

**FOR SALE | MODERN OFFICE  
CONDO**

**150 Beverley St | Unit 1**





## DETAILS

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LOCATION	Located on Beverley St, just north of Dundas St W. <a href="#">CLICK HERE</a>
BUILDING DETAILS	Unit 1 - 3,334 SF
PROPERTY TAXES	\$25,343.47 (2024) Annual
ZONING	Office permitted   Currently undergoing committee of adjustment approval for Medical Office use
POSSESSION	Immediate
PARKING	10 Spaces
ASKING PRICE	<b>\$2,497,000</b>

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## INVESTMENT SUMMARY

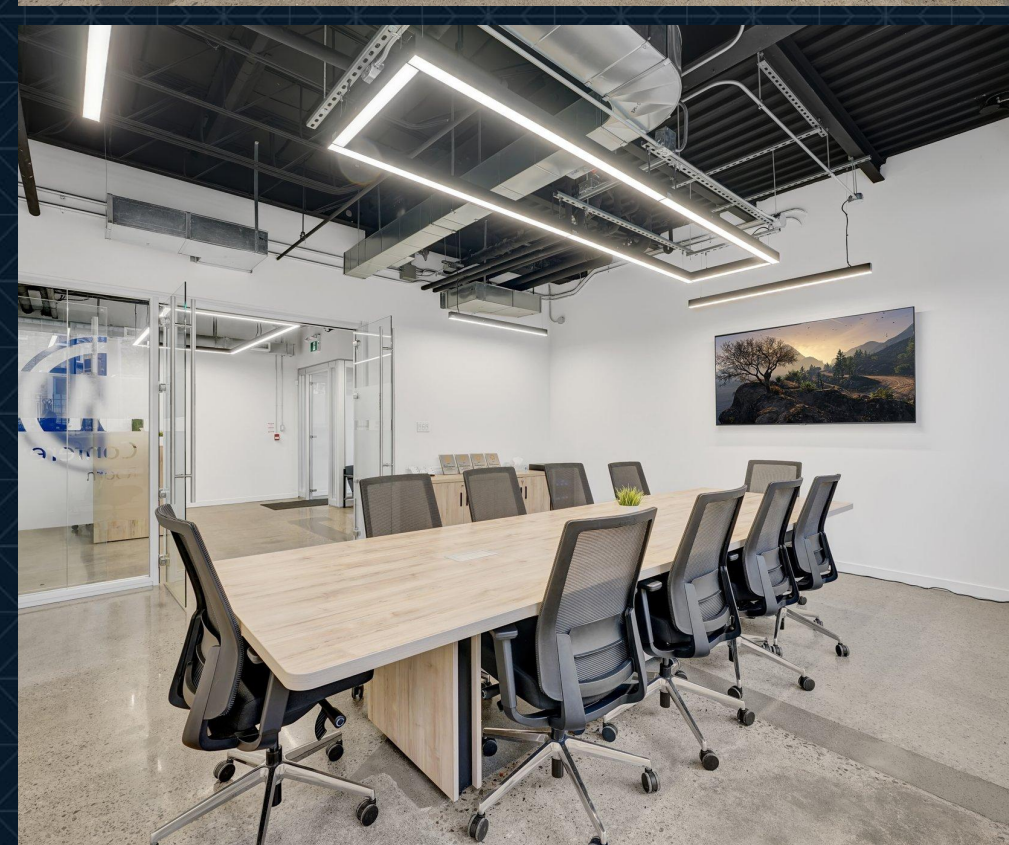
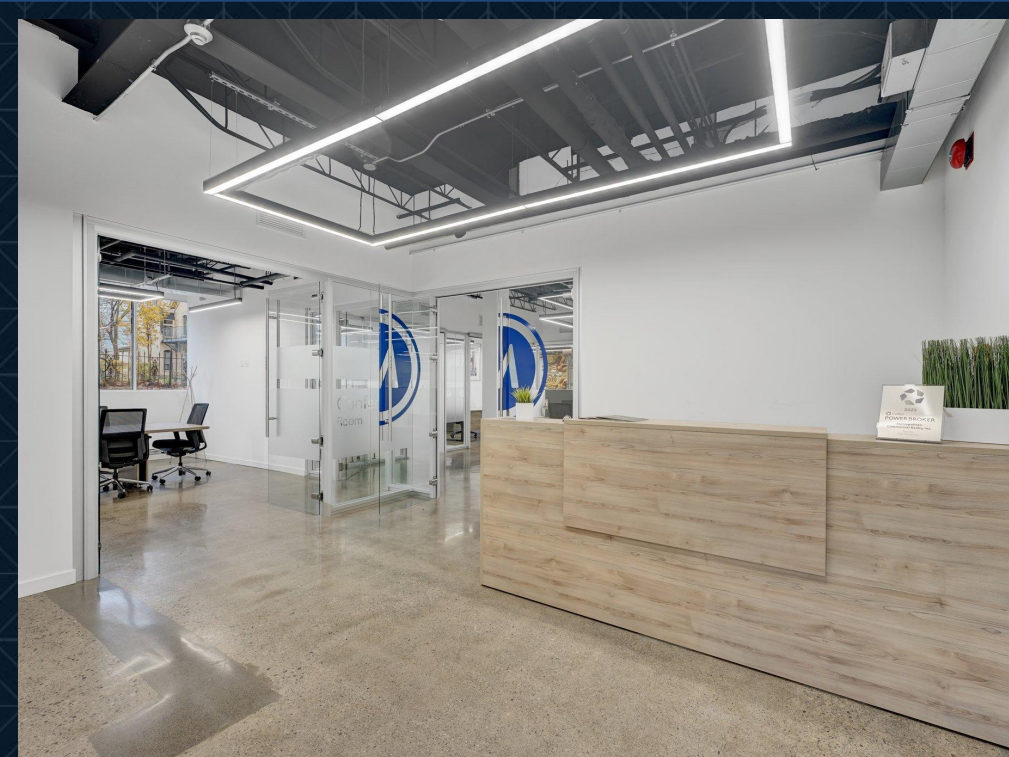
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This modern turnkey office condo offers a prime location conveniently located in close proximity to the University of Toronto, Kensington Market and a 5-minute walk from St. Patrick Subway Station.

