

# PHARMACY LOCATION REVIEW

## 888 YONGE ST

TORONTO, ONTARIO

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Compared with active Ontario pharmacy locations.

AUGUST 30, 2026

FREE TEST VERSION | GENERAL INFORMATION ONLY

# THE SHORT ANSWER

## MEASURED LOCATION CONDITIONS

# TOP 7%

93rd percentile among 5,038 current Ontario pharmacy locations

Population, older-adult population, nearby public healthcare and pharmacy competition are combined with equal weight. This is not a turnover forecast.

## PEOPLE WITHIN 750 M

# 31.1k

Ontario median near active pharmacies: 4,449

## PHARMACIES WITHIN 1 KM

# 20

Ontario pharmacy-location median: 4

## PUBLIC HEALTHCARE SITES

# 8

Within 1 km; Ontario pharmacy-location median: 2

## OVERALL READING

The local population and healthcare presence are clear strengths. The number of nearby pharmacies is the main concern. There is no active pharmacy registered at this exact address. Whether a new pharmacy works would depend on an available unit, rent, permitted use, access and a reason for patients to switch.

## STILL IN TESTING

We need more real pharmacy results to learn whether this percentile tracks prescriptions or profit. Contribute annual totals at [info@pharmacyatlas.ca](mailto:info@pharmacyatlas.ca).

# HOW IT COMPARES

The address is compared with 5,038 mapped active Ontario pharmacies using the same local measurements.

## PEOPLE WITHIN 750 M

31,131

Ontario median 4,449



## ACTIVE PHARMACIES WITHIN 1 KM

20

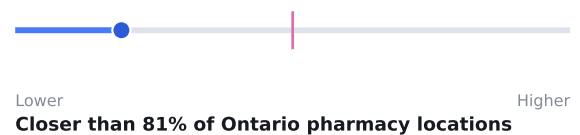
Ontario median 4



## CLOSEST ACTIVE PHARMACY

121 m

Ontario median 264 m



## PUBLIC HEALTHCARE SITES WITHIN 1 KM

8

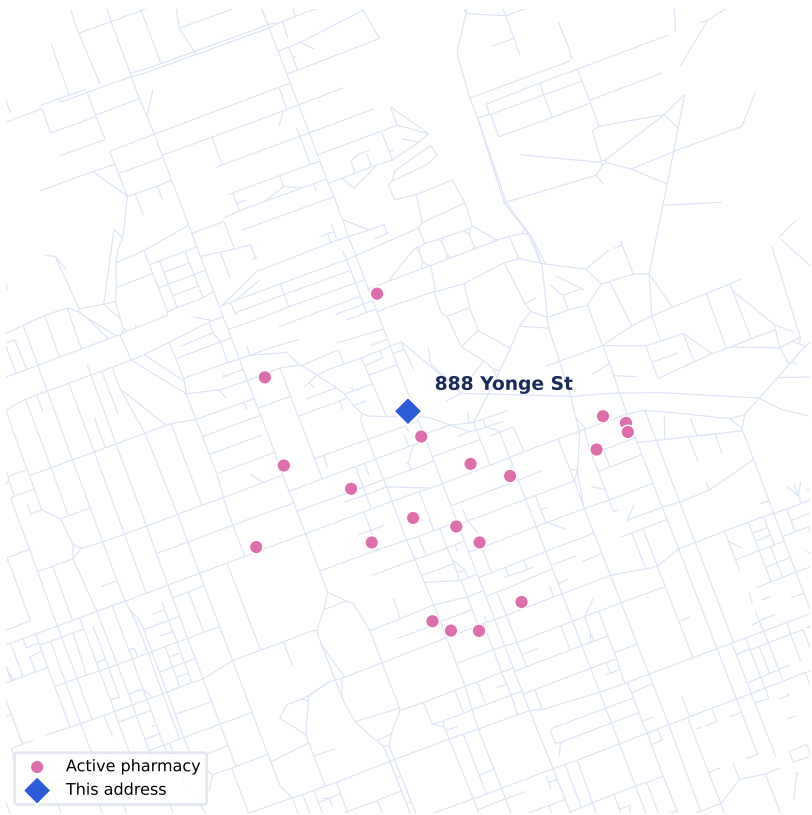
Ontario median 2



Percentiles compare this address with active pharmacy locations. They do not predict prescriptions, sales, profit, or survival.

# PHARMACIES NEARBY

Pharmacies listed as active by the Ontario regulator within 1 km of the address.



