

PHARMACY LOCATION REVIEW

888 YONGE ST

TORONTO, ONTARIO

Compared with active Ontario pharmacy locations.

SEPTEMBER 12, 2026

FREE TEST VERSION | GENERAL INFORMATION ONLY

THE SHORT ANSWER

MEASURED LOCATION CONDITIONS

TOP 9%

91st percentile among 4,539 mapped Ontario locations with complete inputs

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: 4,690

PHARMACIES WITHIN 1 KM

20

Ontario pharmacy-location median: 5

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.

HOW IT COMPARES

The address is compared with 4,539 mapped active Ontario pharmacies using the same local measurements.

PEOPLE WITHIN 750 M

31,131

Ontario median 4,690



ACTIVE PHARMACIES WITHIN 1 KM

20

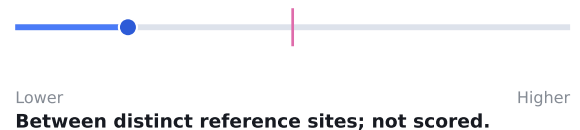
Ontario median 5



CLOSEST PHARMACY (REFERENCE: NEXT SITE)

121 m

Ontario median 253 m



PUBLIC HEALTHCARE SITES WITHIN 1 KM

8

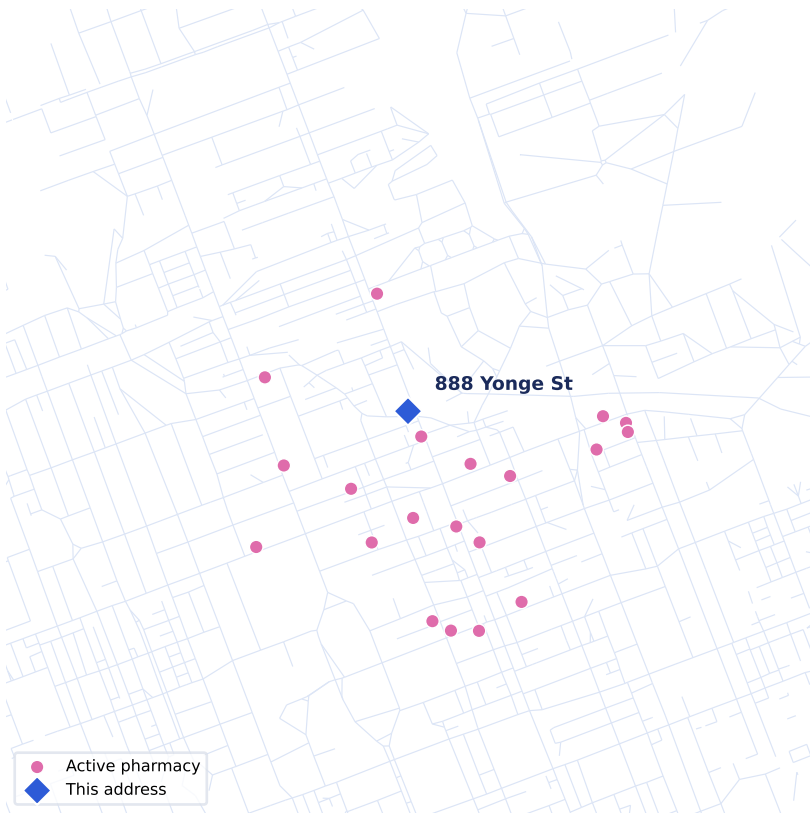
Ontario median 2



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.



