

FOR SALE | OFFICE/RETAIL/STUDIO SPACE
83-91B WALNUT AVENUE



NEWLY DESIGNED

Creative industrial office conversion, and special tech ready design.

BEAUTIFUL AND HIP

San Francisco style with cool high designed open layout space. On the park, ideal for office and select retail uses

**BRIGHT SIMPLE
LOFT-STYLE SPACE**

Includes clear span, large operable windows throughout, freight entrance, loading dock and garage.



WALKING DISTANCE

Located in the heart of King Street West - live, work, and play. Many trendy bars and restaurants in the area, close to King and Queen Street West TTC Streetcars.

**POLISHED
CONCRETE FLOORS**

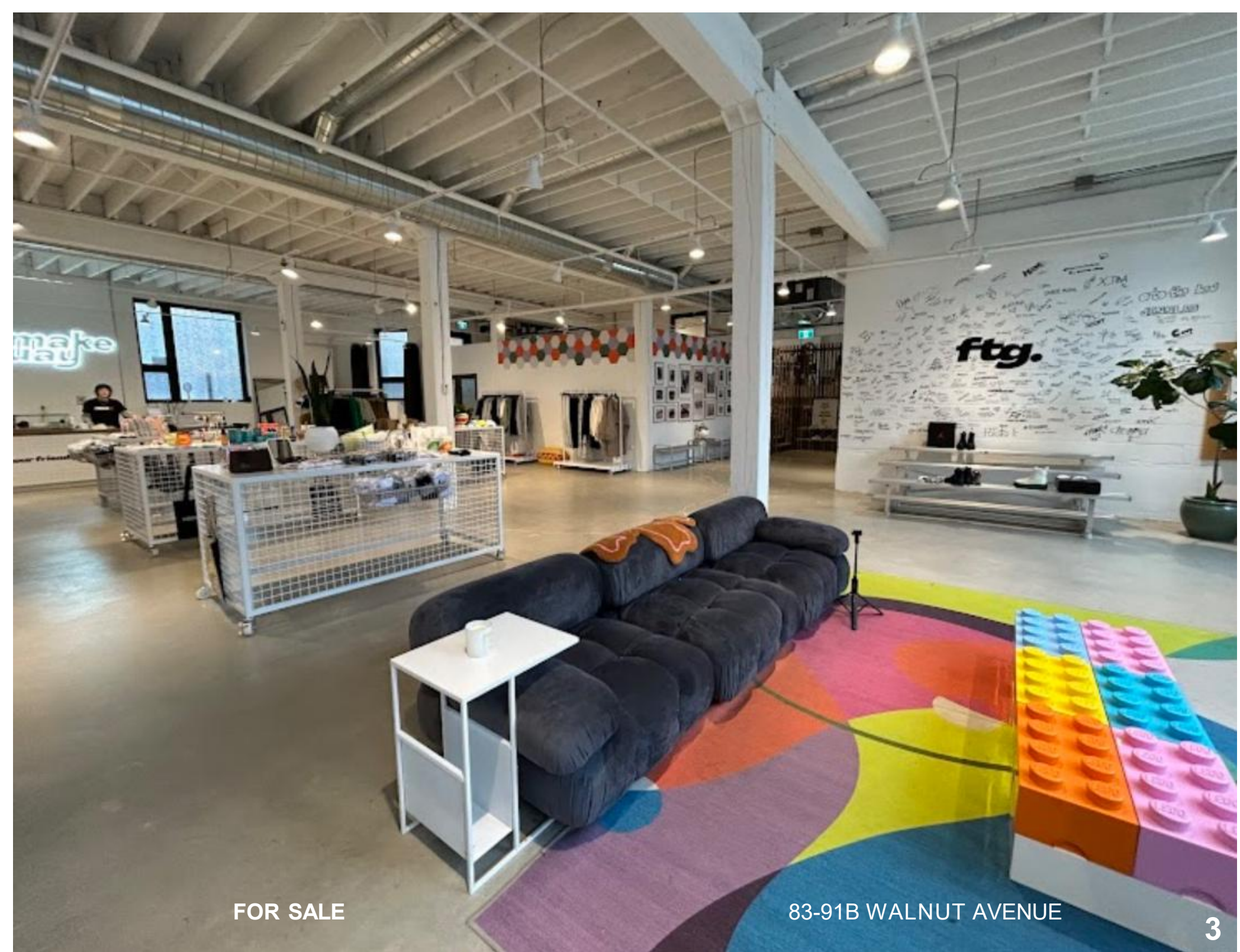
High ceilings, metal designed accents, skylights, exposed white-washed ceilings, modern designer LED lighting, outdoor office/patio potential, and laneway access.