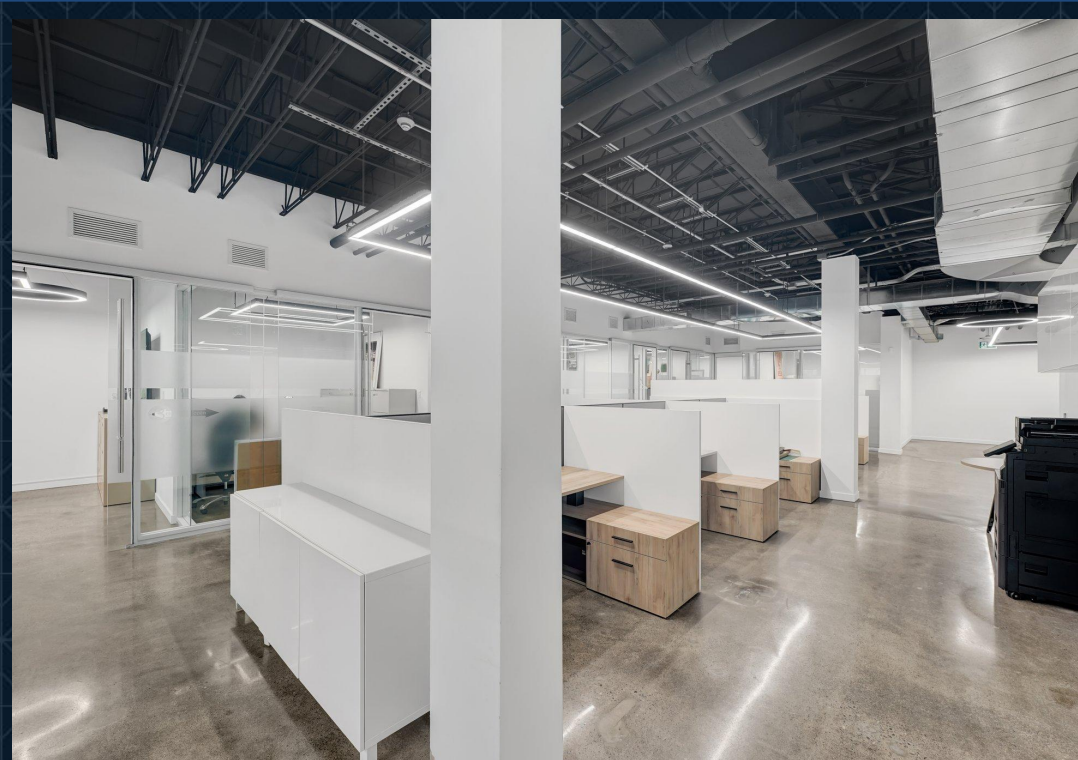
This unit has been fully renovated and boasts sleek design and functionality. Aesthetically pleasing interiors with contemporary finishes, creating an inviting and professional atmosphere. Ample space for multiple workstations, conference rooms, examination rooms and storage, accommodating various business & medical office needs. The unit also includes 10 designated parking spaces available for you and your clients, ensuring convenience and accessibility. Currently undergoing committee of adjustment approval for Medical Office use.