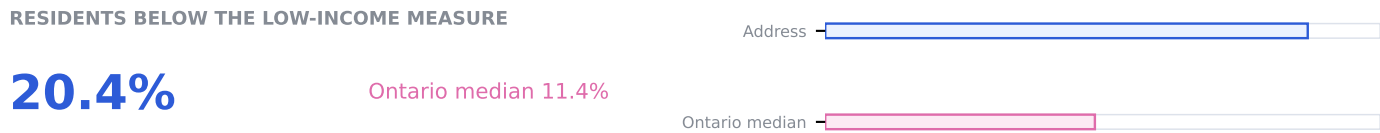
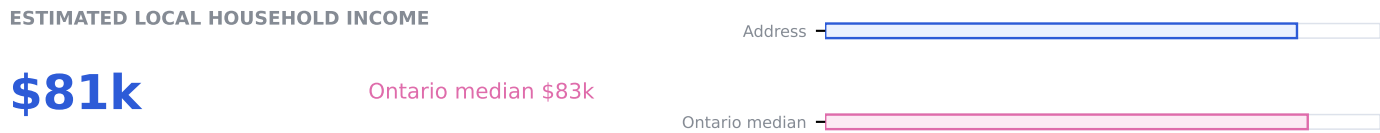
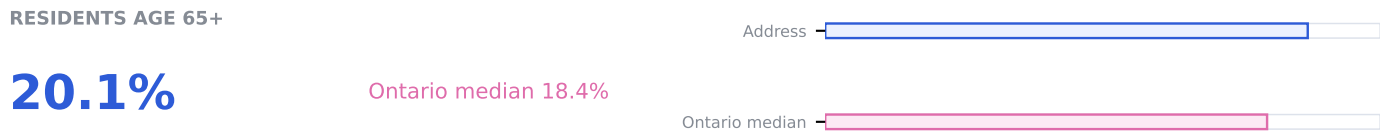
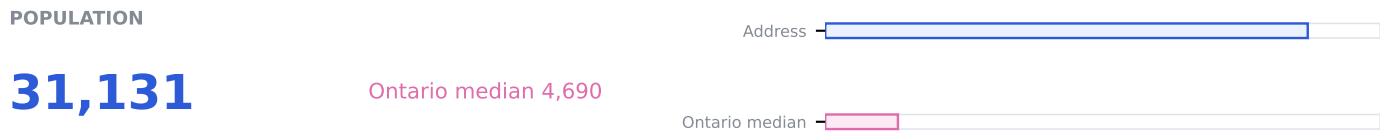
CLOSEST PHARMACIES

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

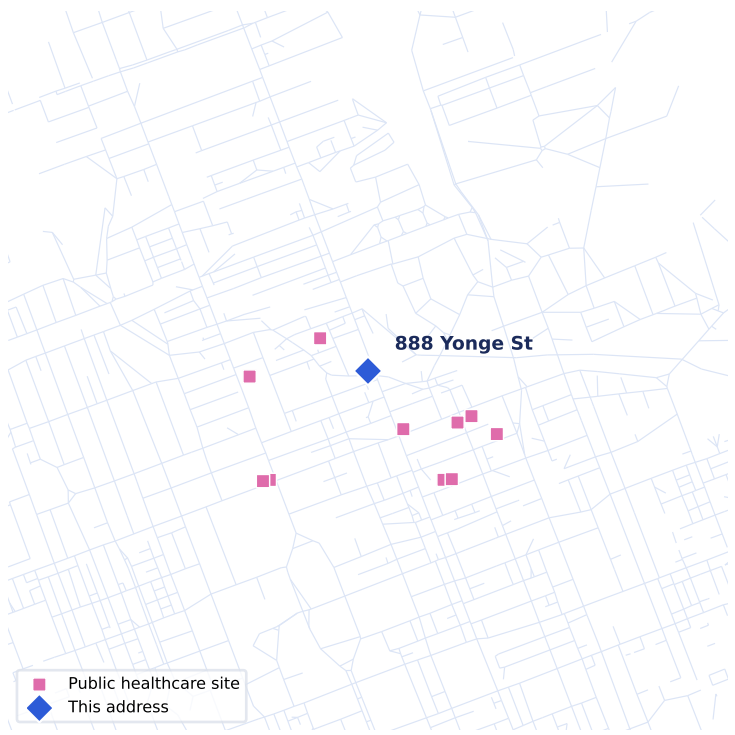
Local Census figures use a 750 m radius around the address.



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 mapped Ontario locations with complete inputs.

MEASURED LOCATION CONDITIONS

TOP 9%

91st PERCENTILE

Compared with 4,539 mapped Ontario locations with complete inputs. This is a location comparison, not a turnover forecast or a chance of success.

THE FOUR EQUALLY WEIGHTED CATEGORIES

Local population



98th

Residents age 65+



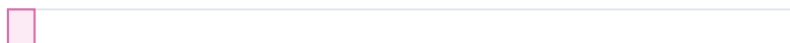
59th

Public healthcare



95th

Pharmacy competition



3rd

Weight sensitivity: 58 to 98 percentile across 9 settings. Not a confidence interval.