DETAILS

LOCATION	Located in downtown Toronto (King West Area), right near King St W & Strachan Ave.
TOTAL SITE AREA	10,485 SF
LOT DIMENSIONS	95 ft. Frontage x 112.60 ft. depth
BUILDING DETAILS	North Side: 4,885 SF South Side: 5,215 SF Total: 10,100 SF
OCCUPANCY	Vacant on Possession
ASKING PRICE	\$9,395,000.00

PROPERTY FEATURES

- Ideal for users or investors, flagship showrooms, boutique brands and more.
- Multi Level Building, Commercial Building with full usable Basement including washrooms.
- Immaculate and fresh, clean build out with high ceilings.
- Separate entrance to different floors.
- Great advertising and branding opportunity for great flexibility.
- In the heart of Toronto's trendiest district.
- Easy and ample surface parking, outside front door on site.



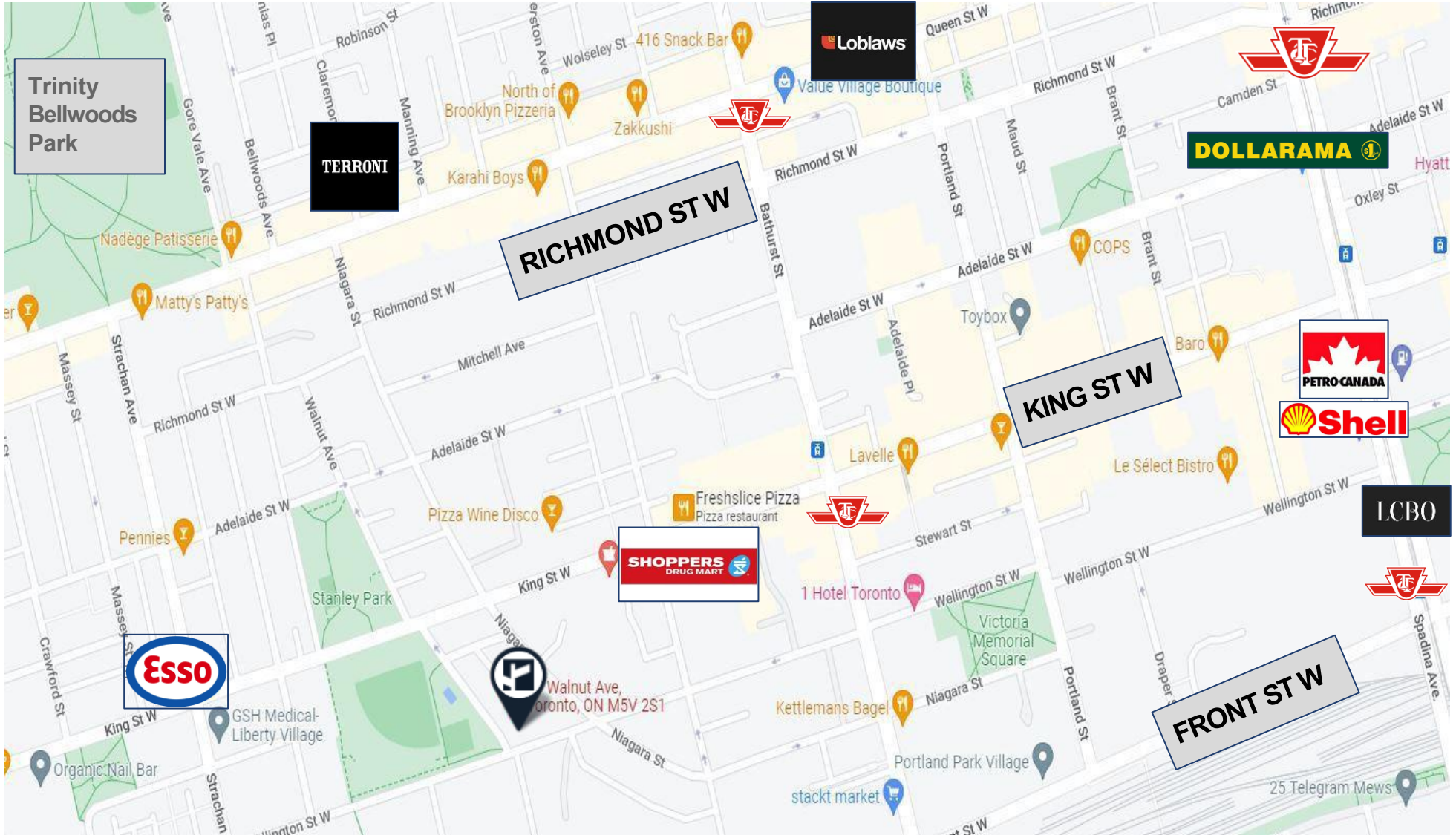
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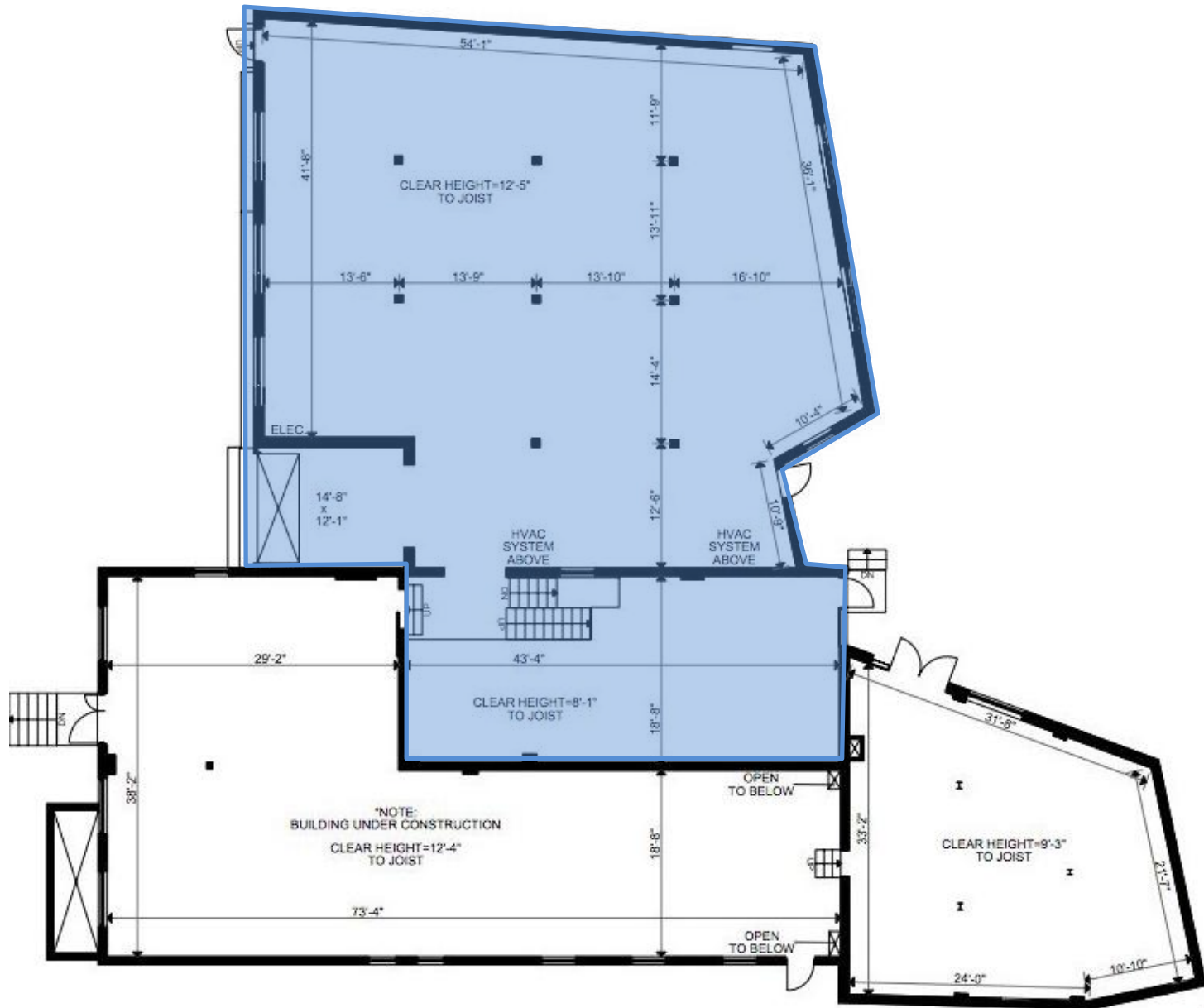
AREA MAP



