway (DVP)
-  Streetcar Steps Away (Queen Street East)
-  4.9km to Billy Bishop Airport
-  27.1km to Toronto Pearson Airport

Neighbourhood Demographics (5KM Radius):

-  Population: 538,700
-  Households: 284,540
-  Average Household Income: \$129,865
-  Daytime Population: 1,037,488

- ① Scotia Bank
National Bank
- ② TD Bank
- ③ RBC Royal
Bank
- ④ BMO Bank
Of Montreal
- ⑤ Google Toronto
- ⑥ Deloitte
- ⑦ Aurora Concourse
Shopping Mall
- ⑧ CF Toronto Eaton
Centre
- ⑨ First Canadian
Place
- ⑩ Metro Toronto
Convention Centre
- ⑪ Metro Toronto
Convention Centre
- ⑫ Toronto
Metropolitan
University
- ⑬ Shell Gas Station
- ⑭ Petro Canada
- ⑮ LCBO
- ⑯ Body + Soul
Fitness
-  CN Tower
-  Scotiabank Arena
-  Royal Ontario
Museum





WHY 8 EASTERN AVENUE?

- ✓ Prime Signage & Branding Exposure – Unmatched visibility at a high-traffic intersection.
- ✓ Freestanding Building Advantage – More control over space, branding, and access.
- ✓ Newly Renovated Interior – Featuring floor-to-ceiling windows, high ceilings, and modern bathrooms.
- ✓ High Ceilings & Open-Concept Layouts – Perfect for a luxury retail presence, professional office, Health and Wellness, Medical and MORE.
- ✓ Exclusive Parking Availability – 10 onsite spaces (a rare feature in downtown Toronto).
- ✓ Strong Co-Tenancy & Vibrant Retail Mix – Surrounded by trendy cafés, boutique stores, and high-end retailers.

8 EASTERN AVE, TORONTO

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