

YONGE AND BIRCH  
8 BIRCH AVE. 1198-1210 TONGE ST. TORONTO



WOODCLIFFE  
LANDMARK PROPERTIES

### PROVENANCE

The site is located just northwest of the North Toronto Station, at the northwest corner of Yonge Street and Birch Avenue, which is currently improved with a series of three buildings that have retail at grade with rental apartments above. This 0.26 acre site can accommodate a mid-rise building of nine storeys, developed as a condominium, rental apartment, office building or boutique hotel.

### BUILDING HIGHLIGHTS

- Located in the prestigious Rosedale/Summerhill neighbourhood, within the South Rosedale Conservation District
- Within a 5 minute walk of both Rosedale and Summerhill TTC subway stations
- Across from the LCBO
- Ample neighbourhood parking

### NEIGHBOURHOOD HOT SPOTS

- All The Best Fine Foods, Olliffe, Purveyors of the Finest Meats, Pisces Gourmet, Harvest Wagon Grocers, Nadege Patisserie
- The Rosedale Diner, Carmen's, Rebel House, Sorrel, Black Camel, Petite Thuet, Terroni, Bar Centrale, Avant Gout, Quanto Basta, Boxcar Social, Starbucks
- Absolutely, Putti, Hollace Cluny, L'Atelier, Gee Beauty, Blossoms Flower Shop, Constantine, Artifacts, Woottown Athletics, Thriving Metropolis, Hollace Cluny
- Toronto Lawn and Tennis Club, York Racquet Club, want apothecary.
- Totum Life Science Gym, Roots Yoga Studio, The Running Room
- Ramsden Park, Pricefield Park

