

250 EGLINTON AVE. W. × ORIOLE PKWY.



WIN-BAR INSURANCE BUILDING • ±1,061 SF • THE EGLINTON WAY

250 Eglinton Avenue W.

UNIT 101B · TORONTO, ON

INLINE RETAIL SPACE FOR LEASE

UNIT SIZE

±1,061 SF

WALK SCORE

95

TRANSIT SCORE

88

BIKE SCORE

75

TRANSIT

Line 5 LRT + Line 1

BUILDING

Win-Bar Insurance
Bldg.

CHARACTER

Former Dance Studio

LOCATION

The Eglinton Way

IDEAL USES

Boutique Fitness & Wellness · Experiential Retail · Medical & Aesthetics · Studio & Creative · Professional Services

"Strategic Moves. · Pivotal Results."



OVERVIEW

Property Highlights

250 EGLINTON AVENUE WEST
TORONTO, ON

A Retail Stage on The Eglinton Way

Approximately **1,061 SF** of inline retail at **250 Eglinton Avenue West** — the Win-Bar Insurance Building, anchored at the signalized corner of Eglinton Avenue West and Oriole Parkway, directly opposite Eglinton Park on Midtown's boutique retail strip, The Eglinton Way. Existing retailers at the site include **Dogleg Left Golf Simulator** and **Artbarn School**.

The unit is a **former dance studio**, and it shows in the best way: an open, column-light floor plate under **11-foot ceilings**, a full mirrored feature wall, sprung performance flooring, dramatic blackout ceiling with track lighting, and a built-out reception vestibule behind a fully glazed storefront. For fitness, wellness, studio, or experiential concepts, the expensive bones are already in place.

Add **200-amp / 600-volt** electrical service — capacity most inline units simply do not have — and the space supports equipment-heavy uses from training studios to medical and aesthetic clinics without a service upgrade conversation.

Steps from the **Line 5 Eglinton Crosstown LRT** (opened February 2026) with the **Line 1 Yonge subway** at Eglinton Station nearby, surrounded by **Forest Hill, Lytton Park, and Lawrence Park**, with a daytime employment base of **33,000+** and a residential catchment exceeding **72,000**.

