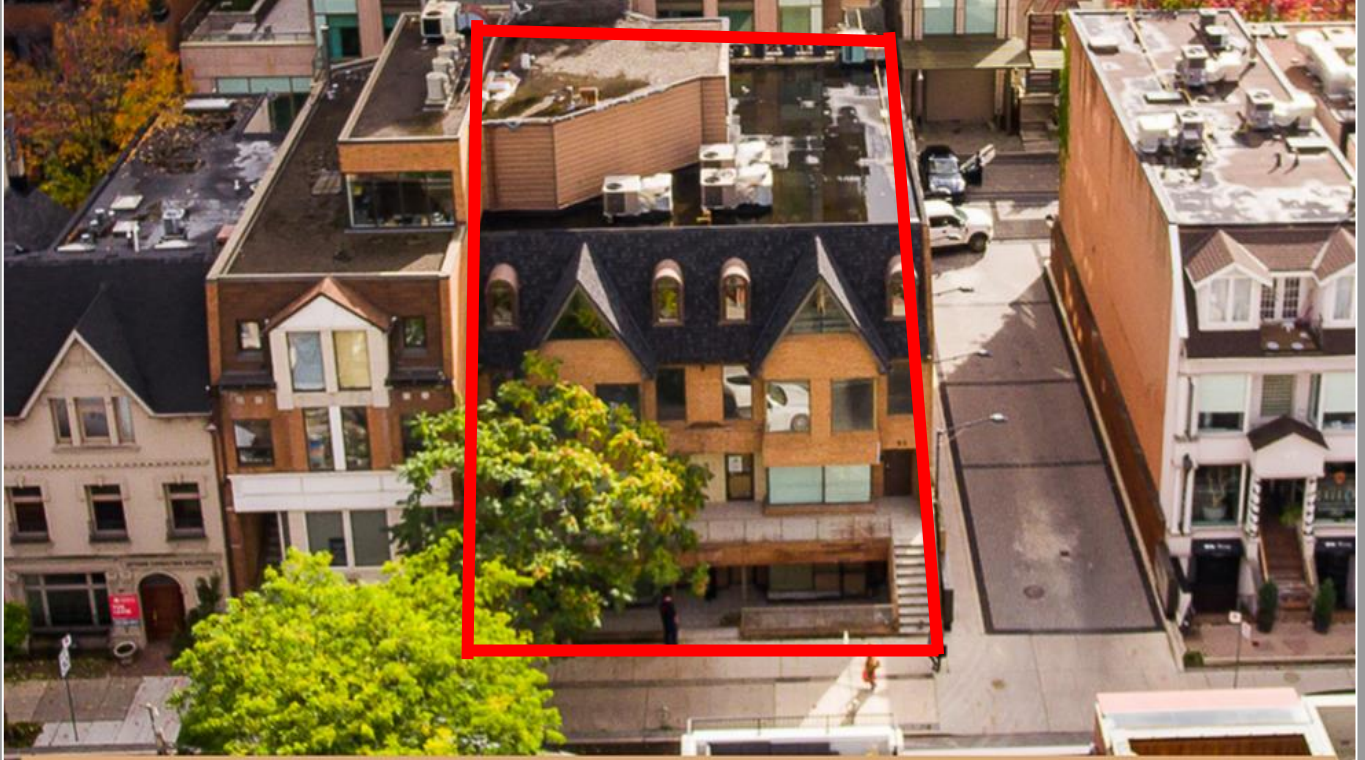
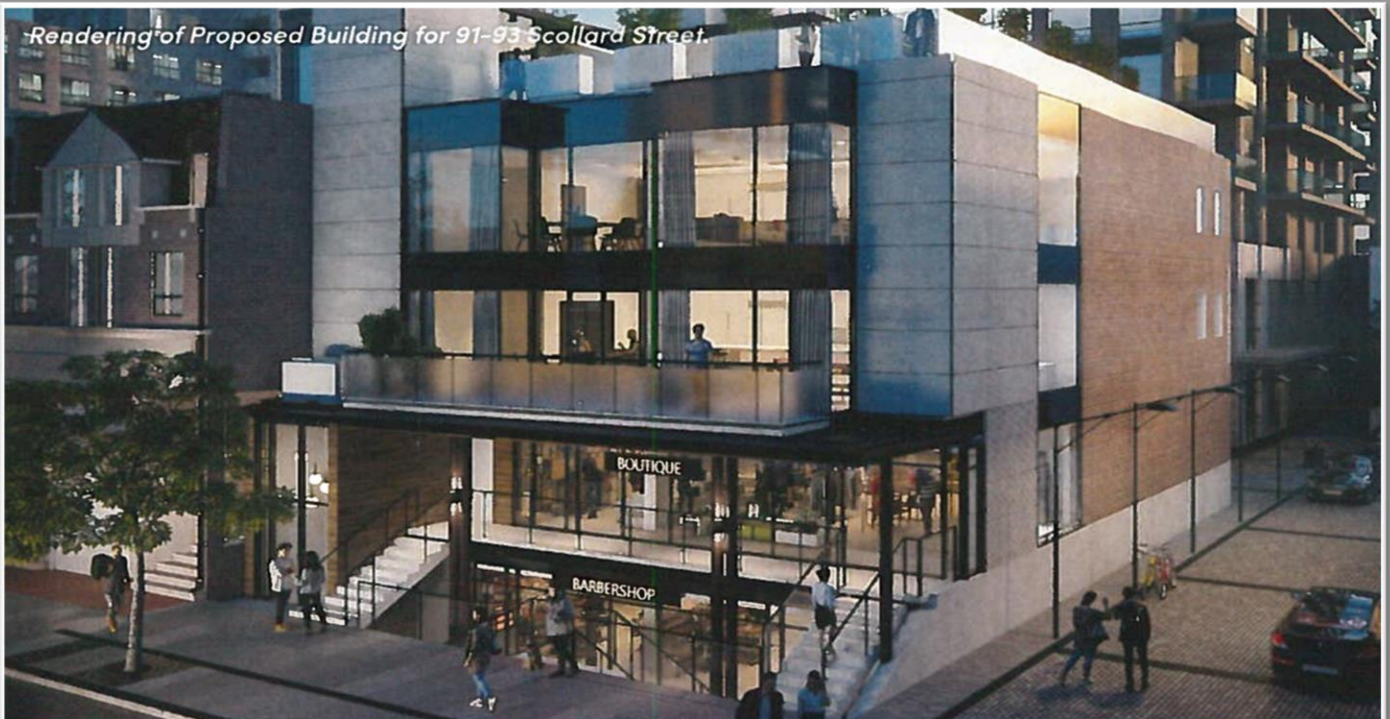


