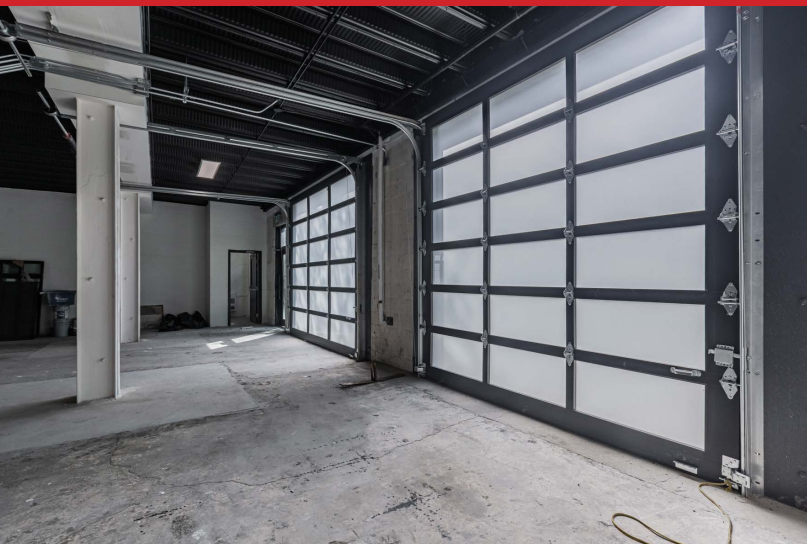


# *fifty one* **VINE AVE**



**Unique Opportunity for Lease in the Heart of The Junction**



**CBRE**



*fifty one*  
**VINE AVE**



# 51 VINE AVENUE

**Size:** Ground: 6,764 sq. ft.  
Second: 1,867-4,417 sq. ft.

**Rent:** Please contact listing agents

**TMI:** \$10.00 per sq. ft. (2023 est.)

**Available:** Immediately

- Incredible brick-and-beam opportunity in the heart of the Junction
- Abundant parking available
- Approximately 11' ceiling heights
- Neighbouring retailers in the area include The Alpine, Playa Cabana Cantina, The Hole in the Wall, Above Ground Art Supplies, BMO, and more
- Area office tenants include Ubisoft, Spaces, Agency 59, Mueller and Toronto Biennial of Art
- Building improvements include:
  - » New/repaired roof
  - » New plumbing
  - » New floors
  - » New windows
  - » New HVAC
  - » New electrical