11.00 Ft

CEILING HEIGHT ·
OPEN VOLUME

200A/600V

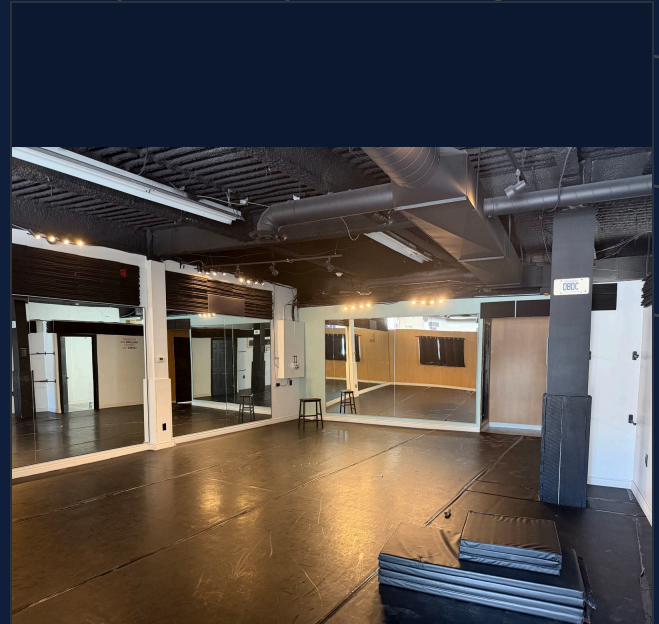
HEAVY-DUTY POWER
CAPACITY

\$19.68

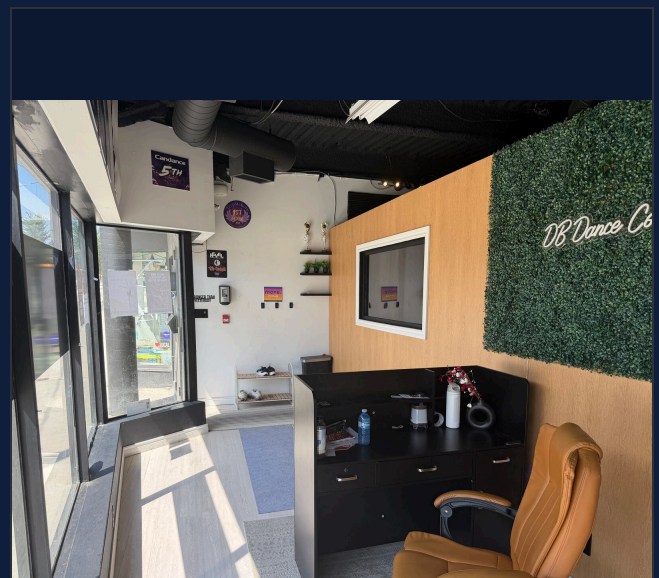
TMI PSF (2025)

Call Broker

NET RENT



UNIT 101B · STUDIO FLOOR & MIRRORED WALL



UNIT 101B · RECEPTION & STOREFRONT GLAZING

SPACE

The Space

250 EGLINTON AVENUE WEST
TORONTO, ON

AREA

±1,061 SF

CEILING

11.00 Ft
Clear

ELECTRICAL

200A /
600V

TMI (2025)

\$19.68 PSF

NET RENT

*Call
Broker*

Unit 101B

±1,061 SF · Inline Retail

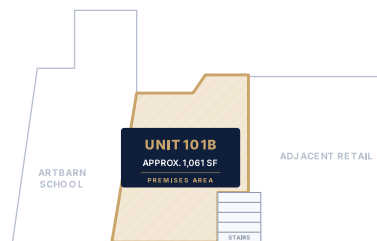
FORMER DANCE STUDIO

Open performance floor with reception vestibule, glazed Eglinton frontage, and rear egress. The fit-out inheritance:

- **Mirrored feature wall** spanning the studio
- **Sprung / marley flooring** (removable)
- **Blackout ceiling** with track lighting
- **Built-out reception** with viewing window
- **Glazed storefront** on Eglinton Ave. W.
- **200A / 600V** electrical service

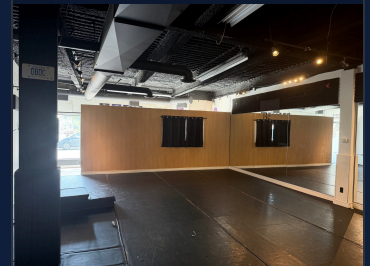
Ideal for boutique fitness, wellness, medical & aesthetics, studio, experiential retail, or service flagship uses.

SCHEDULE "B" OUTLINE PLAN OF PREMISES

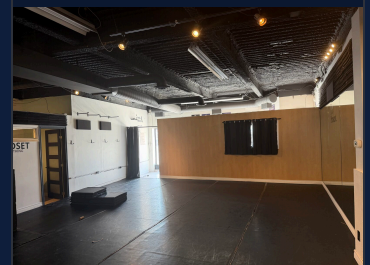


EGLINTON AVENUE WEST

Plan is illustrative of approximate layout only. Not to scale. Dimensions to be verified by tenant prior to lease execution. E&OE.



