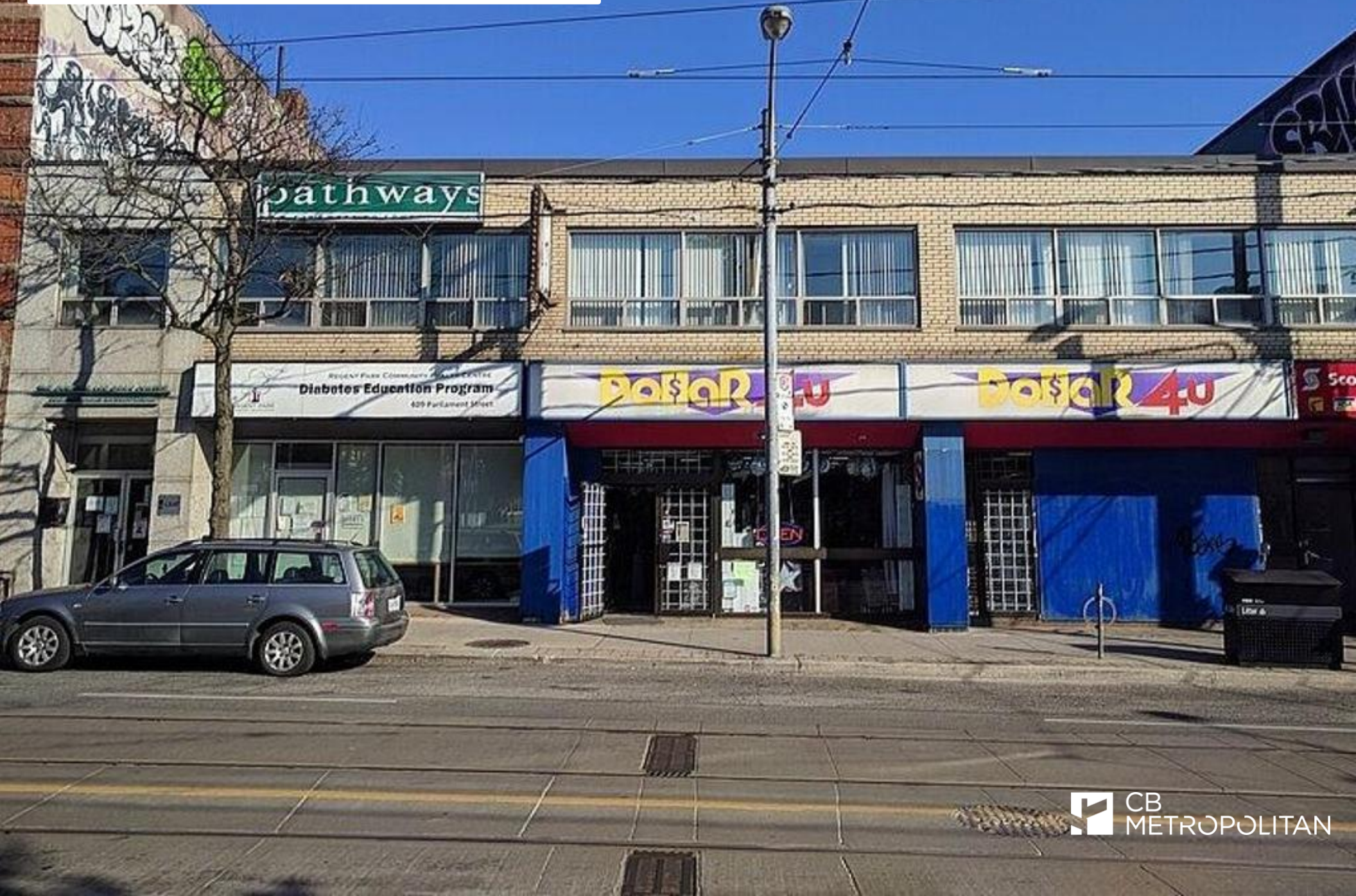


FOR SALE

405-411 Parliament Street

ENTIRE BUILDING AVAILABLE



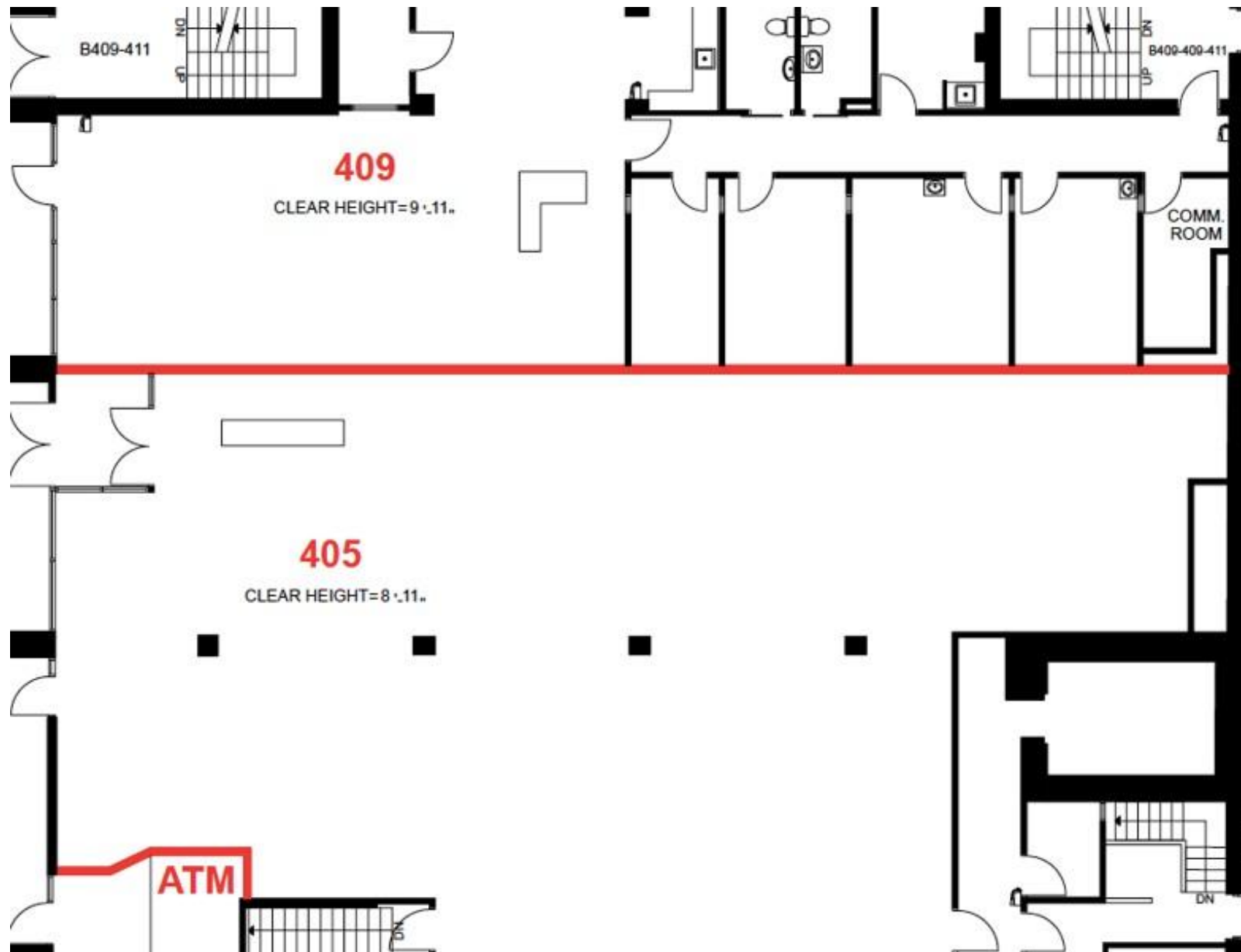
PROPERTY DETAILS

LOCATION	Located on the North-East corner of Parliament Street and Gerrard Street. CLICK HERE	
BUILDING DETAILS	Second Floor:	6,406 SF
	Main Floor:	6,159 SF
	Lower Level:	6,309 SF
	Total Area:	18,875 SF
PROPERTY TAXES	\$65,000.00 (Unverified)	
LOT SIZE	9,526.05 SF (0.219 Acres)	
ZONING	CR2 (c1;2*2362)	
ASKING PRICE	\$7,259,000.00	

