

THIRTY THREE HARBOUR SQUARE

FOR SALE

Commercial Unit Overlooking Lake Ontario | Unique User / Investor Opportunity



8,649 sq. ft. | Asking: \$3,750,000

CBRE

THIRTY THREE HARBOUR SQUARE

Address:	33 Harbour Square, Toronto
Size:	8,649 sq. f.t
Asking Price:	\$3,750,000
Taxes (2023)	\$50,107.99
Monthly Condo Fees (2024):	\$10,782.93
Parking:	5 underground parking spots included
Zoning:	CR T8.0 c2.3 R.7

- Fully-fixture commercial space
- Well located in Toronto's downtown South node
- Excellent exposure onto Harbour Square Park
- Direct entrance from Queens Quay W
- On-site parking for both staff and visitors
- Close proximity to Union Station, Toronto Island Airport, UP Express, access to transit and Gardiner Expressway
- Signage facing Queens Quay
- Expanded boardroom comfortably seats 50 people
- 3 washrooms total – 1 is accessible



Investment Highlights



Built-out turnkey commercial space with small secluded dental practice for additional income



Sold vacant upon closing or potential to extend dental practice lease



Flexible on timing of closing



PATH access across the street at Waterpark Place (10-20 Bay Street)



Located directly on Harbour Square overlooking Lake Ontario



Heat, Hydro, water and maintenance included in the common area expenses



Exterior Signage Available Facing Queens Quay and Harbour Square Park



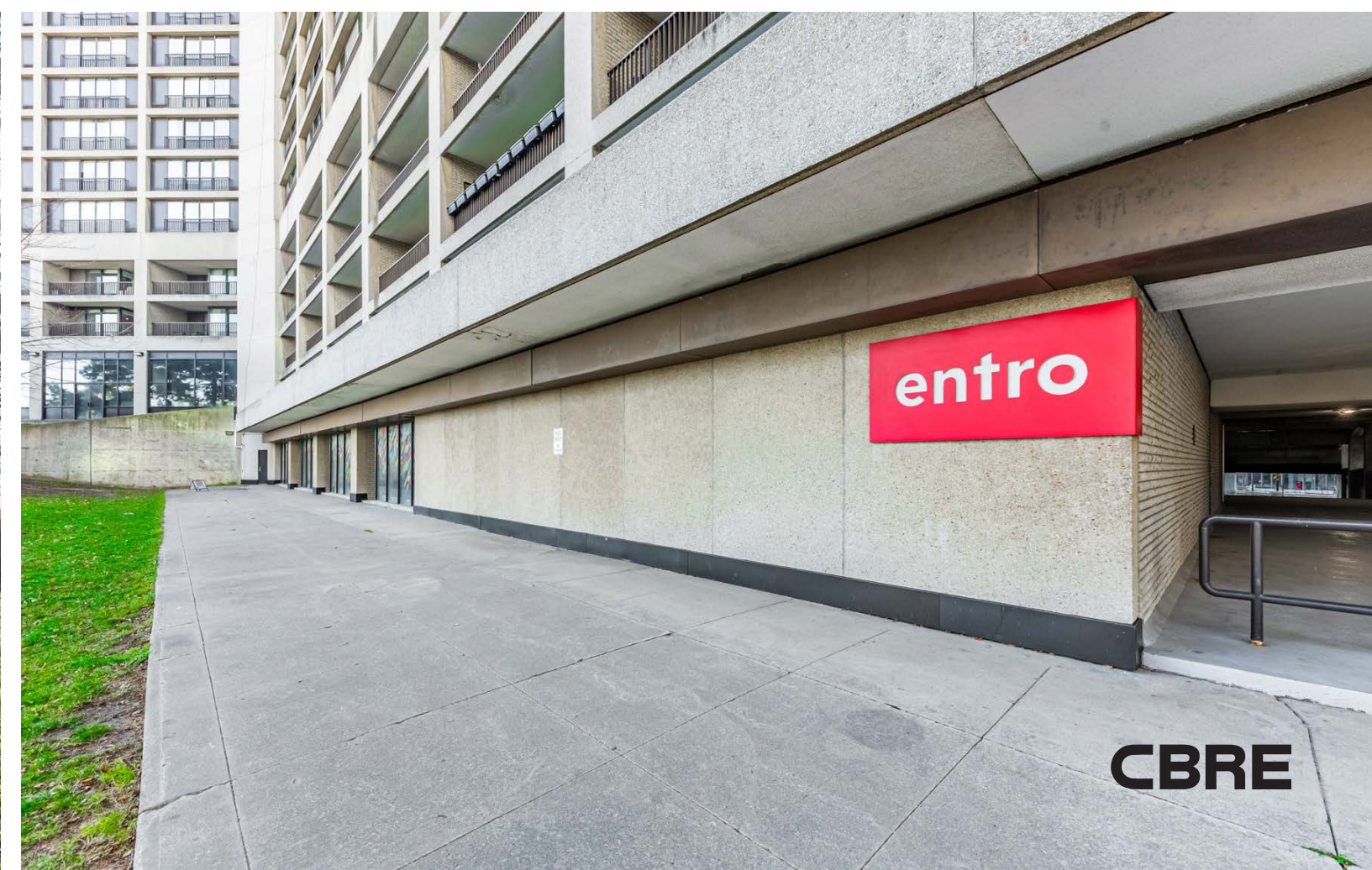
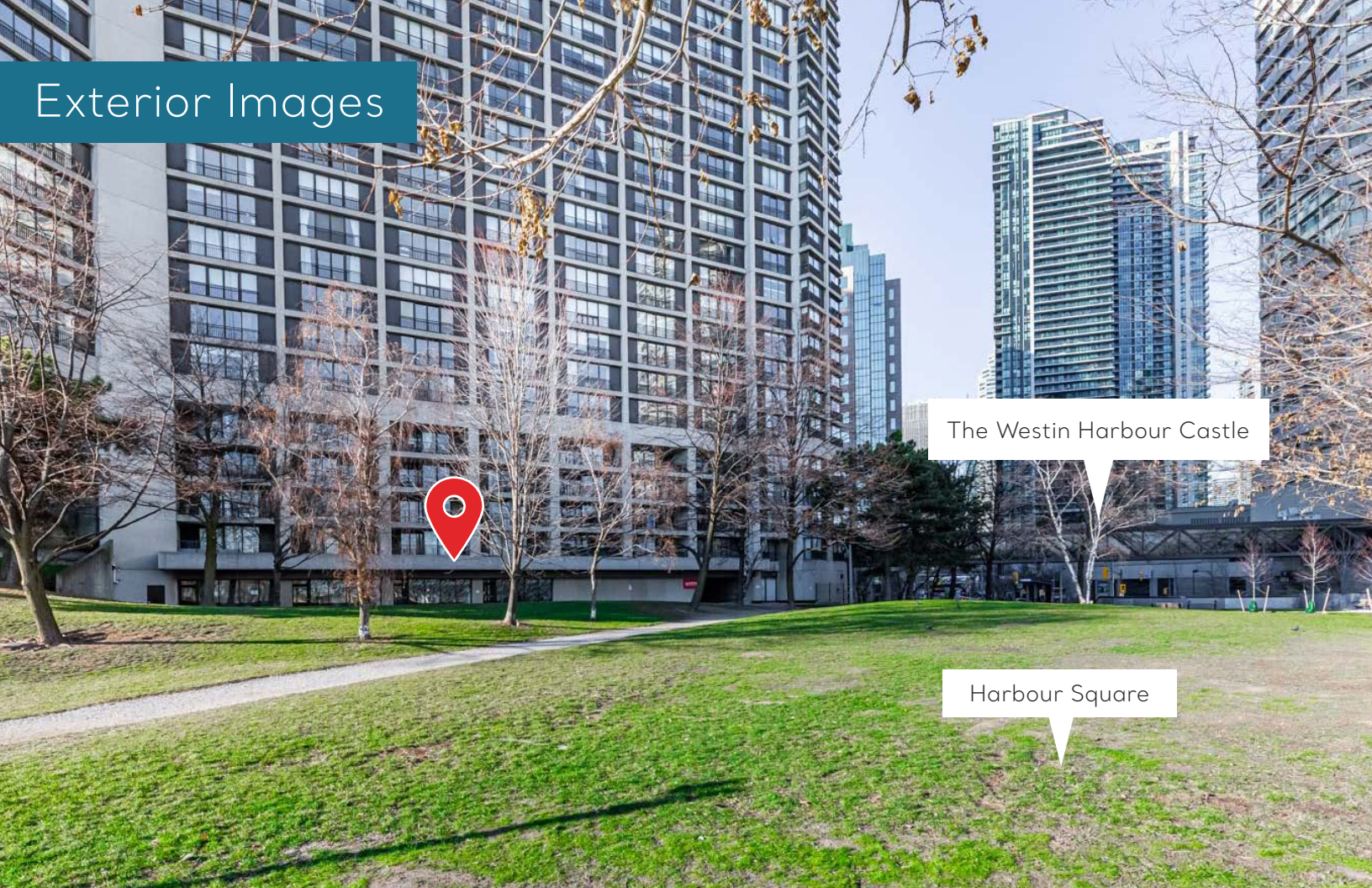
Free visitor parking



