



**NOVUS**  
TORONTO, ON

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



**GLOBAL PET FOODS**  
eat.play.love.

**Aisle 24**  
CONVENIENTLY SMART CONVENIENTLY SIMPLE

 **wine rack**

## NOVUS TORONTO, ON

Novus is part of a five-tower development. BGO has developed 11 and 25 Ordance which are fully operational and occupied. We are further under construction on 45 Strachan Avenue which is set to be completed in 2025. There are two residential condominiums within the project developed by Citizen. In total, all 5 towers will hold approximately 1,800 residential units. The development is connected to a large green space with a pedestrian bridge that connects Liberty Village to Lake Shore and King Street West communities.

Our buildings are all pet friendly. The top two levels of retail house Altea Active (85,000 sf) which is a fitness/social/wellness facility and includes a state of the art gym, bowling alley, Olympic sized swimming pool, Top Golf simulators, Himalayan lounge, full service sit-down restaurants, sushi, juice bar, Starbucks and much more.

On the ground level we have Wine Rack, Aisle 24 (cashierless market), dentist (under construction), and a paramedical clinic (under construction).

There are two levels of paid underground parking servicing the three levels of the retail component at 11 and 25 Ordance Street.




NOVUS | TORONTO, ON





# PROPERTY HIGHLIGHTS

ADDRESS	11 and 25 Ordnance Street Toronto, ON M6K 0E9
MAJOR INTERSECTION	Strachan Avenue and Ordnance Street
GLA (SQ. FT)	95,129
NUMBER OF STORES AND SERVICES	6