PROPERTY SUMMARY

- One storefront from corner
- Property includes rear lane
- Property ideal for medical, school or office uses
- VTB 1st Mortgage available for qualified Buyer
- Parking for 6 cars
- Rentable lower level space for added 6,200 SF

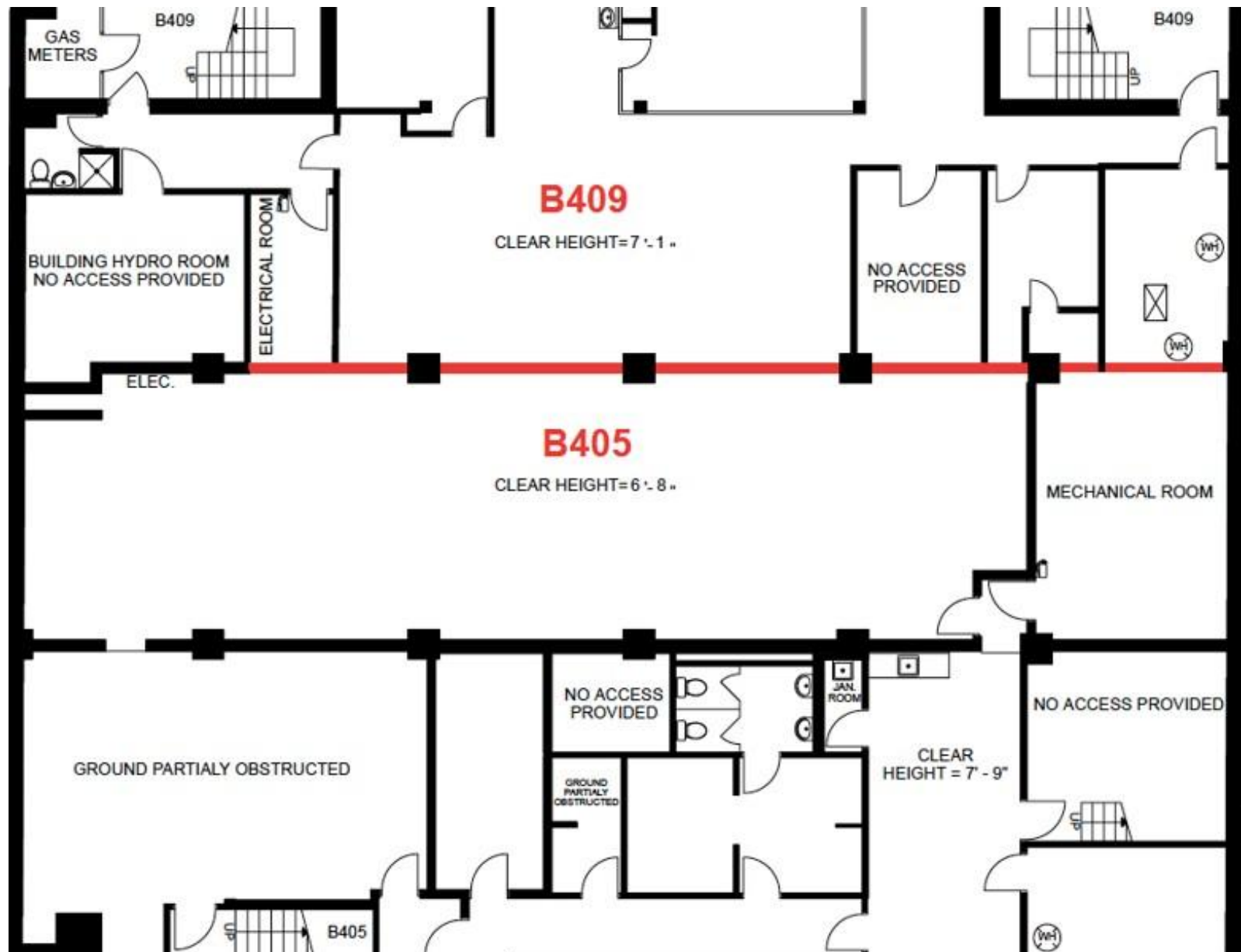
Floorplan – Main Floor



Floorplan – Second Floor



Floorplan – Lower Level



CONNECTIVITY



BIKE SCORE OF 100