CLOSEST PHARMACIES

|                                   |                                 |                               |
|-----------------------------------|---------------------------------|-------------------------------|
| Markie's Procare Pharmacy         | 4 - 10 Yorkville Ave            | 121 m   about 2 min walk away |
| Shoppers Drug Mart                | Hudson Bay Centre 20 Bloor St E | 346 m   about 5 min walk away |
| Kingsway Drugs                    | 114 Cumberland St               | 407 m   about 6 min walk away |
| Shoppers Drug Mart                | 55 Bloor St W                   | 453 m   about 7 min walk away |
| Toronto Grace Outpatient Pharmacy | 650 Church St                   | 511 m   about 8 min walk away |
| Shoppers Drug Mart                | 1027 Yonge St                   | 515 m   about 8 min walk away |

Estimated walking time uses the straight-line distance plus 25%, at a 4.8 km/h walking speed. It is not a pedestrian route.

# WHO LIVES NEARBY

Local Census figures use a 750 m radius around the address.

## POPULATION

**31,131**

Ontario median 4,449

Address 

Ontario median 

## RESIDENTS AGE 65+

**20.1%**

Ontario median 18.3%

Address 

Ontario median 

## ESTIMATED LOCAL HOUSEHOLD INCOME

**\$81k**

Ontario median \$83k

Address 

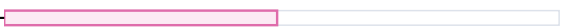
Ontario median 

## RESIDENTS BELOW THE LOW-INCOME MEASURE

**20.4%**

Ontario median 11.5%

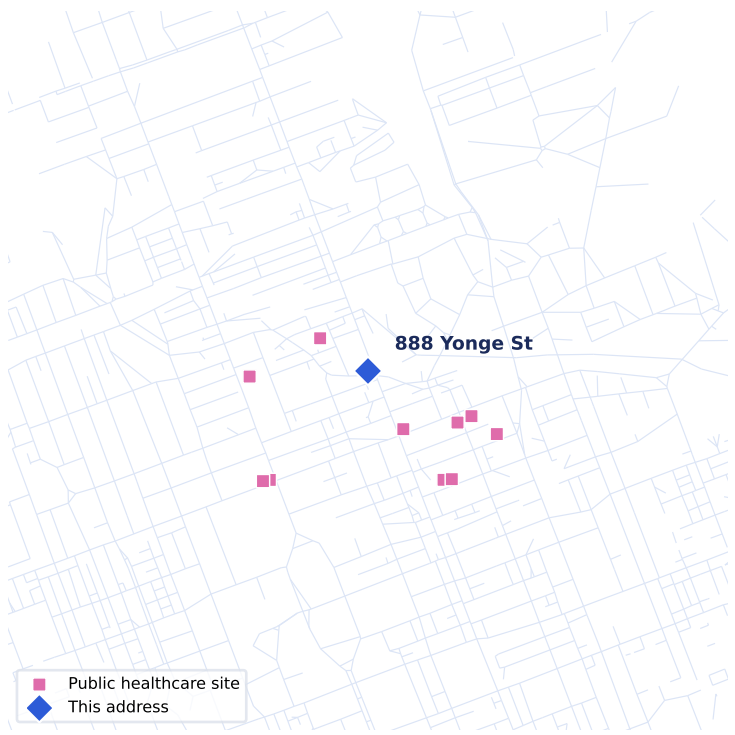
Address 

Ontario median 

Small 2021 Census areas are counted when their mapped reference point falls within 750 m. The income figure is a household-weighted average of local area medians.

# HEALTHCARE NEARBY

Named Ontario healthcare facilities around the address. Patient volume is not published.



| PRIMARY CARE  | HOSPITAL      | LONG-TERM AND RETIREMENT CARE | LABORATORY    |
|---------------|---------------|-------------------------------|---------------|
| 1 vs 0 median | 3 vs 0 median | 2 vs 1 median                 | 2 vs 0 median |

## NEAREST LISTED SITES

|                                                                      |                                         |       |
|----------------------------------------------------------------------|-----------------------------------------|-------|
| Belmont House                                                        | Retirement residence and Long-term care | 274 m |
| Canadian Addiction Counsellors Certification Federation (Caccf), The | Mental health and addiction             | 322 m |
| Salvation Army Toronto Grace Health Centre                           | Hospital                                | 488 m |
| Neighbours Community Homes                                           | Mental health and addiction             | 533 m |
| Hazelton Place Retirement Residence                                  | Retirement residence                    | 559 m |
| Canadian Mental Health Association (Cmha) Toronto Branch             | Mental health and addiction             | 627 m |

Source: Ontario public healthcare facility records. A nearby facility does not establish prescriptions, referrals or an operating relationship.

# THE SITE ITSELF

Observed public records and map measurements for the address.

## TRAFFIC

**21,085 / day**

2024 city count, 305 m from the address. Higher than 93% of Toronto midblock counts.

## CURRENT BUILDING

**Masonic Temple**

Heritage-designated building and current home of The Concert Hall. No pharmacy unit is identified.

