

FOR SALE | MEDICAL OFFICE CONDO

150 Beverley St | Unit 1

INCLUDES 10 PARKING SPACES



DETAILS

LOCATION	Located in the Discovery District on Beverley St, just north of Dundas St W. CLICK HERE
BUILDING DETAILS	Unit 1 - 3,758 SF
PROPERTY TAXES	\$25,343.47 (2024) Annual
ZONING	R (f4.5; d1.0) (x835) Office permitted
POSSESSION	Immediate
PARKING	10 Spaces
ASKING PRICE	\$2,497,000

INVESTMENT SUMMARY

This modern turnkey office condominium offers an exceptional opportunity for medical and dental professionals seeking a centrally located practice. **150 Beverley Street** is within walking distance of the University of Toronto, Kensington Market, and just a 5-minute walk from St. Patrick Subway Station. The Discovery District has a high concentration of hospitals and research institutions, particularly those related to biotechnology. The district is roughly bounded by Bloor Street on the north, Bay Street on the east, Dundas Street on the south, and Spadina Avenue on the west.

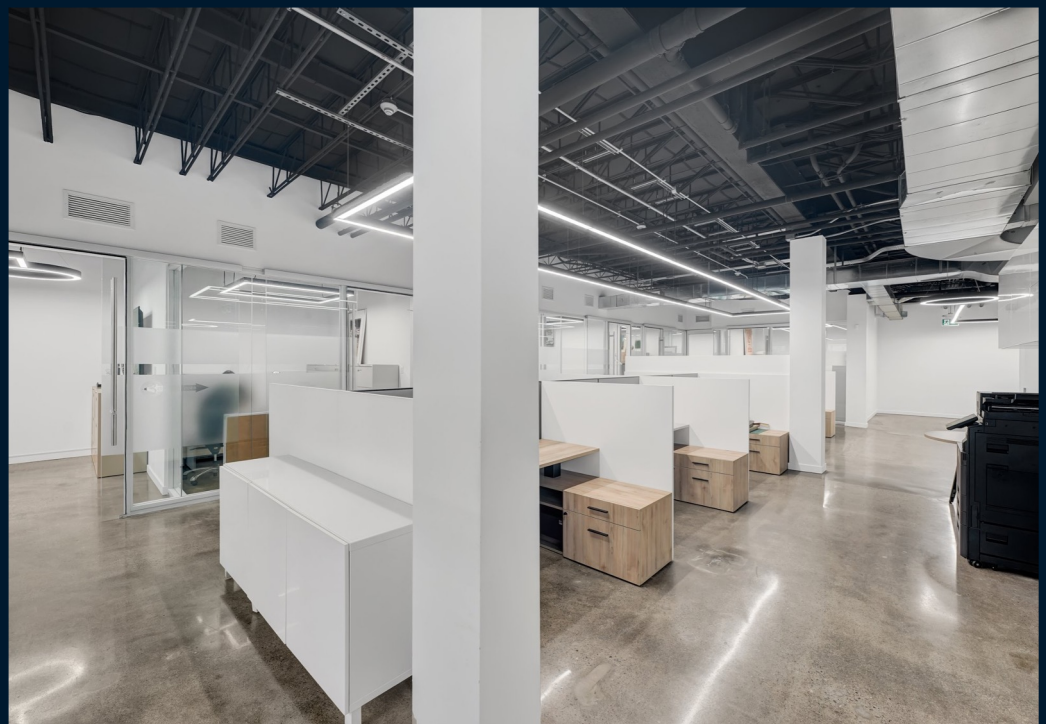
The unit has been fully renovated with contemporary finishes that create a professional and welcoming atmosphere for both employees and patients. The flexible **3,758 square foot layout** can accommodate examination rooms, consultation offices, procedure areas, staff space, and storage, making it well-suited for a wide variety of healthcare practices. The property also includes **10 designated parking spaces**, offering rare convenience for practitioners and visiting patients. A Committee of Adjustment approval for medical office use is currently underway. Additionally, the City of Toronto’s Official Plan Study of Policy 4.1.3 is in its final phase.

Toronto’s Official Plan Policy 4.1.3

Located along Beverley Street—classified as a **Major Street** under the City of Toronto Official Plan—this property benefits from planning policies that encourage a broader mix of uses, including medical and dental offices, to serve surrounding communities within "Neighbourhoods" designated areas.

Positioned in the heart of Chinatown and surrounded by significant residential, student housing, and hotel developments, the area is experiencing rapid growth and revitalization. This creates an ideal opportunity for medical and dental professionals to establish or expand their practices in a high-demand location with strong long-term potential.