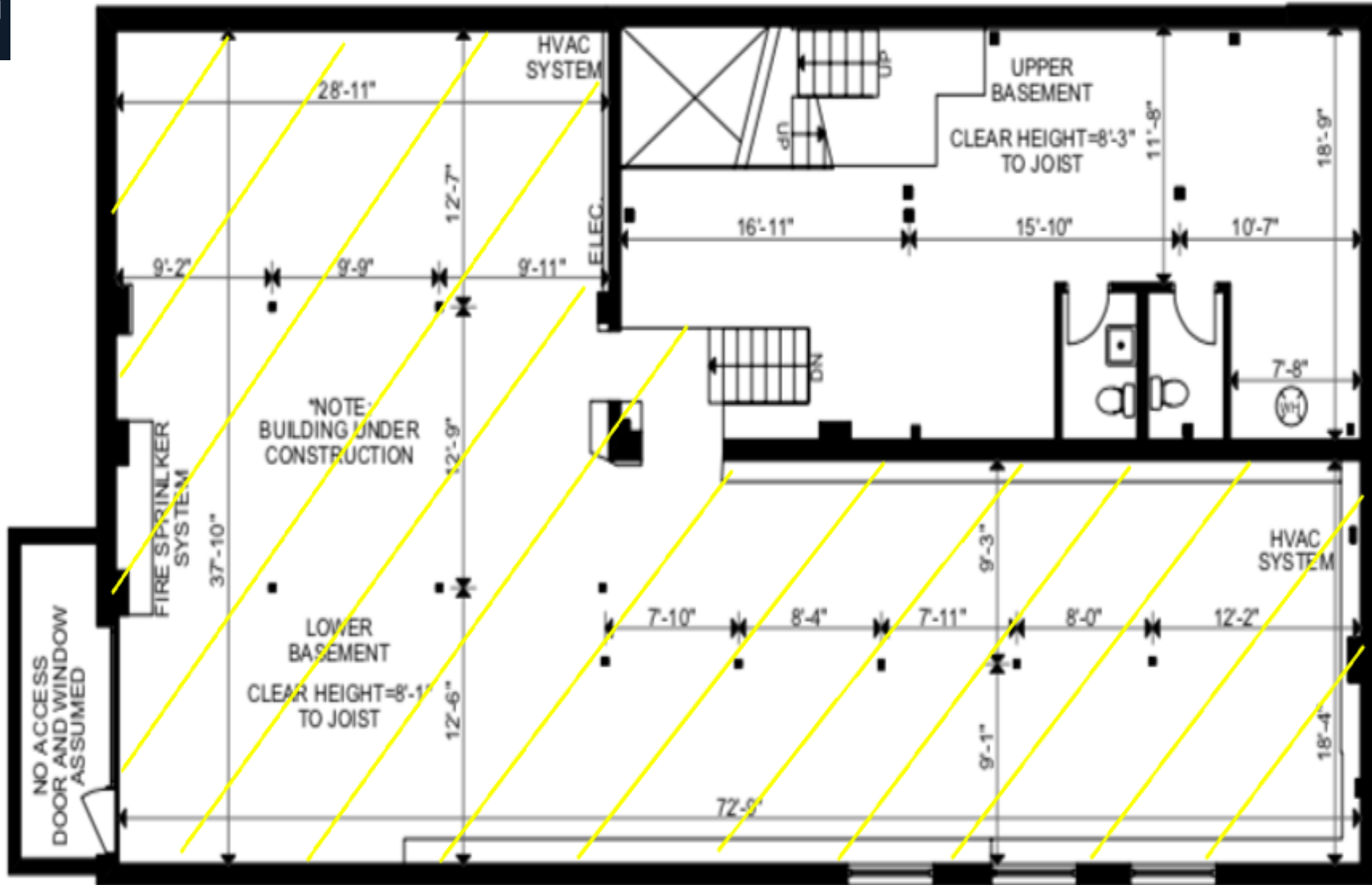
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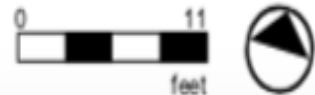
FLOOR PLAN - MAIN FLOOR



FLOOR PLAN – BASEMENT



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