OPEN STUDIO FLOOR



11-FT CEILING VOLUME



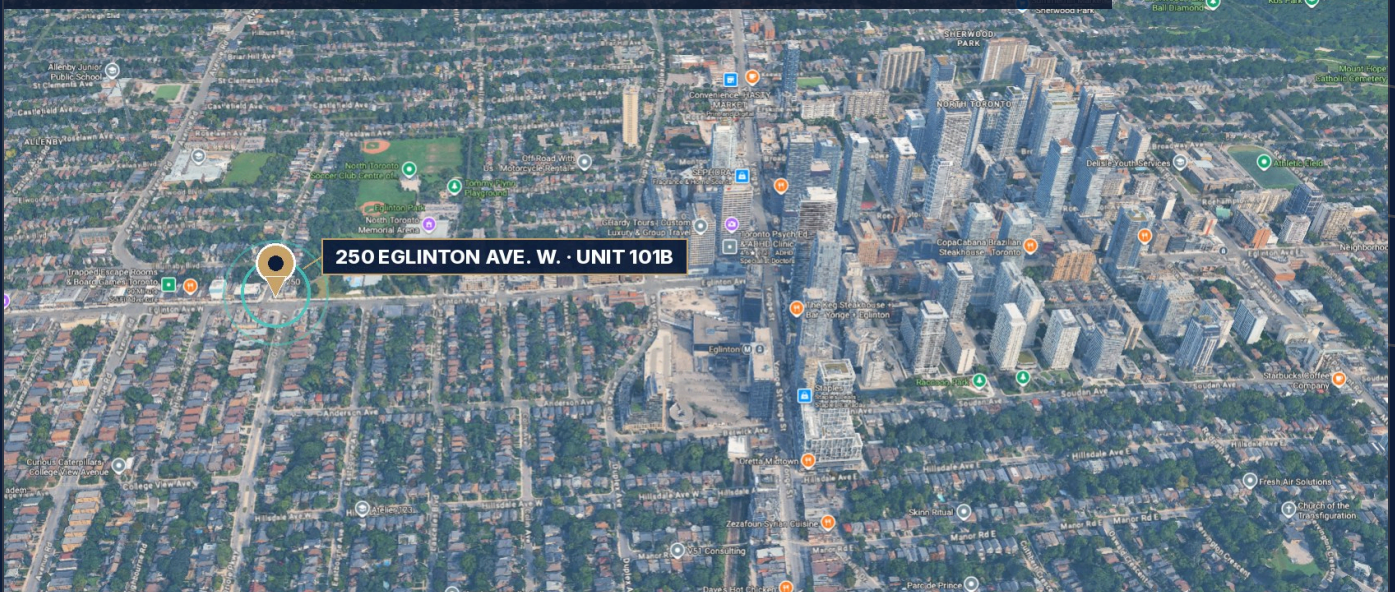
RECEPTION VESTIBULE

THE LOCATION

Demand Drivers

RETAIL AT THE HEART OF
MIDTOWN TORONTO

AERIAL · MIDTOWN TORONTO · 250 EGLINTON W. LOOKING EAST TO YONGE × EGLINTON



72,000+

MIDTOWN POPULATION
· YONGE-EGLINTON
SECONDARY PLAN
AREA

33,000+

DAYTIME WORKFORCE ·
MIDTOWN OFFICE
SUBMARKET

Line 5 + 1

TWO-LINE RAPID
TRANSIT · LRT OPENED
FEB 2026

95 Walk

WALKER'S PARADISE ·
TRANSIT 88 · BIKE 75

NEIGHBOURHOOD DEMAND DRIVERS · THE EGLINTON WAY × YONGE-EGLINTON

PARK & AMENITY

Eglinton Park

5.4 hectares with North Toronto
Memorial Community Centre —
directly across the street

NEW LRT (2026)

Line 5 Eglinton

19-km crosstown LRT opened Feb
2026 — Avenue station nearby

RETAIL ANCHOR

Yonge Eglinton Centre

~750,000 SF mixed-use retail,
dining, cinema, fitness — 5 min by
transit

SHOPPING STRIP

The Eglinton Way

Established BIA of boutiques,
studios, cafés, and services along
Eglinton W.

PREMIUM RESIDENTIAL

Forest Hill

One of Toronto's most affluent
neighbourhoods — directly south

PREMIUM RESIDENTIAL

Lytton Park

High-net-worth catchment
immediately north of Eglinton

PREMIUM RESIDENTIAL

Lawrence Park

Historic affluent neighbourhood
with strong professional base

FAMILY CATCHMENT

Allenby / Davisville

Top-rated public schools drive
young-family demographics

TRANSIT HUB

Eglinton Station

Line 1 Yonge-University subway
interchange with the new Line 5
Eglinton LRT

HIGHWAY ACCESS

Allen Road / 401

Direct access via Eglinton W. and
Avenue Rd. corridors

FUTURE GROWTH

Midtown In Focus

City growth plan adds 35,000+
residents, 21,000+ jobs by 2041

PEDESTRIAN FLOW

Eglinton Corridor

Year-round school, park, office,
and retail foot traffic at the front
door



DEMOGRAPHICS & MOBILITY

Trade Area Profile

2021 CENSUS OF POPULATION
STATISTICS CANADA

The Yonge-Eglinton corridor — anchored by the Line 1 / Line 5 transit interchange and surrounded by Forest Hill, Lytton Park, Lawrence Park, and Allenby — combines one of Canada's most affluent residential catchments with a 33,000+ daytime office workforce and year-round retail traffic. **A premium consumer profile for fitness, wellness, medical, boutique retail, and service tenants.**

~72K

POPULATION

Midtown / Yonge-Eglinton
Secondary Plan Area

+32%

HH INCOME

Median household
income vs. national avg.