# 91-93 SCOLLARD STREET

TORONTO



AVAILABLE FOR SALE AT \$11,100,000



KEVIN P. GILLEN, FRI,  
BROKER, PRESIDENT

(416) 964 9460  
[Kevin@kpgillen.com](mailto:Kevin@kpgillen.com)

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# PROPERTY INFORMATION

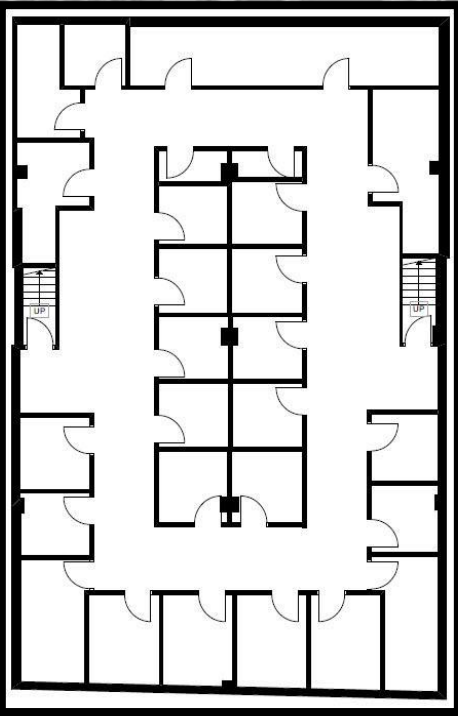
A unique opportunity to retrofit and reposition a prime commercial/residential asset in Yorkville.

