

Office / Showroom Space For Lease



82 Avenue Road, Toronto

A magnificent fully restored historically significant 1875 “Victorian Gothic” mansion affording approximately 1296.86 square feet on the 2nd floor and/or 1179.49 square feet on the 3rd floor of professional office / showroom space.

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

Offered from \$2,500.00 net per month by:
K.P. Gillen & Co. Realty Ltd., Brokerage
(416) 964-9460 e-mail: kevin@kpgillen.com

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 north of the Hazelton Hotel and luxury condominiums 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.

LEASABLE OFFICE AREAS:

2nd floor: 1296.86 sq.ft. @ \$ 4,250 per month net

3rd floor: 1179.49 sq.ft. @ \$ 2,500 per month net

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: 1 car on site included in the rental per floor

TAX & OPERATING EXPENSE: \$ 11.34 per sq.ft. for 2013

POSSESSION: September 1, 2013

*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 Floor



Second Floor



Second Floor



Third Floor



Third Floor



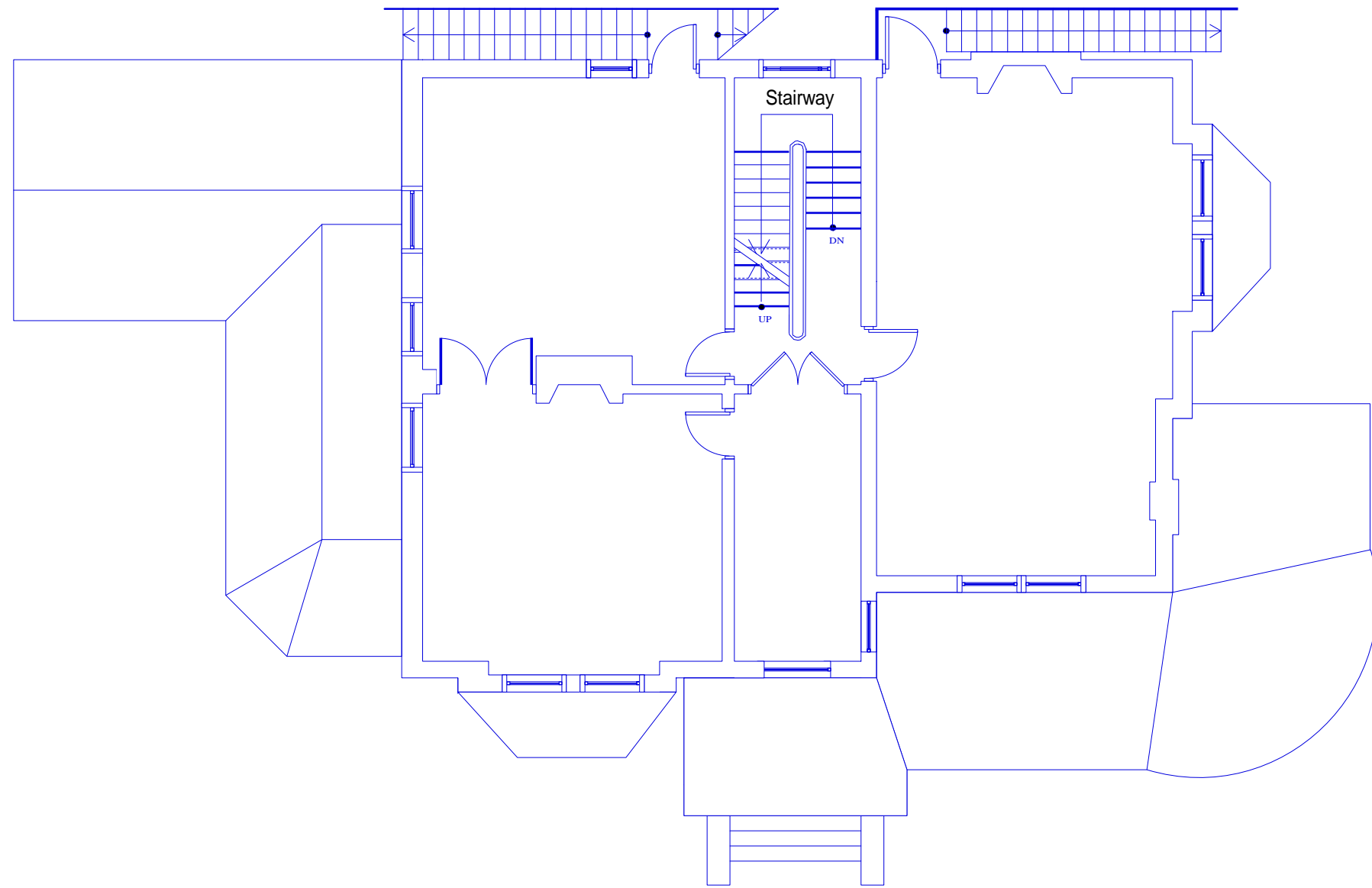
Third Floor



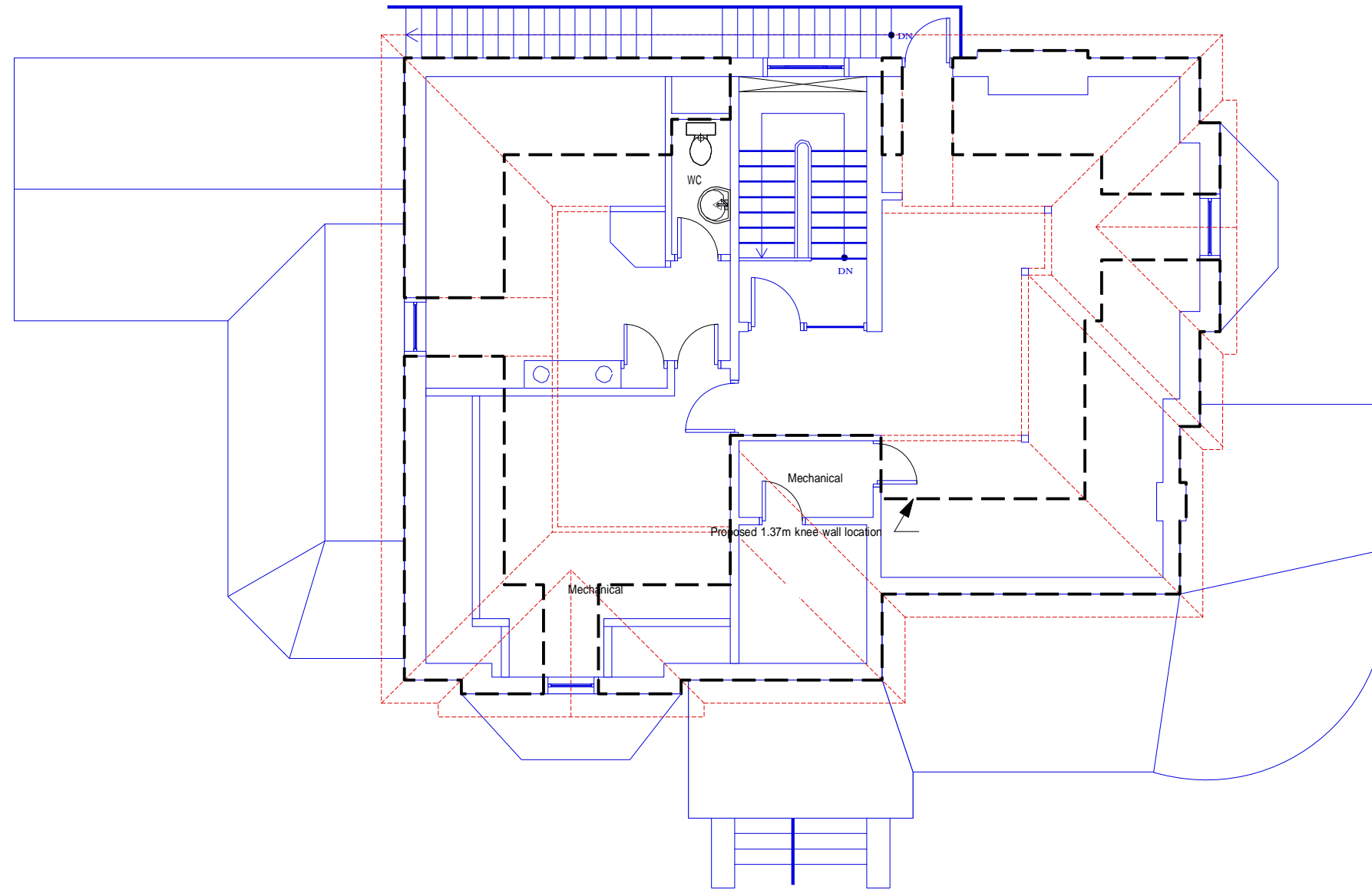
Other Pictures







SECOND LEVEL



THIRD LEVEL