**VIEW NEIGHBOURHOOD VIDEO**

**CBRE**

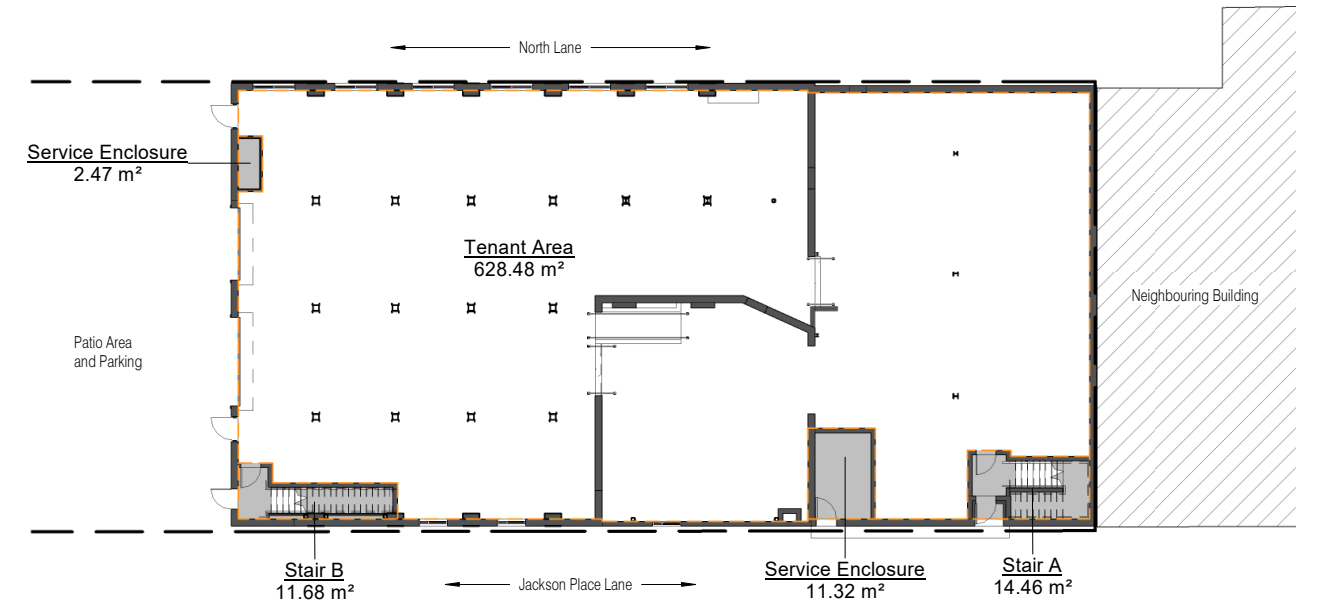




**GROUND FLOOR**

# GROUND

6,764 SQ. FT.