Situated in the heart of Chinatown, this space is ideal for a range of professions including law firms, accounting practices, creative agencies, start-ups, medical offices, dentistry offices established business looking to expand and more. The area is experiencing a tremendous amount of growth and gentrification with several residential, student housing and hotel projects in development.























# FLOORPLAN





# CONNECTIVITY



BIKE SCORE OF **99**



Daily errands can be accomplished on a bike



TRANSIT SCORE OF **100**

World-class public transportation



WALK SCORE OF **100**



Daily errands do not require a car





# ABOUT THE AREA

Chinatown is a standout location of culture and experience in Toronto, being the second largest in the entirety of North America second only to New York. It is known for its shops and restaurants that are rich in Asian tradition, showcasing a mixture of old neighbourhood staples and new venues that pay tribute to the area. The streets are filled with pedestrians, aided by the frequent streetcars heading to and from the Spadina TTC station.



Kensington Market is known as the most vibrant and diverse neighbourhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants, live music, street performances, and art installments.

El Mocambo is an example of a neighbourhood staple located at 464 Spadina Avenue, that gives the area the rich culture it is known for. It is a live music venue that has been open since 1948 and has hosted a number of legends such as the Rolling Stones, Blondie, Jimi Hendrix, Meatloaf, U2, etc.



The University of Toronto is one of the world's most elite Universities. Its downtown campus is located just North of 150 Beverley St. The downtown campus alone has a student population of 68,400 individuals that heavily contributes to Spadina Avenue's busy pedestrian population.



# NEIGHBOURING DEVELOPMENT



## 484 SPADINA: FITZROVIA DEVELOPMENTS

The Waverley is a 166-unit Class A rental community at the northwest corner of College Street & Spadina Avenue. This premium “boutique” rental building offers the same level of amenities and suite finishes as high-end condominiums with a 24-hour Concierge. Notable building amenities include, a training facility, yoga/spin studio, a rooftop infinity pool, a pet spa and electric car charging stations, along with relaxed dining options in the double height lobby. The development included the reinstatement of the historic Silver Dollar Room. Registered as a heritage landmark, many of the Silver Dollar’s original elements are incorporated into the new space, including the venue’s bar, stage, murals, terrazzo floor, and the iconic Silver Dollar Room sign.