## WHOLE-BUILDING FOOTPRINT

**863 sq m**

About 9,284 sq ft. This is the building outline, not the pharmacy unit.

## STREET EXPOSURE

**Corner location**

Map-estimated frontage 39 m; setback 13 m. Sign visibility was not observed.

## ZONING

**Commercial-residential**

Toronto code: CR 4.0 (c1.75; r4.0) SS1 (x2403). Pharmacy permission has not been legally confirmed.

## PUBLIC PARKING

**48 spaces**

Green P lot at 1010 Yonge St., 339 m away. Dedicated parking was not found.

## WHAT THIS SAYS

The address has strong road exposure and high measured traffic. The public records do not identify the leasable unit, storefront sight lines, loading access or dedicated parking.

# WHAT WOULD DECIDE THE ECONOMICS

## FOR A NEW PHARMACY

|                                 |                       |                                                   |
|---------------------------------|-----------------------|---------------------------------------------------|
| Usable unit area                | Not in public records | Determines rent and whether the store fits        |
| All-in rent and lease term      | Not in public records | Shows the sales needed to cover occupancy         |
| Legal pharmacy use              | Not confirmed         | Confirms a pharmacy can operate in the unit       |
| Clinic or referral relationship | None verified         | Shows whether nearby healthcare can send patients |

## SEPARATE ASKING-PRICE RESEARCH

|                                                                                                                                                                                                                                                                                   |                             |                          |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|---------------|
| 121                                                                                                                                                                                                                                                                               | 40%                         | 0.835                    | \$306k        |
| PUBLIC LISTINGS                                                                                                                                                                                                                                                                   | PRICE DIFFERENCES EXPLAINED | RANKING STRENGTH: STRONG | TYPICAL ERROR |
| It placed 64% of listings in the correct broad price band and 96% within one neighbouring band. The bands run from under \$100k to \$1M+. This is useful for rough ordering, not an appraisal, and it cannot price an address without an operating pharmacy and business figures. |                             |                          |               |

## BOTTOM LINE

The address data is useful for deciding whether a site deserves deeper work. It is not enough to calculate prescriptions, profit or value.



# LOCATION CONDITIONS COMPARISON

A relative screen of measured public location conditions, compared with current Ontario pharmacy locations.

## MEASURED LOCATION CONDITIONS

# TOP 7%

## 93rd PERCENTILE

Compared with 5,038 current Ontario pharmacy locations.  
This is a location comparison, not a turnover forecast  
or a chance of success.

## THE FOUR EQUALLY WEIGHTED CATEGORIES

### Local population



### Residents age 65+



### Public healthcare



### Pharmacy competition



## STILL IN TESTING

We do not yet have enough verified pharmacy operating results to know how closely this percentile tracks prescriptions or profit. Pharmacy owners can help improve it by sharing annual totals for prescriptions, sales, gross margin, payroll, rent and operating profit. No patient information.