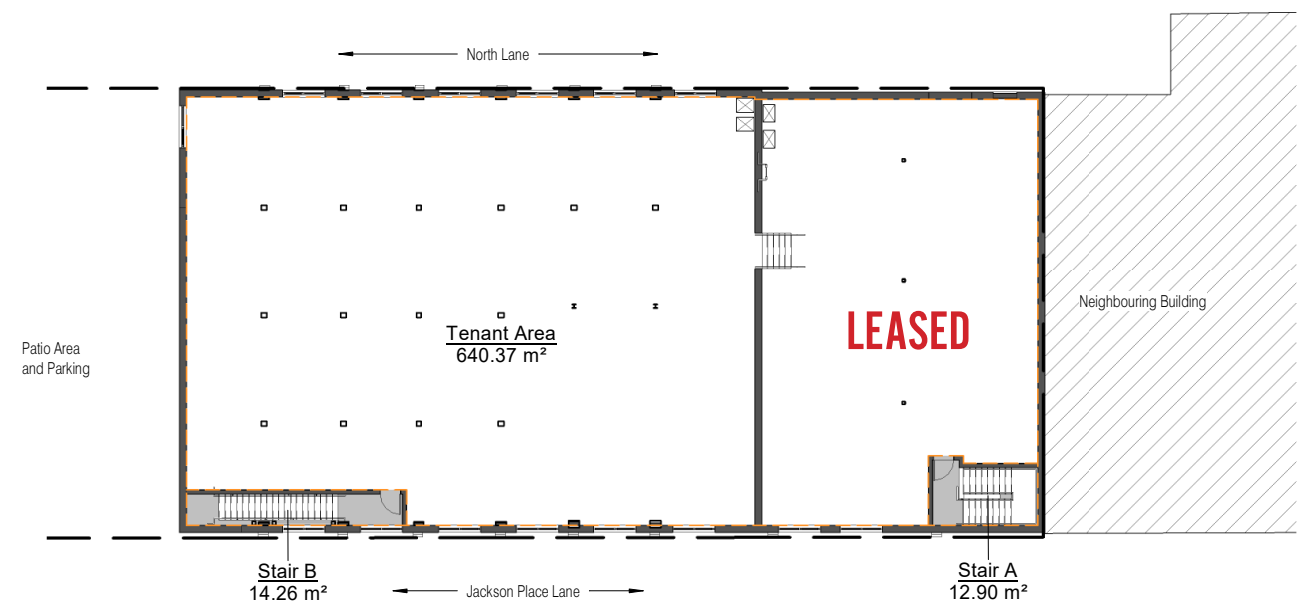
**SECOND FLOOR**



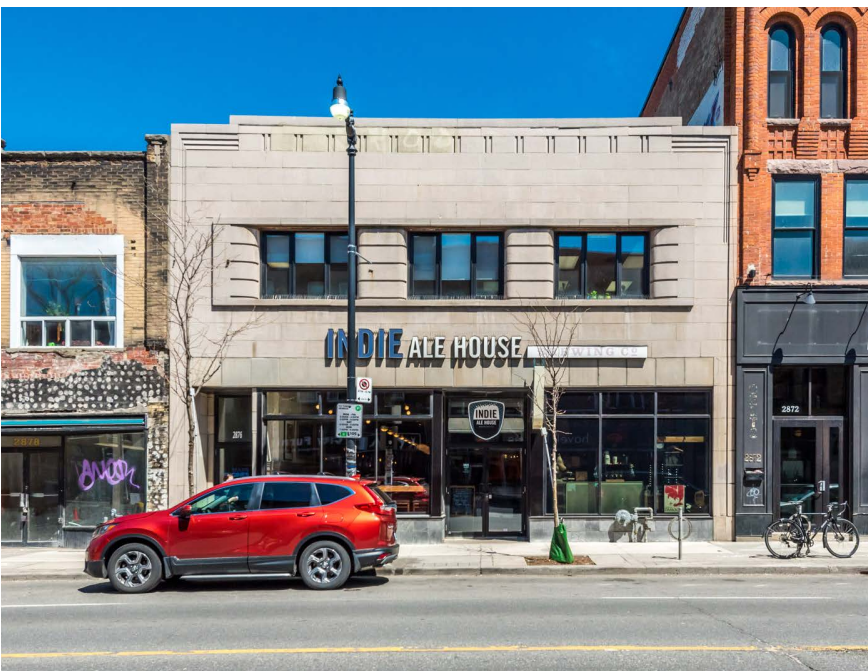
**SECOND FLOOR**

# SECOND

1,867- 4,417 SQ. FT.







## THE JUNCTION

The Junction is recognized as one of the most hip and stylish neighbourhoods by the New York Times. Historically an industrial centre, the Junction has been transformed into a trendy neighbourhood with former plants being converted into unique lofts, retail and office space, which in turn has attracted many young professionals from downtown that are taking advantage of the lower rents and the area's multitude of public transit options and other social amenities that the neighbourhood has to offer. The Junction is home to some of the city's most interesting shops, espresso bars, restaurants, craft breweries and live music venues.



# AREA OVERVIEW

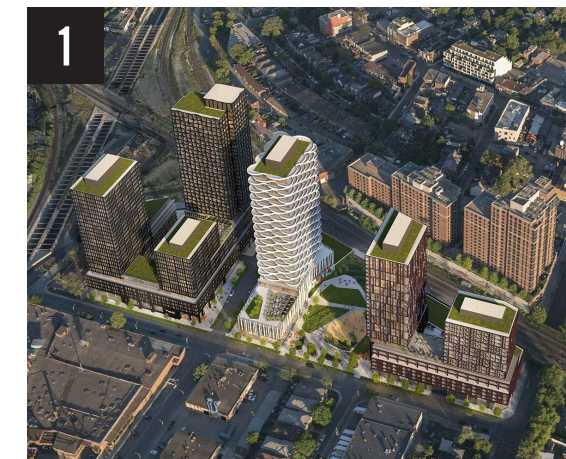


- - - BUS ROUTE
- - - STREETCAR LINE
- — — GO TRANSIT/UP EXPRESS LINE
- — — WEST TORONTO RAILPATH

## CONNECTIVITY

51 Vine Avenue has access to multiple transportation options making it incredibly accessible from anywhere in the city. It is directly connected to two bus routes (41 Keele and 40-Junction Dundas West) providing easy access to Toronto's subway system via Keel station, Kipling station and Dundas West station. Dundas West station also provides access to the GO network and UP Express. The West Toronto Railpath is located just east of the property which is a 2.1 km trail (run,walk,cycle) running north to south through the Junction.

## NOTABLE AREA DEVELOPMENTS



- 1

**43 JUNCTION**  
Office, Condo, Retail  
Units: 1,888  
Storeys: 35,32,28,26,18,15  
Pre-Construction
- 2

**JUNCTION SQ CONDOS**  
Condo  
Units: 65  
Storeys: 5  
Pre-Construction
- 3

**PACIFIC RESIDENCES**  
Office, Rental, Retail  
Units: 120  
Storeys: 8  
Under Construction
- 4

**JUNCTION HOUSE**  
Condo, Retail  
Units: 144  
Storeys: 9  
Under Construction
- 5

**403 KEELE**  
Office, Condo  
Units: 260  
Storeys: 11  
Under Construction
- 6

**6 Loyd**  
Office, Condo, Retail  
Units: 555  
Storeys: 17,15,8  
Pre-Construction





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