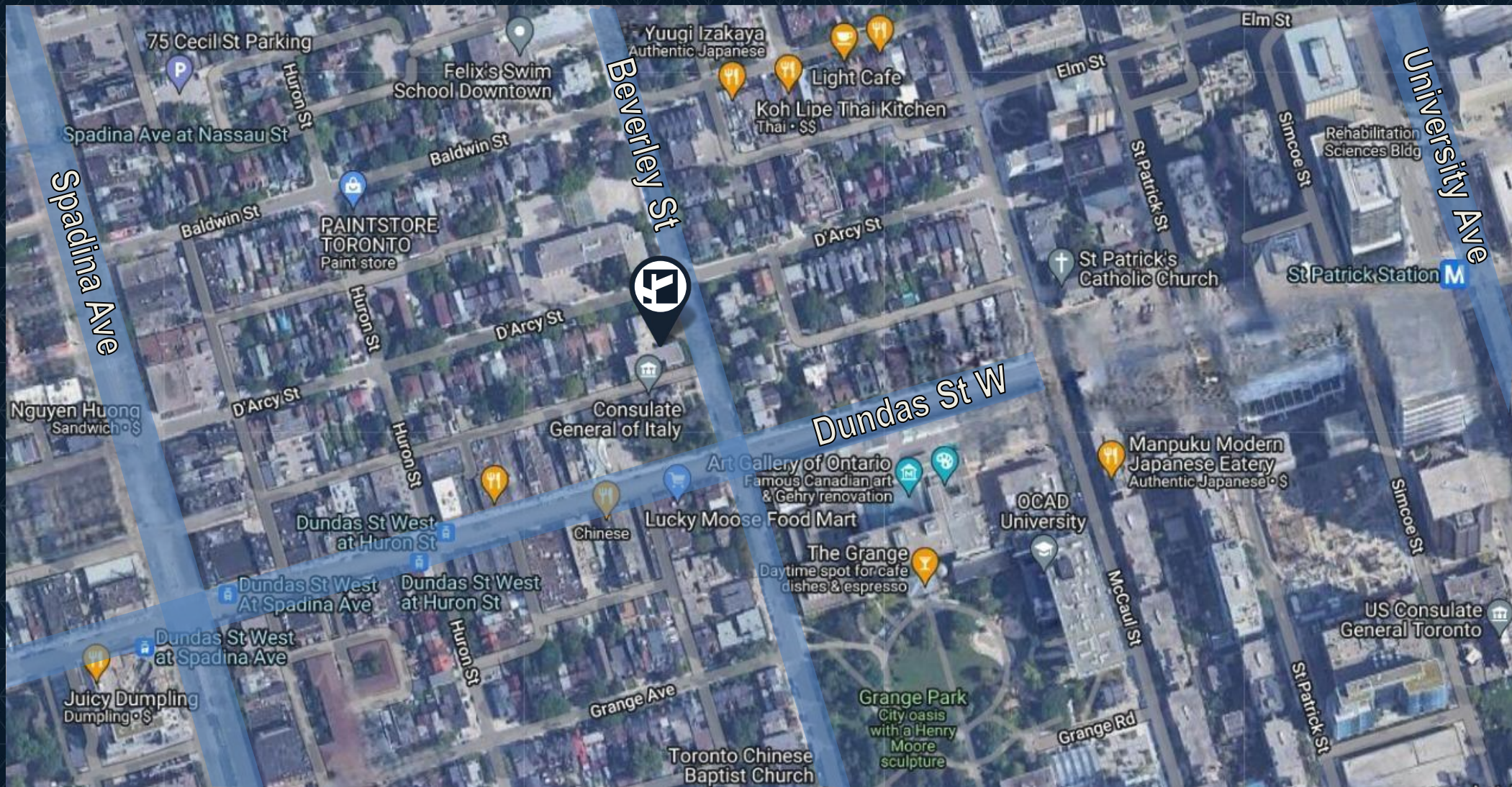
## 315 SPADINA: PODIUM DEVELOPMENTS

**315 Spadina Avenue** is a new development by Podium Developments currently under construction at Spadina Avenue & D’Arcy Street. Upon completion, the property will consist of a 13-storey mixed-use building with a total gross floor area of approximately 200,000 square feet, comprised of 219 units, 306 beds and approximately 8,500 square feet of commercial space. The building will also contain a wide range of modern amenities including a rooftop terrace with BBQ area, gym, wellness studio, study room, multi-purpose room, lounge, dedicated children’s playroom and a dog run.





# AREA MAP





## CONTACT

### **TIM NOVAK\***

Senior Vice President

416.703.6621 Ext. 246

[Tim.novak@cbmetcom.com](mailto:Tim.novak@cbmetcom.com)



370 KING STREET WEST, UNIT 802

TORONTO, ON | M5V 1J9

416.703.6621

[WWW.CBMETCOM.COM](http://WWW.CBMETCOM.COM)