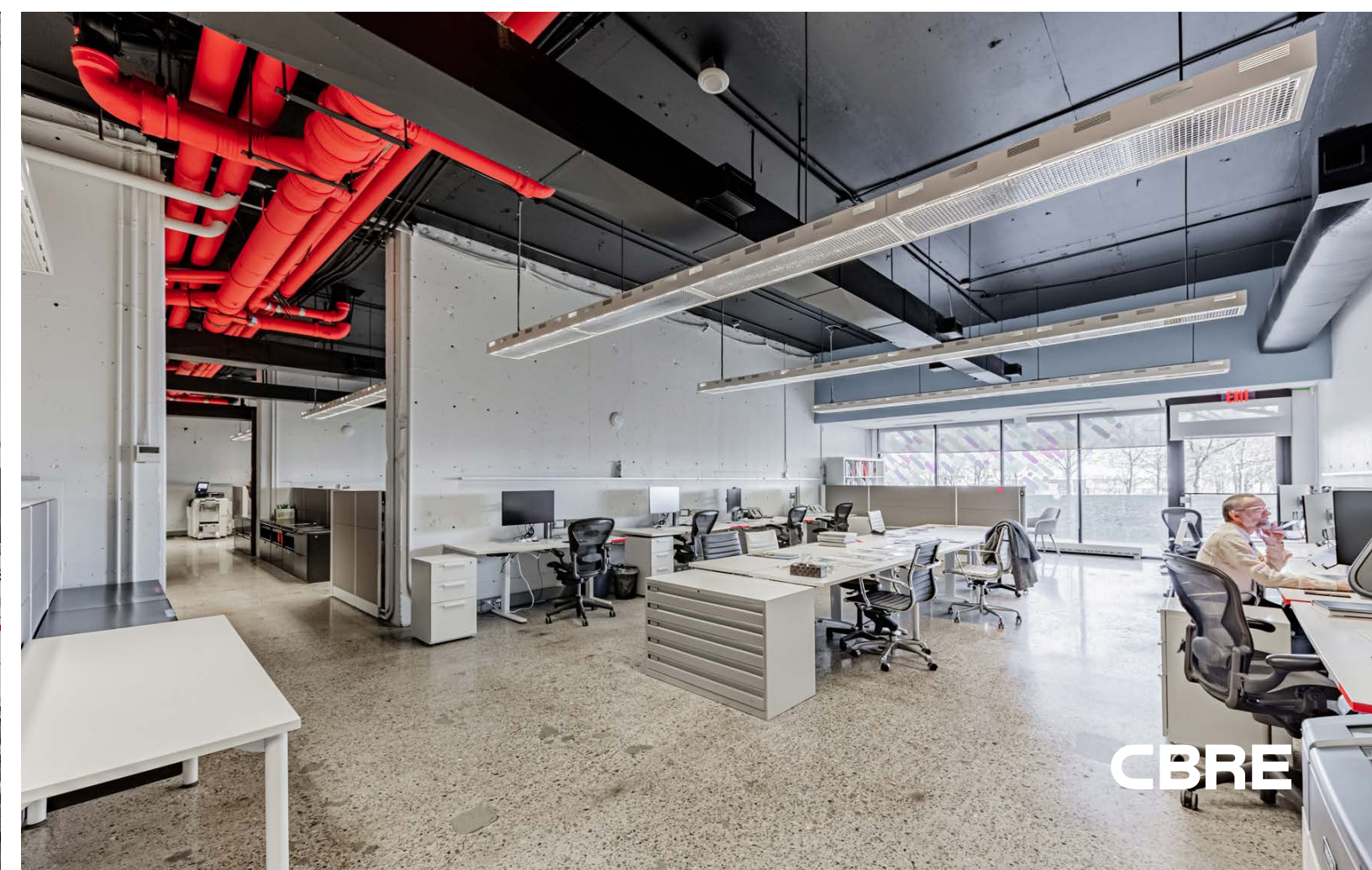
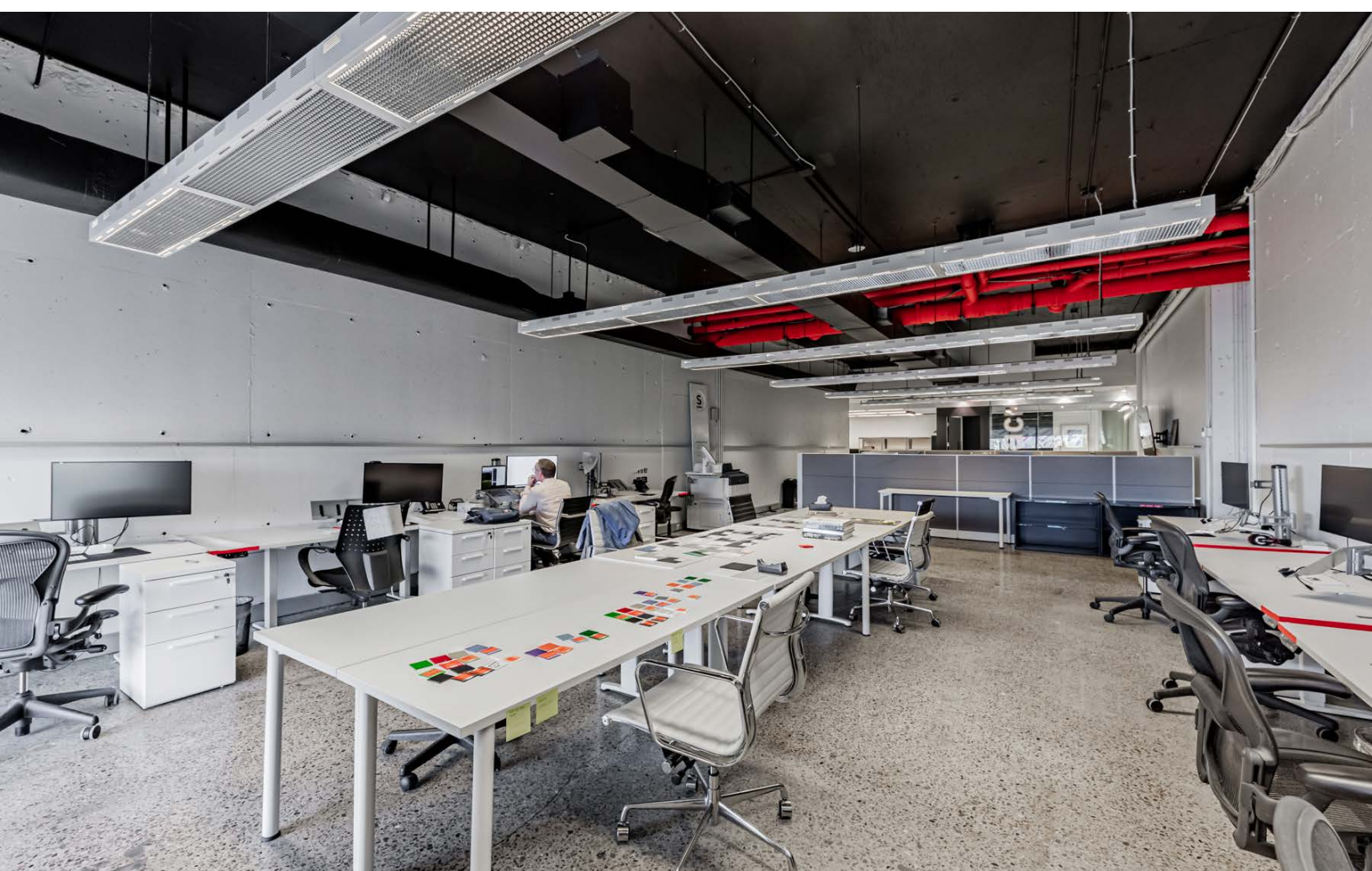
5 parking spaces included in the purchase



