

# 8 Dovercourt Road

Toronto, ON

FOR LEASE

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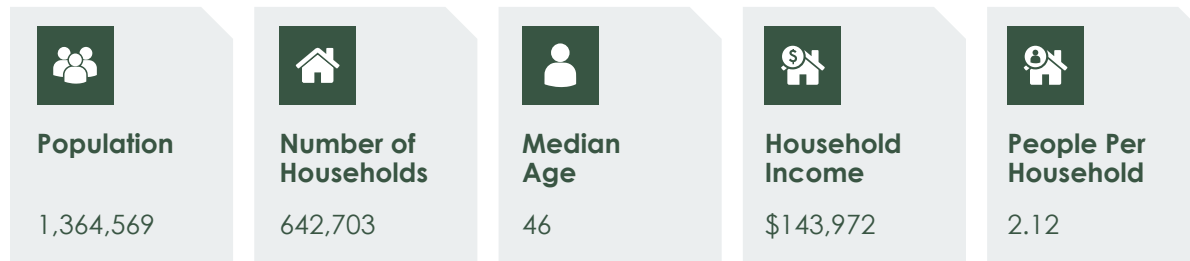
## Highlights

Art Condos is an award-winning 11-storey boutique condo that is recognized as one of Toronto's most innovative buildings offering 6 ground floor retail storefronts. Located at the corner of Sudbury Street and Dovercourt Road between Queen Street West and King Street West, 8 Dovercourt is a short walk away from two TTC Transit lines providing direct access to the Downtown core. Additionally, the property is only steps away from the future Metrolinx GO Transit Hub at 99 Sudbury providing direct access into Toronto's west end and servicing the residents of the 11 high density towers in the node.

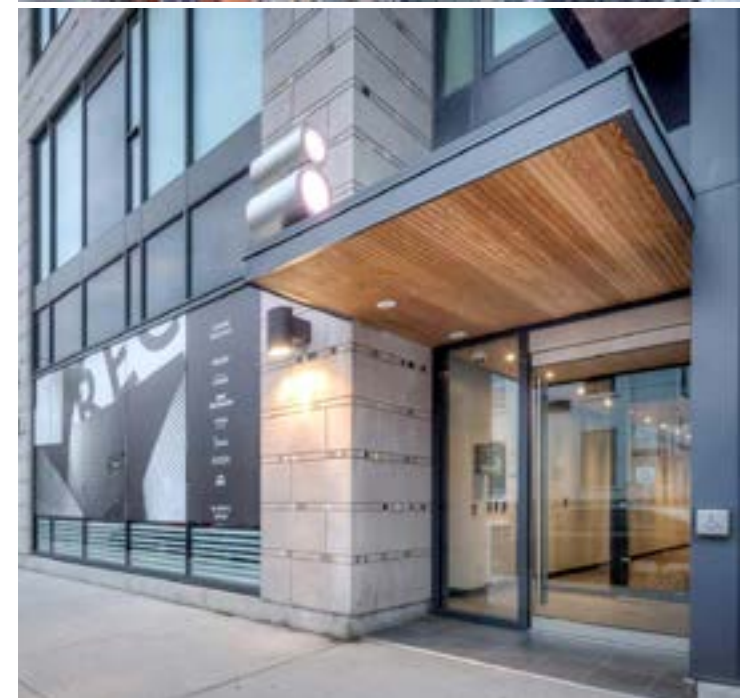
The area has experience rapid expansion over the past decade, and will continue to welcome new residents and visitors to Canada's leading trendy arts & tourist district.

- Current tenants include Levetto and Wagsup.
- Located within walking distance of the popular Queen Street West and Liberty Village.
- Liberty Village GO Train station expected to be developed within a few meters of the property, directly across the street.

## Demographics | 10km Radius



\*Data from 2023 Environics Analytics.

