

135 ISABELLA STREET



Capital Markets
Real Estate Group

PREMIER DOWNTOWN TORONTO
DEVELOPMENT OPPORTUNITY



135

THE OPPORTUNITY

RBC Capital Markets Realty Inc. (the “Advisor”) is pleased to offer for sale a 100% interest in 135 Isabella Street, a 0.58 acre transit-oriented development site located in a prime Downtown Toronto neighbourhood, and zoning approved for a 69-storey residential tower comprising over 560,000 sf of Gross Floor Area (“135 Isabella”, the “Property” or the “Site”). Currently improved with a 9-storey, 80 suite multifamily building, the Property benefits from quality holding income through the pre-development phase. 135 Isabella offers investors a compelling opportunity to acquire a near shovel-ready development site with the potential to build over 560,000 sf of GFA.

Located in a prime residential node along Isabella Street between Jarvis Street and Sherbourne Street in Downtown Toronto, 135 Isabella benefits from superior transit access, with Sherbourne Station on the TTC’s Bloor-Danforth Line only a 6-minute walk north, and Wellesley Station on the TTC’s Yonge-University line only a 10-minute walk west. The Property is also in close proximity to ample retail amenities (grocery stores, pharmacies, restaurants), university campuses (University of Toronto, Toronto Metropolitan University), major office employment nodes and ample greenspace.

135 Isabella offers prospective investors the opportunity to acquire a near shovel ready site and develop a landmark residential tower spanning 69-storeys, totaling over 560,000 sf of GFA in a prime residential node.



OPPORTUNITY TO ACQUIRE
A LANDMARK RESIDENTIAL
DEVELOPMENT SITE
IN A PRIME URBAN
NEIGHBOURHOOD

FINANCIAL DISTRICT

UNION STATION

YONGE-DUNDAS SQUARE

TORONTO METROPOLITAN UNIVERSITY

COLLEGE PARK

COLLEGE STATION

WELLESLEY STATION
6 MIN WALK

FRESH CO.
Fresher. Cheaper.

SHERBOURNE STATION
6 MIN WALK

BLOOR STATION
12 MIN WALK

SHOPPERS
DRUG MART

INVESTMENT HIGHLIGHTS

PRIME RESIDENTIAL DEVELOPMENT SITE IN A DYNAMIC URBAN NEIGHBOURHOOD

- Central location in a rapidly densifying urban neighbourhood that has seen significant investment in new residential housing
- Large, 0.58 acre mid-block site with over 180 ft of frontage along Isabella Street, allowing for a high-density tower
- Ample surrounding greenspace and unobstructed views, in close proximity to St. James Town West Park and the Rosedale Ravine Lands with over 8km of walking trails

OPPORTUNITY TO DEVELOP A LANDMARK RESIDENTIAL TOWER OF SCALE

- The Property is zoning-approved for a 69-storey residential tower that totals over 560,000 sf of Gross Floor Area with an FSI of 21.8x
- Zoning allows for flexibility in suite design and overall unit mix
- Currently improved with a 9-storey, 80-unit apartment building, offering attractive holding income. With significant approved density, the Site offers adequate scale to integrate the required rental replacement units into the new development



KEY COMMUTE TIMES

- 6 MINUTES TO SHERBOURNE TTC STATION
- 6 MINUTES TO DON VALLEY PARKWAY
- 8 MINUTES TO UNION STATION FROM WELLESLEY STATION



LOCATED IN ONE OF CANADA'S STRONGEST RESIDENTIAL MARKETS

- Located in one of Toronto's fastest growing urban neighbourhoods; in close proximity to Yonge and Bloor
- The submarket commands some of Toronto's strongest condo pricing, with active project pre-sales averaging \$1,622 psf
- The Yonge and Wellesley neighbourhood is also a sought-after node for renters with new-build properties in the surrounding vicinity achieving ~\$4.50 psf rents with limited new supply and strong occupancy

URBAN NEIGHBOURHOOD WITH AMPLE AMENITIES

- The area offers residents ample retail amenities, greenspace, transit connectivity and proximity to the Downtown Core—all of which continue to drive sustained demand for housing in the area
- Close proximity to a variety of demand drivers, including upscale dining, nightlife, world-class shopping, event and entertainment venues
- Growing residential demand in the area given proximity to major employment nodes including Bloor-Yorkville and Toronto's Financial District, as well as university campuses including University of Toronto and Toronto Metropolitan University

UNMATCHED TRANSIT CONNECTIVITY & ACCESS

- The Property benefits from multiple TTC transit options—a 6-minute walk north to Sherbourne Station on the Bloor-Danforth line, and a 10-minute walk west to Wellesley Station on the Yonge-University line, providing convenient access across the City of Toronto
- The Property is also a short 6-minute drive to the Don Valley Parkway, providing residents with convenient vehicle access across the GTA



0.58 ACRES
SITE AREA



180 FT
ISABELLA ST FRONTAGE



560,000+ SF
BUILDABLE GFA



\$1,600 PSF
AVG AREA CONDO PRICING



6 MIN WALK
TO TTC TRANSIT

135 ISABELLA STREET

All inquiries regarding the Site should be directed to the undernoted representatives for the Advisor. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed project and site information, along with access to an electronic data room containing other pertinent property information.



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