

THE SILVER DOLLAR ROOM

484

SPADINA
AVENUE

The Historic
Entertainment
Venue at the Waverley

FITZROVIA
REAL ESTATE

JLL®

THE WAVERLEY





OPPORTUNITY OVERVIEW

Entertainment returns to the Waverley and the site of the historic Silver Dollar Room with a splash as a part of Fitzrovia Real Estate's redevelopment of 484 Spadina Avenue.

Located just north of College and Spadina, this 5,080 square foot space is an ideal entertainment venue for live music along with food & beverage service.

PROPERTY DETAILS

Available Space

Entertainment Space: 5,080 SF
Ground Floor 2,669 SF & Second Floor 2,411 SF

Coffee Kiosk: Leased

Ceiling Heights: 10 Feet

Occupancy: Immediately

Net Rents: Contact Listing Agents



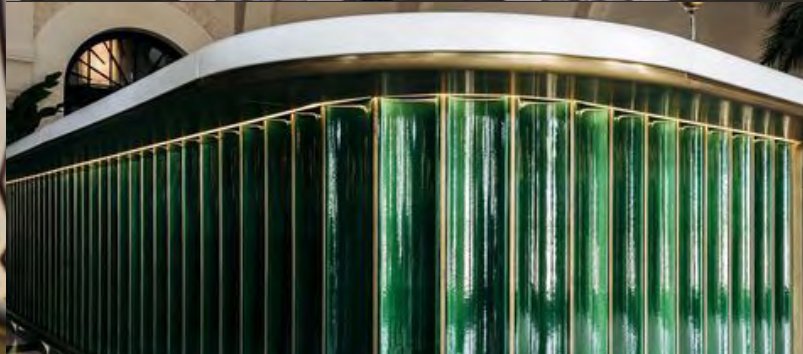
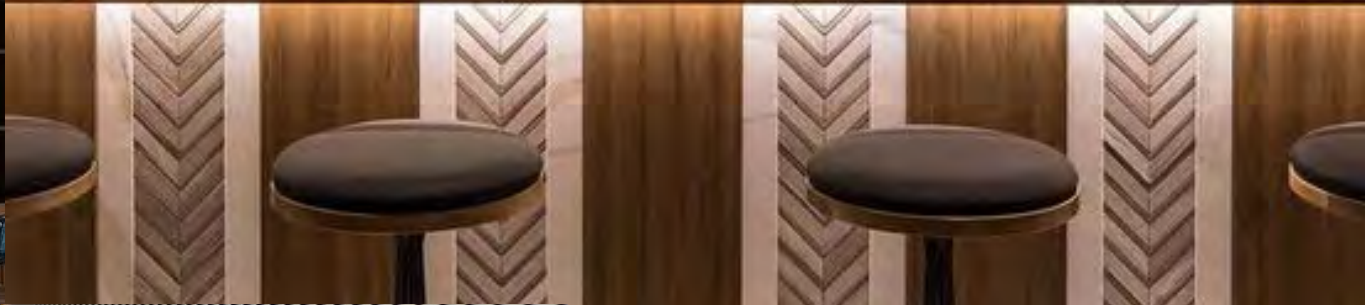


THE WAVERLEY

AN ICONIC VENUE RETURNS

- Located at the base of a brand new luxury boutique purpose-built rental building comprising approximately 166 units
- Design includes the flexibility to include a second-floor kitchen for food & beverage service
- Just a few steps from both Spadina and College streetcars
- Near major Toronto landmarks including University of Toronto, Chinatown, Kensington Market and the Discovery District
- The newly renovated venue will maintain some key heritage items including the iconic Silver Dollar Room outside sign, original bar and murals

