

## *Office Space For Lease*



### *82 Avenue Road, Toronto*

A magnificent fully restored historically significant 1875 “Victorian Gothic” mansion affording approximately 2676 square feet on the 2<sup>nd</sup> and 3<sup>rd</sup> floor professional office space.

- ◆ Mechanical/structural improvements include electrical wiring, networking infrastructure and complete HVAC rehab
- ◆ Elegant 2<sup>nd</sup> floor features 3 large offices spaces, reception area, 2 fireplace, sweeping oak staircase & handsome cornice mouldings
- ◆ 2 car parking available on site, landlord will paint interior walls and refinish hardwood flooring.
- ◆ Realty taxes and operating costs are a fraction of those charged on Bloor Street West and Hazelton Lanes

Offered at \$5,500 gross lease by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460 e-mail: [kevin@kpgillen.com](mailto:kevin@kpgillen.com)

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## **LOCATION:**

**82 Avenue Road** is located at the north-west corner of Avenue Road and Elgin Avenue, one block north of Yorkville Avenue and directly across the street from Hazelton Lanes in the heart of Toronto's fashionable Yorkville District. The property is ideally positioned just west of the Hazelton Hotel and luxury condominiums, the Four Seasons Hotel, and 100 Yorkville Avenue, a mixed use high end retail and residential development. Bloor/Yorkville is Toronto's premier location for luxury hotels, exclusive designer fashion, home décor and accessory retail, art galleries, fine dining and luxury residential homes.

## **ZONING:**

**CRT 1.5 C1.0 R1.0 –permitting a broad range of Commercial / Retail uses.**

**OFFICE AREA: 2676 sq. ft. (please refer to floor plan)**

**This space is divisible per floor plate: 2<sup>nd</sup> floor 1400 sq.ft. (approx.)**

**3<sup>rd</sup> floor 1200 sq.ft. (approx.)**

## **HISTORY:**

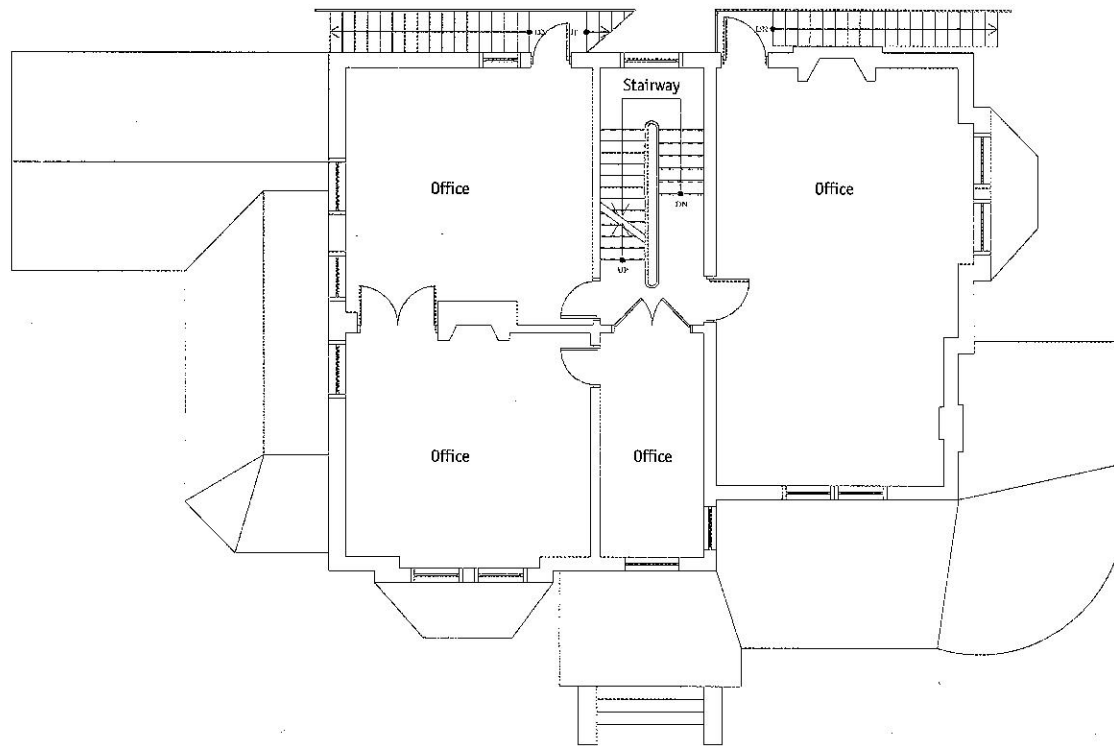
Originally built in 1875 as a private residence, this handsome Victorian signature building has been painstakingly restored to its original elegance including complete new slate roof with copper, valleys, eaves, and downspouts, new marble and cut stone entry stairs and landing plus numerous improvements to the original interior appointments and architectural details.