<b>BUILDING SIZE</b>	15, 312 sq. ft. over 6 levels
<b>YEAR BUILT</b>	1983
<b>TAXES</b>	(2019) \$169,028.18
<b>LOT AREA</b>	3,605.91 sq. ft.
<b>FRONTAGE</b>	49 FEET
<b>DEPTH</b>	75 FEET
<b>ZONING</b>	CR 2.0 (C1.5;R2.0)
<b>LEGAL DISCRIPTION</b>	PLAN 179 PT LOT 34 LOT 35
<b>FEATURES:</b>	<p>Solid masonry multilevel mixed-use building having:</p> <ul style="list-style-type: none"><li>*2 levels of retail/ commercial space (A total of approx. 100 ft retail/ commercial frontage!)</li><li>*3 levels of residential space (including penthouse level with walk out patio) and</li><li>*Sub-basement level containing 3,230 sq. ft. self-storage facility.</li><li>*Open web steel construction with centre line column supports</li><li>*Natural Gas, Domestic Water and Sprinklers</li><li>*Fire Alarm Monitoring Panel with Associated Alarms</li></ul>

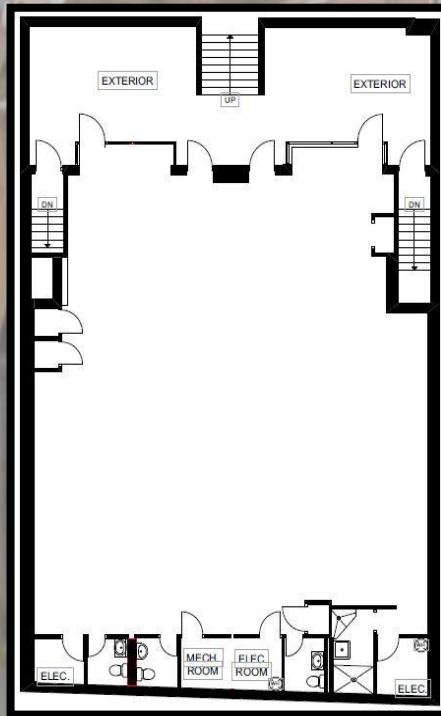
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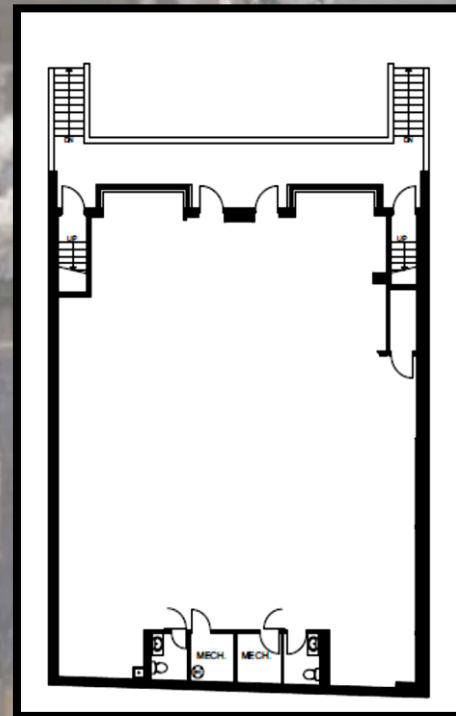
# EXISTING FLOOR PLANS