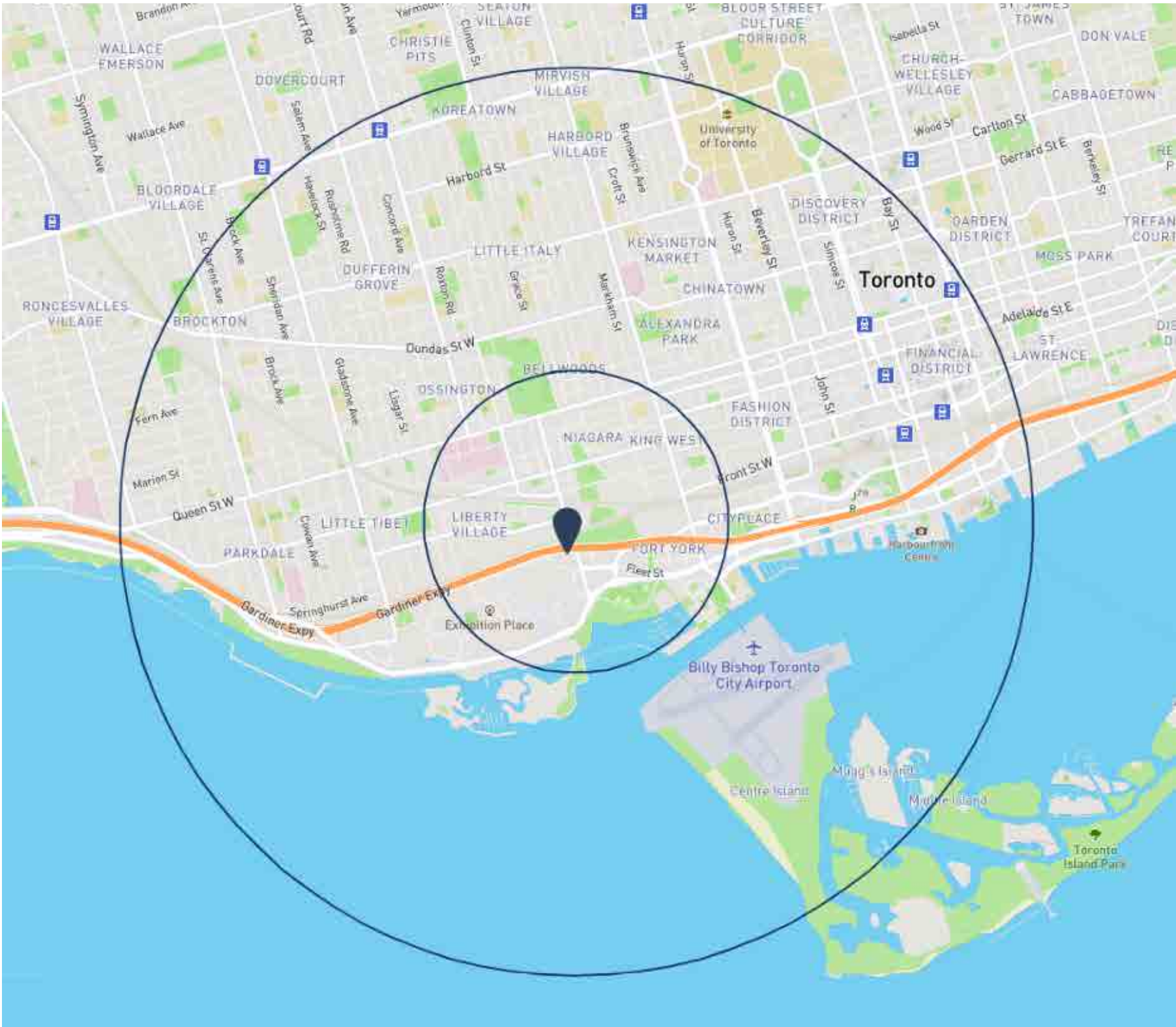


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# DEMOGRAPHICS

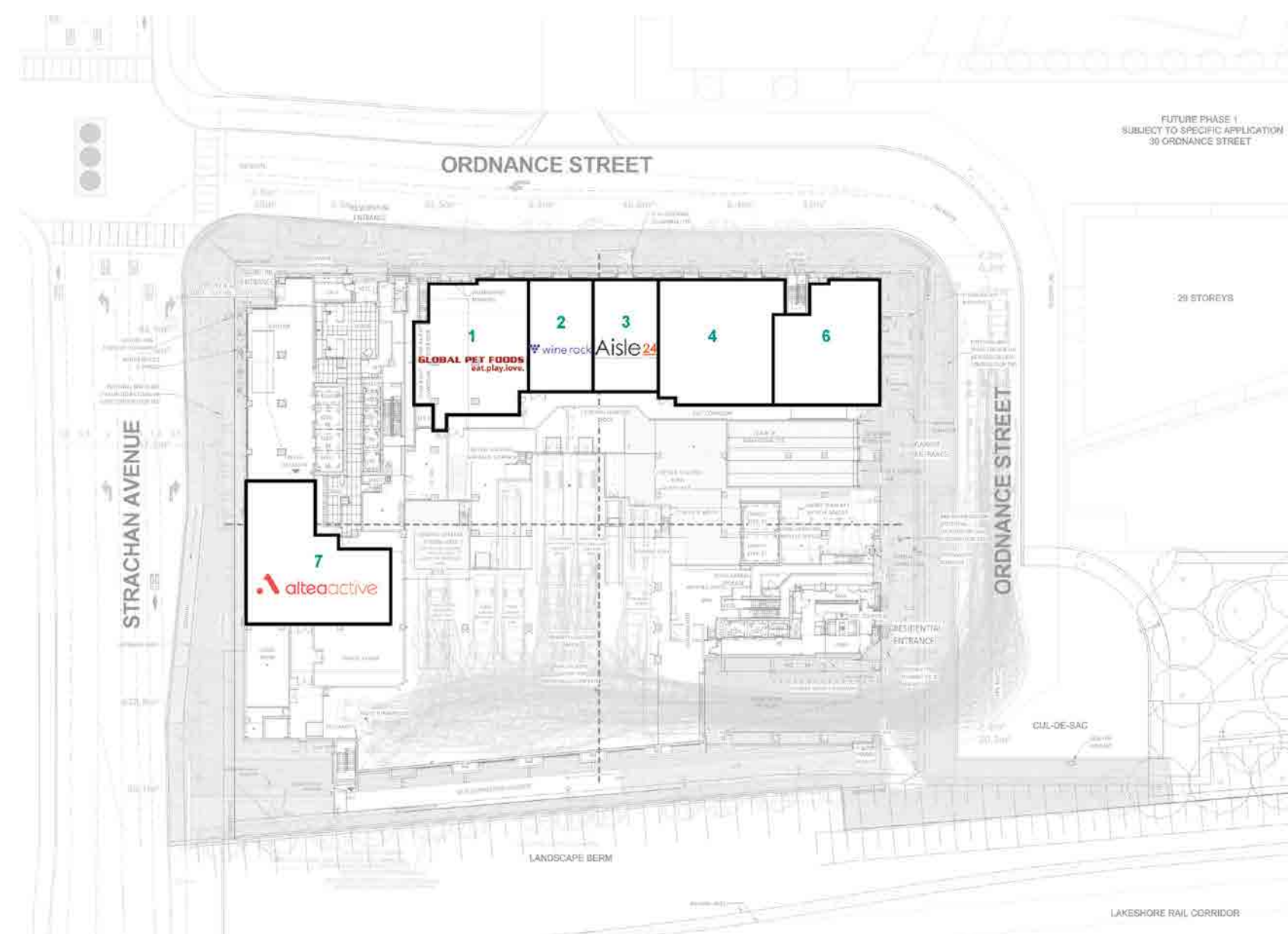


## TRADE AREA (2024 ESTIMATES)