→ Daily errands can be accomplished on a bike



TRANSIT SCORE OF 92

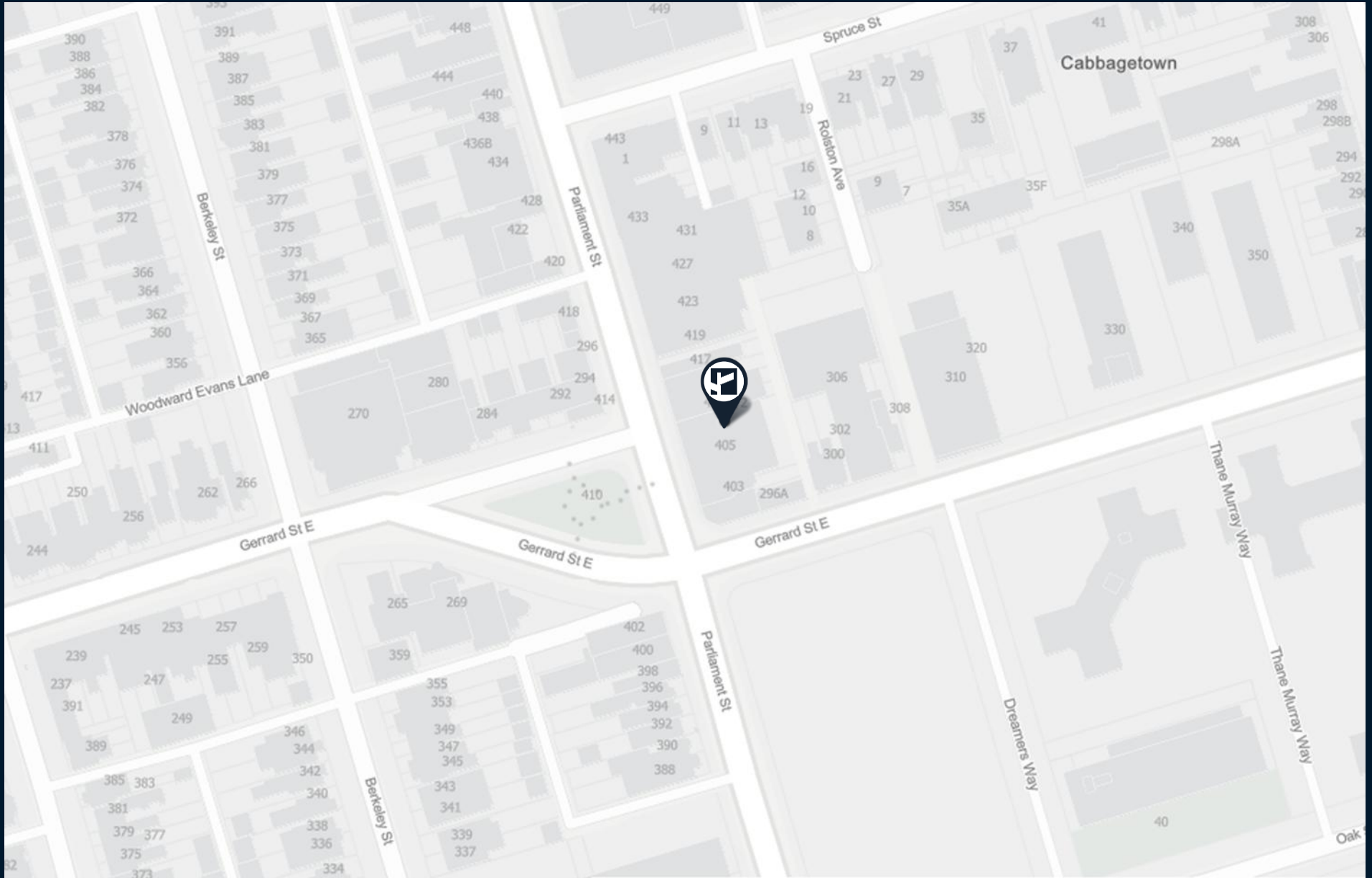
→ World-class public transportation



WALK SCORE OF 99

→ Daily errands do not require a car

AREA MAP



CONTACT

TIM NOVAK*
Senior Vice President
416.703.6621 Ext. 246
Tim.novak@cbmetcom.com



370 KING STREET WEST, UNIT
802 TORONTO, ON | M5V 1J9

416.703.6621
WWW.CBMETCOM.COM