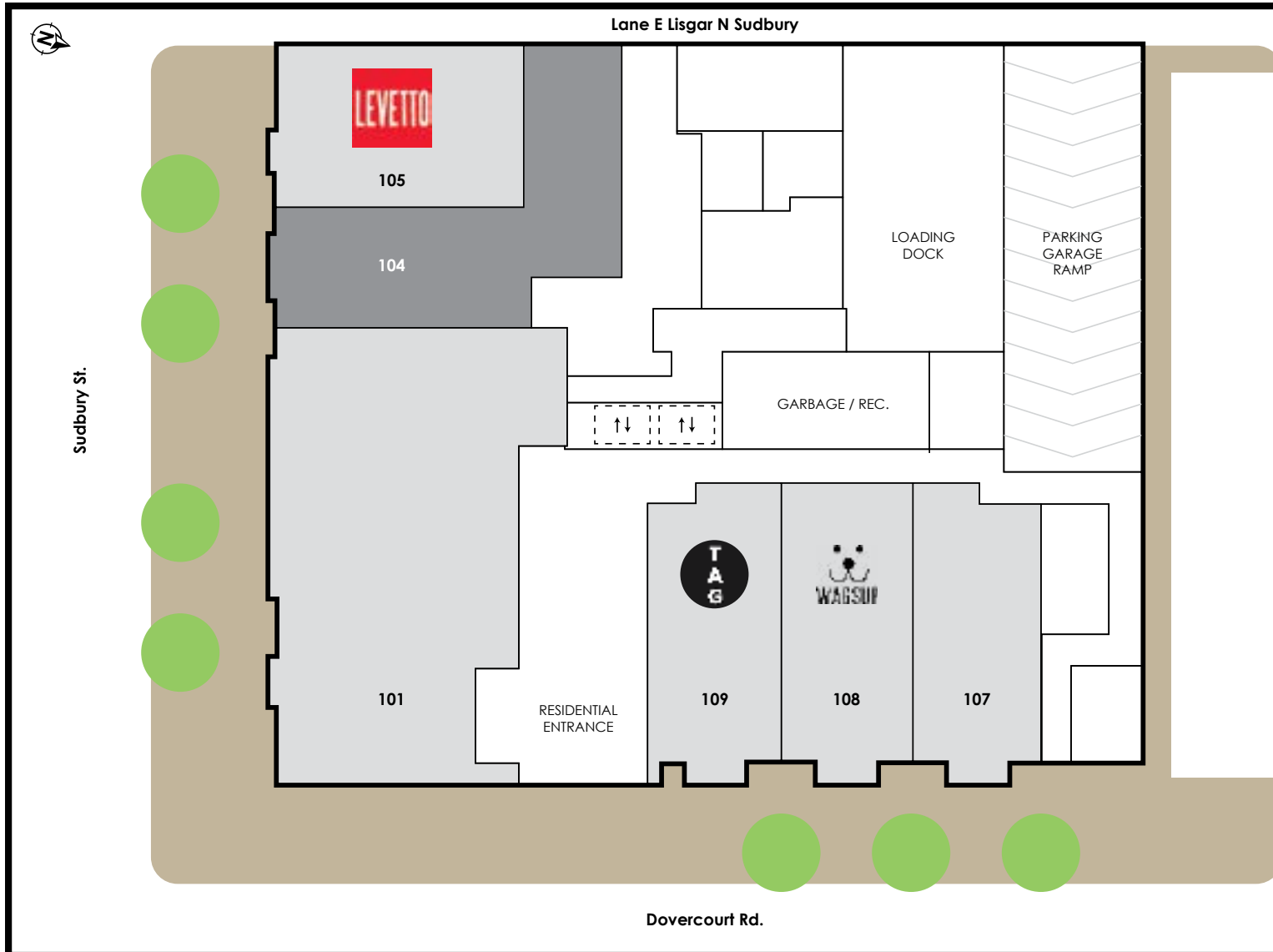


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- 101. Lyla (3,811 sf)
- 104. Available (1,884 sf)
- 105. Levetto Pizza & Pasta Bar (1,185 sf)
- 107. Silverberg Real Estate (1,098 sf)
- 108. Wagsup Inc. (1,115 sf)
- 109. The Athlete's Grid (1,113 sf)