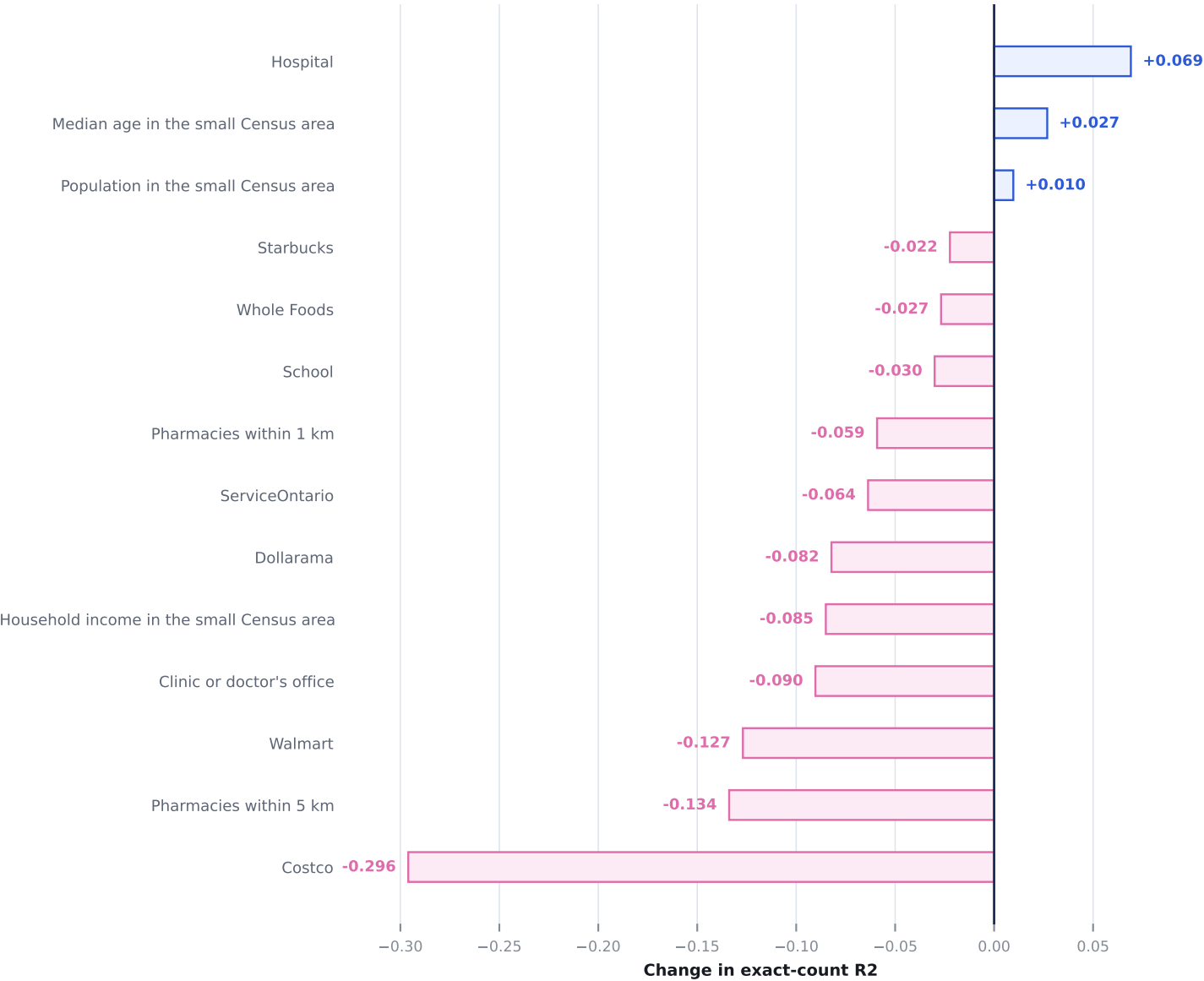
[REQUEST A SECURE UPLOAD LINK](#) | [INFO@PHARMACYATLAS.CA](mailto:INFO@PHARMACYATLAS.CA)

# WHAT EACH EXTRA FACTOR CHANGED

One additional factor at a time was added to the same 15-store prescription experiment.

BASE TEST | R2 0.065

Above zero improved the test. Below zero worsened it.



This was a 15-store development experiment. It is useful for deciding what deserves more research, but it is too small to establish cause or score this address.

# MODEL RECORD

What the tests measured, what was withdrawn, and what the current evidence supports.

## OLD PUBLISHED MODEL

**R2 0.776**

Withdrawn. Its test design reused information from the same period it was estimating.

## LOCATION-ONLY MODEL

**R2 0.010**

Geographic testing across 4,346 pharmacies. Too weak for a new-address forecast.

## NEW-CITY CHECK

**R2 -0.0075**

Performed slightly worse than using the overall average when whole cities were kept out of fitting.

## LOCATION PERCENTILE

**93rd**

Current testing screen. It ranks measured public location conditions and is not an outcome prediction.

## CURRENTLY SUPPORTED

- 01** Ontario comparison of nearby pharmacies, population, healthcare and site records
- 02** Experimental percentile of measured public location conditions
- 03** Broad asking-price grouping when an operating pharmacy's business figures are supplied

## NOT CURRENTLY SUPPORTED

- 01** Exact prescriptions from an address alone
- 02** Profit or launch success for a new pharmacy
- 03** Completed sale value from seller asking prices

# SOURCES AND IMPORTANT INFORMATION

## [1] Active pharmacies

Ontario College of Pharmacists public register downloaded August 25, 2026.

## [2] Population and demographics

Statistics Canada 2021 Census. Small Census areas are counted when their reference point falls within 750 m.

## [3] Healthcare

Ontario public healthcare facility records.

## [4] Traffic

City of Toronto midblock traffic count: 21,085 vehicles per day in 2024, matched 305 m from the address.

## [5] Property

City of Toronto zoning, parking and heritage records; Ontario Road Network; OpenStreetMap building outline.

## [6] Location percentile

Four equally weighted public categories ranked against 5,038 current Ontario pharmacy registrations. The percentile is still being tested against operating outcomes.

## [7] Development comparisons

One-factor tests for 15 stores used rough prescription counts that were not independently checked. They do not set the location percentile.

## [8] Asking prices

121 seller-reported public listings from two marketplaces. Asking prices are not completed sale prices or appraisals.

## IMPORTANT INFORMATION

This free test report provides general information only. Public records may be incomplete or out of date. It is not financial, legal, real-estate, regulatory or investment advice, and it does not guarantee prescriptions, sales, profit, value or commercial success. Independent confirmation is required before a business decision.