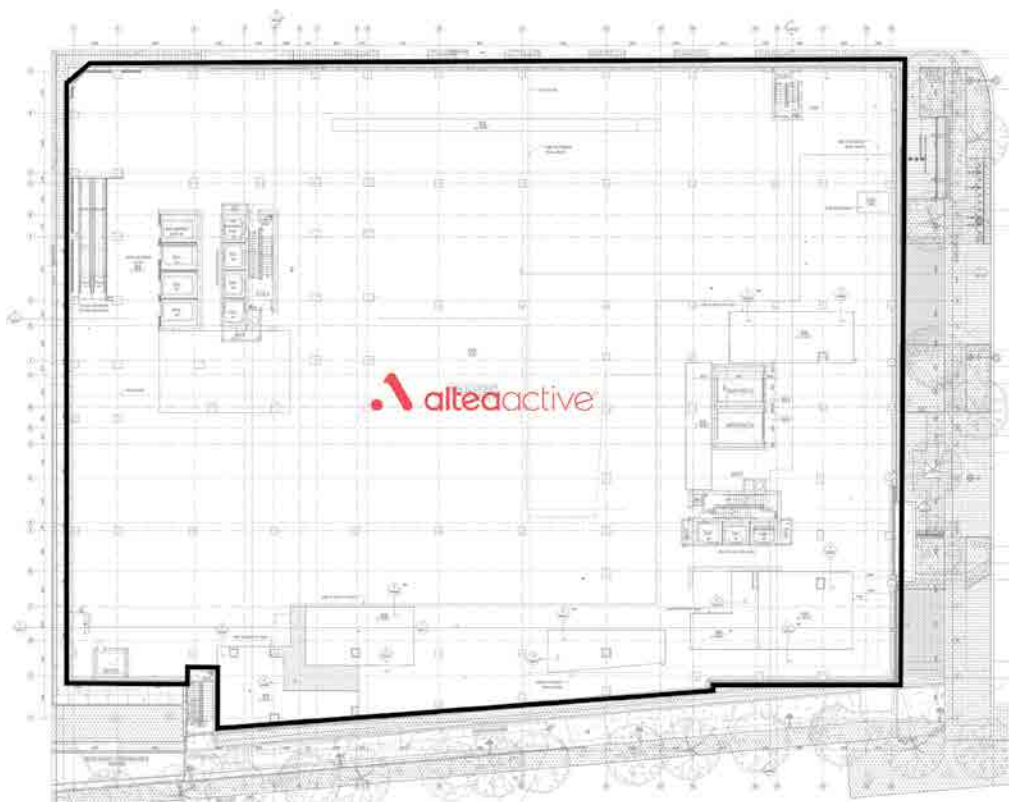
	DISTANCE	1 KM	3 KM
	FAMILIES WITH CHILDREN	21%	27%
	TRADE AREA POPULATION	56,484	272,126
	AVERAGE HOUSEHOLD INCOME	\$136,566	\$129,471