FLOORPLAN



CONNECTIVITY



BIKE SCORE OF **99**

→ Daily errands can be accomplished on a bike

[CLICK
HERE](#)



TRANSIT SCORE OF **100**

→ World-class public transportation



WALK SCORE OF **100**

→ Daily errands do not require a car



ABOUT THE AREA



The Discovery District is a research and innovation hub in downtown Toronto, that generally extends north to Bloor Street, south to Dundas Street, east to Bay Street and West to Spadina Avenue. This area is home to Canada's largest concentration of hospitals, research institutes, and the University of Toronto, it brings together world-class expertise in medicine, biotechnology, and life sciences. The district fosters collaboration between healthcare, academia, and industry, making it a leading centre for medical breakthroughs and scientific advancement.

Located in the heart of the University Health Network, 150 Beverley St is within walking distance of eight major hospitals: 8 minutes to Mount Sinai Hospital & Toronto Rehab Institute, 9 minutes to SickKids, 12 minutes to Princess Margaret Cancer Centre & Toronto General, 16 minutes to Toronto Western, 19 minutes to Women's College Hospital and 20 minutes to St Michael's Hospital. – All under 10 minutes by car.



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

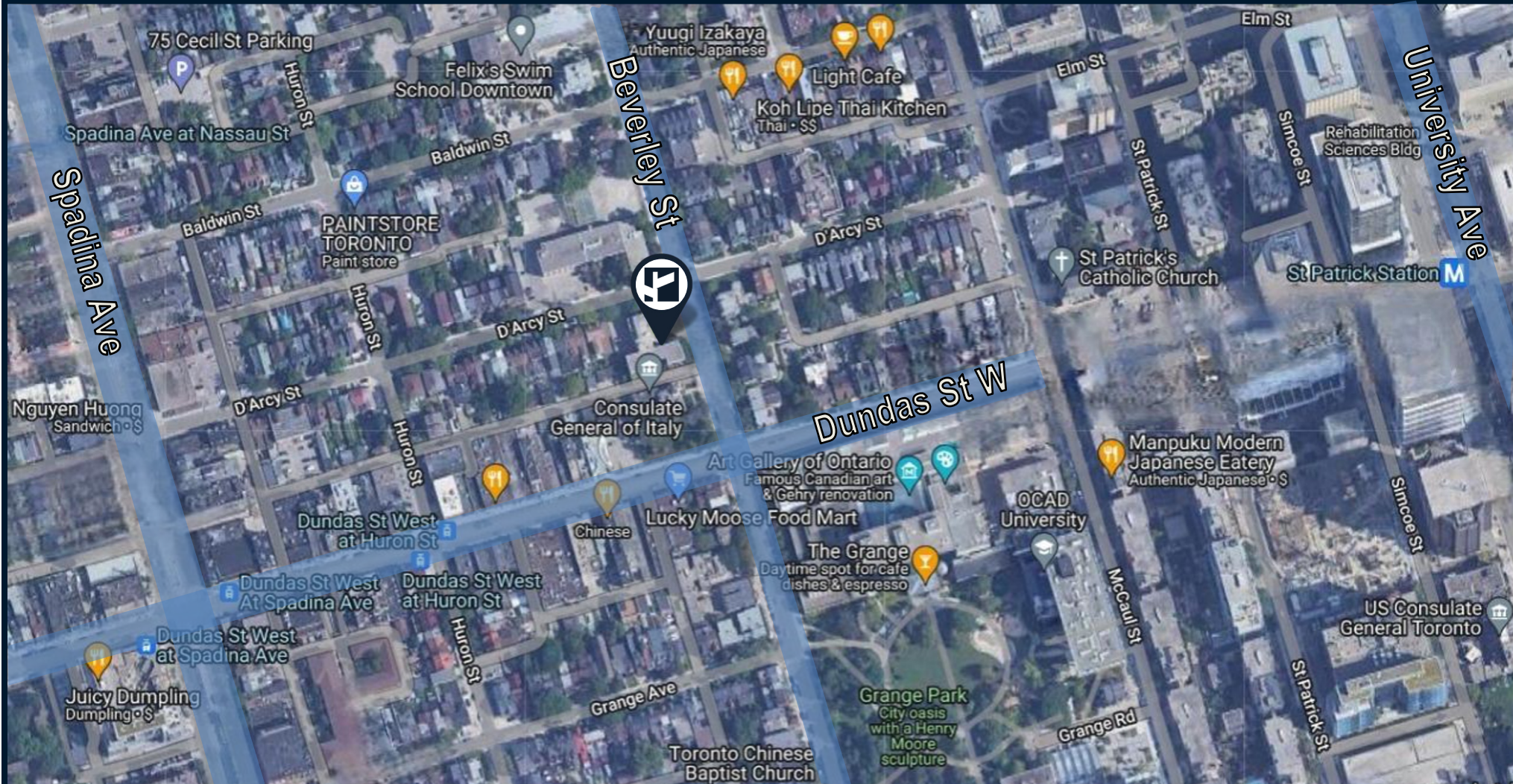
The Waverley is a 166-unit Class A rental community at the northwest corner of College Street & Spadina Avenue. This premium “boutique” rental building offers the same level of amenities and suite finishes as high-end condominiums with a 24-hour Concierge. Notable building amenities include, a training 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



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