**PARKING:** 2 cars on site included in the rental.

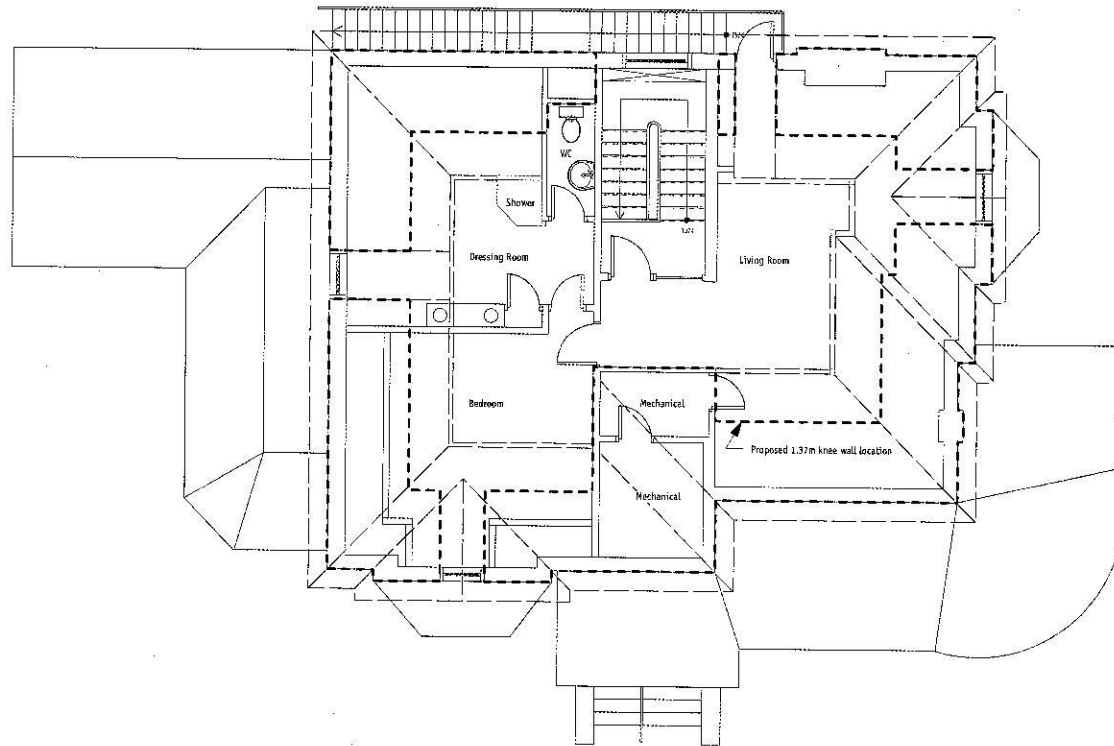
**TAX & OPERATING EXPENSE:** \$ 11.00 per sq.ft. per year for 2009 (approx)

**POSSESSION: Immediate**

*The information detailed herein has been provided by the Vendor and is deemed to be correct.  
K. P. Gillen & Co. Realty Ltd. assumes no responsibility for the accuracy of the information contained herein.*



SECOND LEVEL



THIRD LEVEL