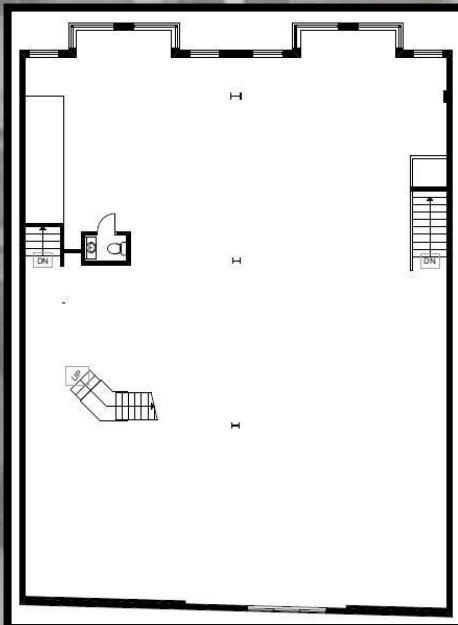
**3, 230 Sq Ft. Sub-Basement**



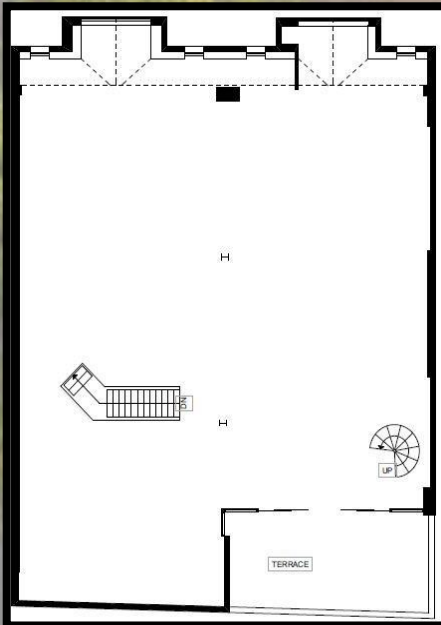
**2,678 Sq Ft. Lower Retail**



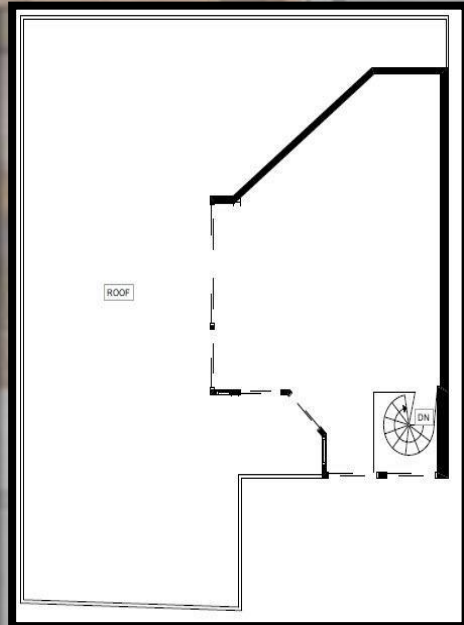
**2, 741 Sq Ft Upper Retail**



**2,830 Sq Ft. First Level Residential**



**3,016 Sq Ft. Second Level Residential**



**817 Sq Ft. Penthouse**

# NEIGHBOURHOOD

- ❖ Located on the south side of Scollard Street, 5 properties west of Bay Street, in the heart of Toronto's fashionable Yorkville/Bloor retail node, amidst some of the finest shopping, dining, first class hotels and luxury residences in Canada.
- ❖ The building is accessible by vehicle along Scollard Street and is immediately adjacent to the pedestrian laneway that connects Scollard Street to Yorkville Avenue.
- ❖ The interior building walls and partitions have been removed in preparation for the proposed retrofit.  
(Plans available upon request)

**K.P. GILLEN & CO. REALTY LTD.  
BROKERAGE**

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