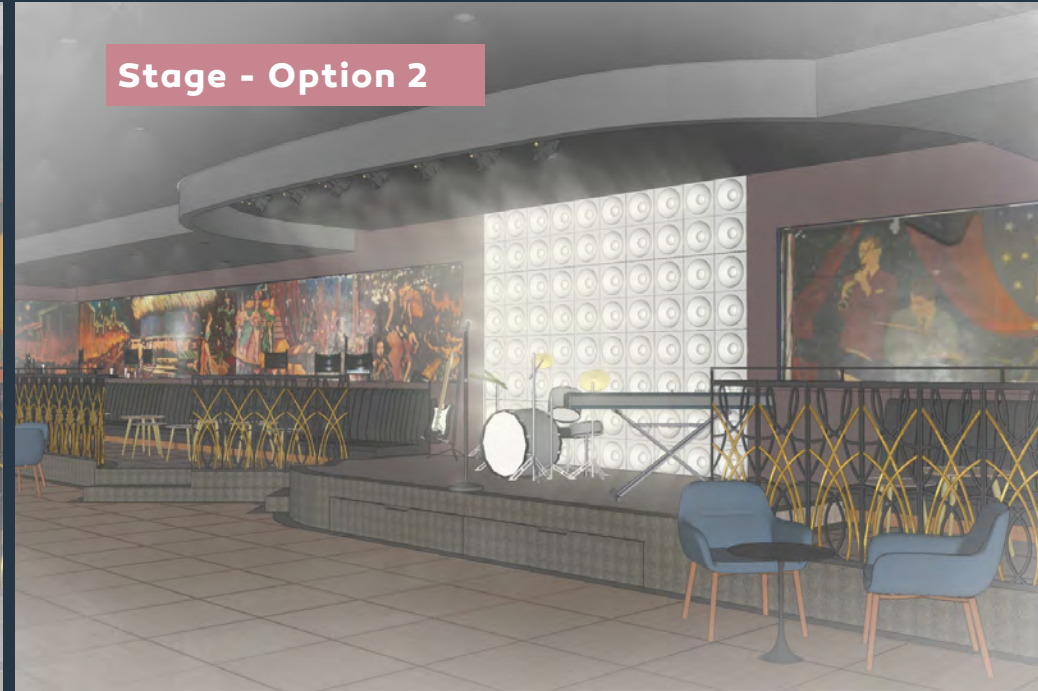
INSPIRATIONAL IMAGES



Stage - Option 1



Stage - Option 2



The Bar





165 SF Coffee Kiosk opportunity

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SPADINA
AVENUE

DEMOGRAPHICS

1km Radius | Statistics Canada

Population **25,756**

Daytime Population **61,488**

Avg Family Income **\$122,677**

AvG Annual Household Spending **\$81,130**

Median Age: **36**

Walk Score: **99**

Transit Score: **100**

Queen West

OCAD university

Chinatown

Dundas Street

Discovery District

Kensington Market

SPADINA AVENUE

COLLEGE STREET

University of Toronto

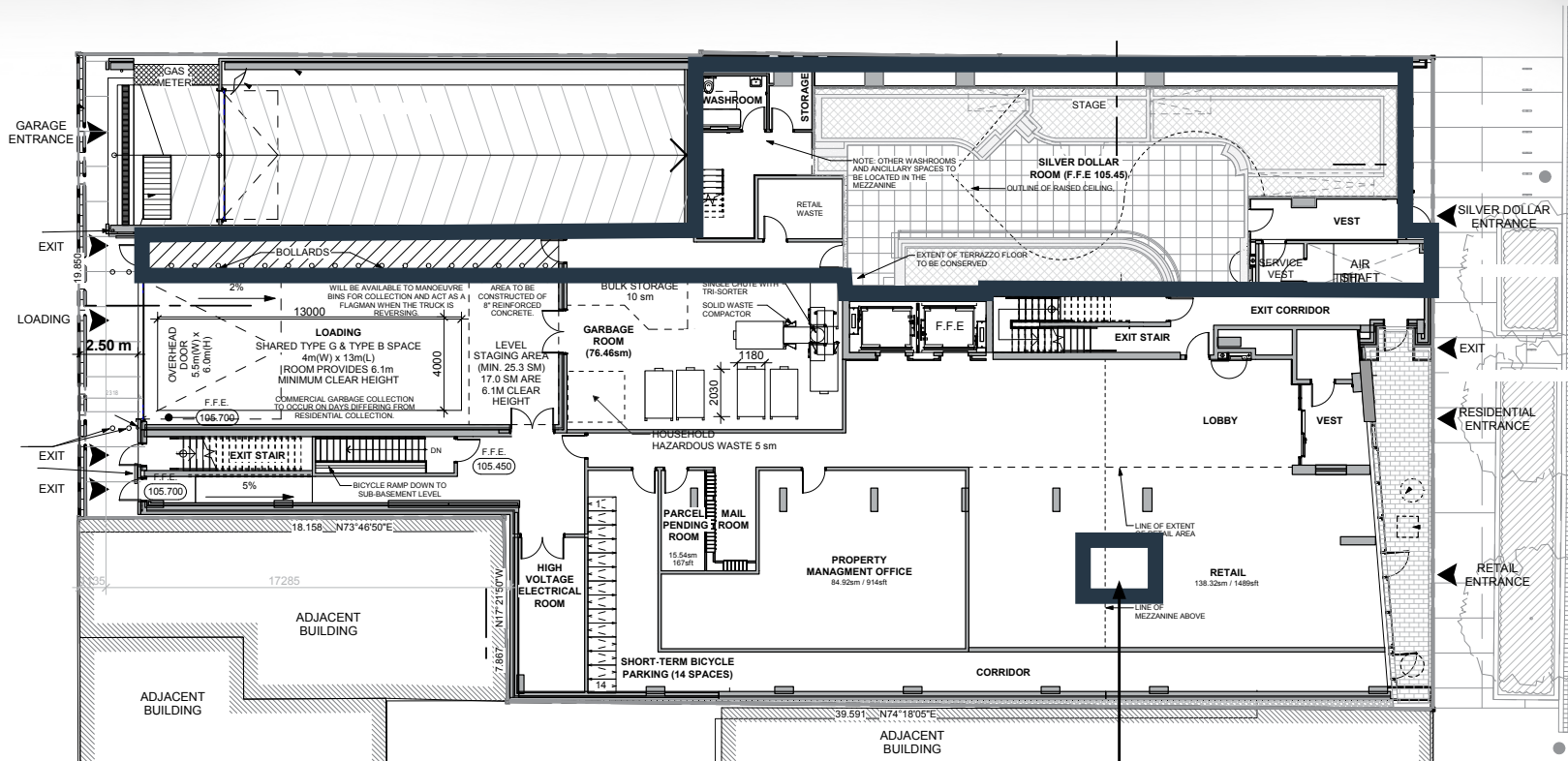
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FLOOR PLANS

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THE WAVERLEY



Ground Floor - 2,669 SF

Coffee Kiosk - Leased

**FLOOR
PLANS**

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THE WAVERLEY



Second Floor - 2,411 SF



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