14.4%

\$300K+

Households earning
\$300K or more

37.7

MEDIAN AGE

Skews young-
professional vs. Toronto
avg.

+62%

DENSITY

Population density vs.
Toronto average

MOBILITY & ACCESSIBILITY · 250 EGLINTON AVENUE WEST

95

WALK SCORE

Walker's Paradise — daily errands,
dining, banking, and shopping all on
foot.

88

TRANSIT SCORE

Excellent Transit — Line 1 Yonge subway
+ Line 5 Eglinton LRT (opened Feb
2026).

75

BIKE SCORE

Very Bikeable — protected bike
infrastructure on Eglinton and
surrounding network.

LEASING INSIGHT

An affluent, dense, and young-professional trade area is the natural habitat for boutique fitness, wellness, and aesthetic concepts — precisely the uses this former dance studio is already built for. Two-line rapid transit, a park-front position, and established Eglinton Way foot traffic deliver both destination and drive-by customers, while 200A/600V power and 11-ft ceilings remove the two most common fit-out constraints for equipment-heavy retail.

IDEAL TENANT USES · WHO THRIVES AT THIS ADDRESS

Fitness & Wellness

Pilates, barre, yoga, personal
training — mirrors and sprung
floor already installed; budget
goes to brand, not bones.

Medical & Aesthetics

Clinics, physio, dermatology,
medspa — 200A/600V
supports device-heavy practices
in an affluent catchment.

Experiential Retail

Showroom, gallery, events,
immersive concepts — 11-ft
volume, blackout ceiling, and
track lighting set the stage.

Studio & Creative

Content production, music,
photography, education —
performance pedigree with
glazed street presence.

SITE

Building & Interiors

WIN-BAR INSURANCE BUILDING
MIDTOWN · TORONTO

BUILDING

Mid-Rise Mixed-Use

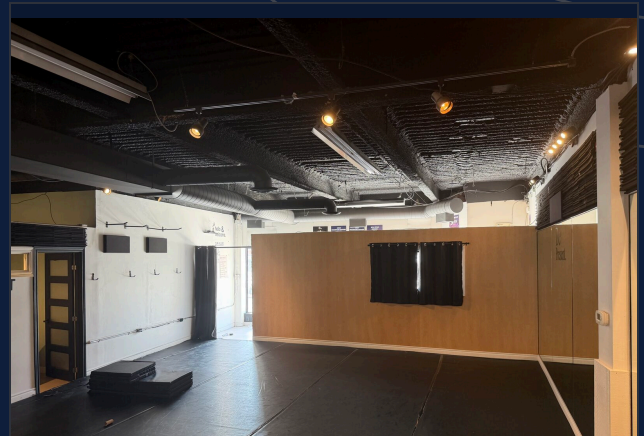
EXPOSURE

Glazed Storefront

TRANSIT

Bus at Door

STREETSCAPE · UNIT 101B FRONTAGE ON EGLINTON W.



STUDIO INTERIOR · BLACKOUT CEILING & TRACK LIGHTING



OPEN FLOOR PLATE · MIRRORED WALL

Inline Position

Prominent glazed frontage on Eglinton Avenue West at the signalized Oriole Parkway corner, opposite Eglinton Park.

Transit at Door

TTC surface routes stop at the building; Line 5 Avenue station nearby; Line 1 at Eglinton Station.

Pedestrian Flow

Year-round park, school, residential, and retail foot traffic along The Eglinton Way corridor.

Vehicle Access

Direct access to Yonge, Avenue Rd., Bathurst, and Allen Rd. / Highway 401 within minutes.



Pivotal Commercial Realty Inc., Brokerage

"Strategic Moves. Pivotal Results."

CONTACT INFORMATION

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250 Eglinton Avenue West

UNIT 101B · TORONTO, ON

Inline Retail · Former Dance Studio · Win-Bar Insurance Building · Midtown Toronto

±1,061
SQUARE FEET

11 Ft
CEILING HEIGHT

200A/600V
ELECTRICAL

95
WALK SCORE

"A rare turnkey studio-retail opportunity on The Eglinton Way, steps from the new Line 5 LRT."