# SITE PLAN AND TENANT DIRECTORY

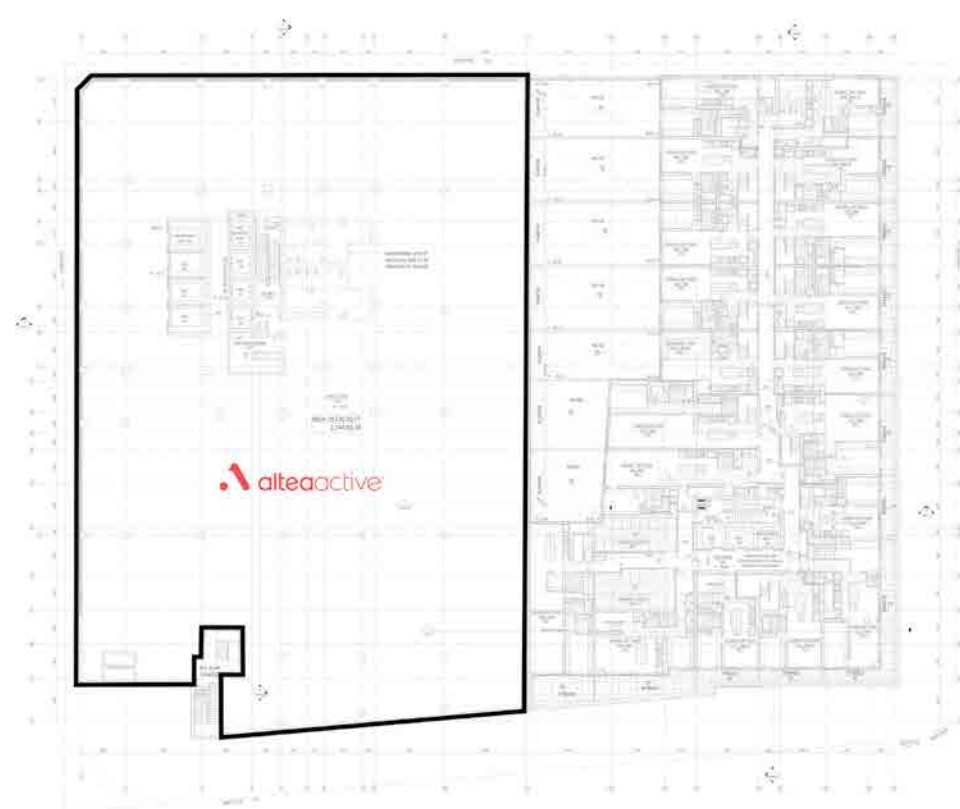
## FIRST FLOOR RETAIL



## SECOND FLOOR RETAIL



## THIRD FLOOR RETAIL



UNIT	TENANT	SQ FT
<b>FIRST FLOOR RETAIL</b>		
1	Global Pet Foods	2,700
2	Wine Rack	1,370
3	Aisle 24	1,377
4	Liberty Dental	2,827
6	Haven Wellness	2,300
7	Altea Active	2,820

<b>SECOND FLOOR RETAIL</b>		
	Altea Active	52,175

<b>THIRD FLOOR RETAIL</b>		
	Altea Active	29,536



**BGO**  
Properties

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