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.

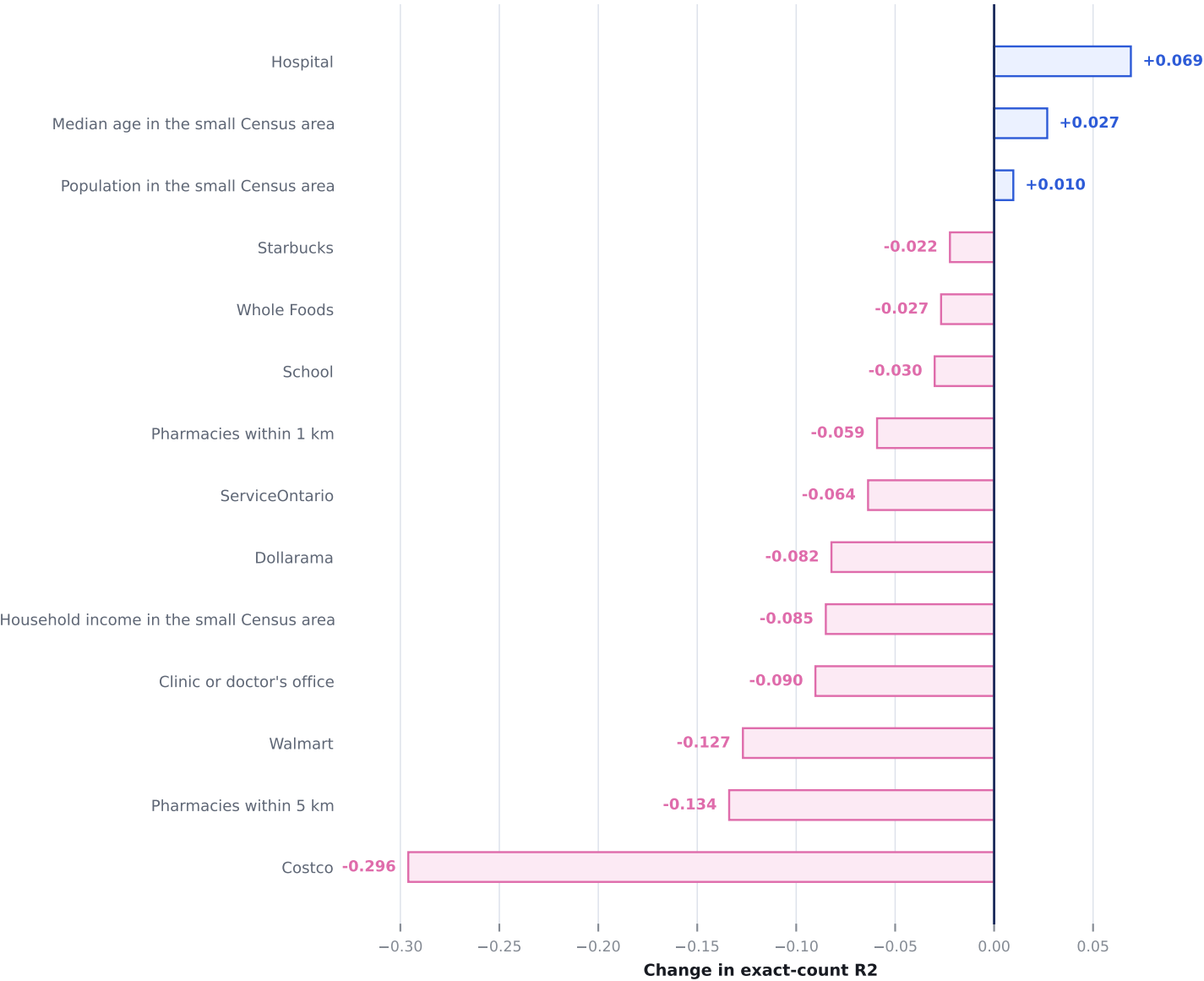
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WHAT EACH EXTRA FACTOR CHANGED

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

91st

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 4,539 mapped Ontario locations with complete inputs. 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.