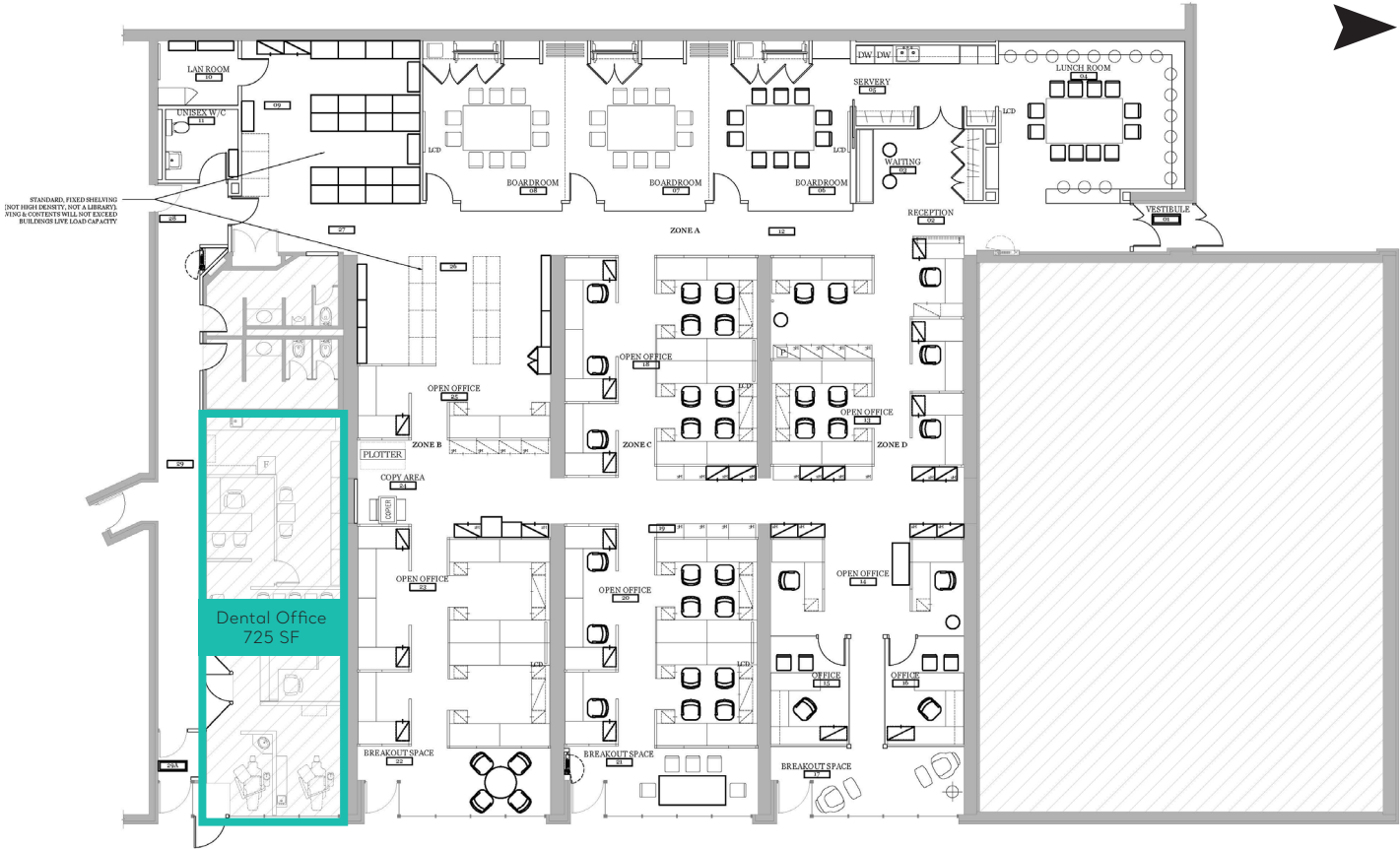
Exterior Images

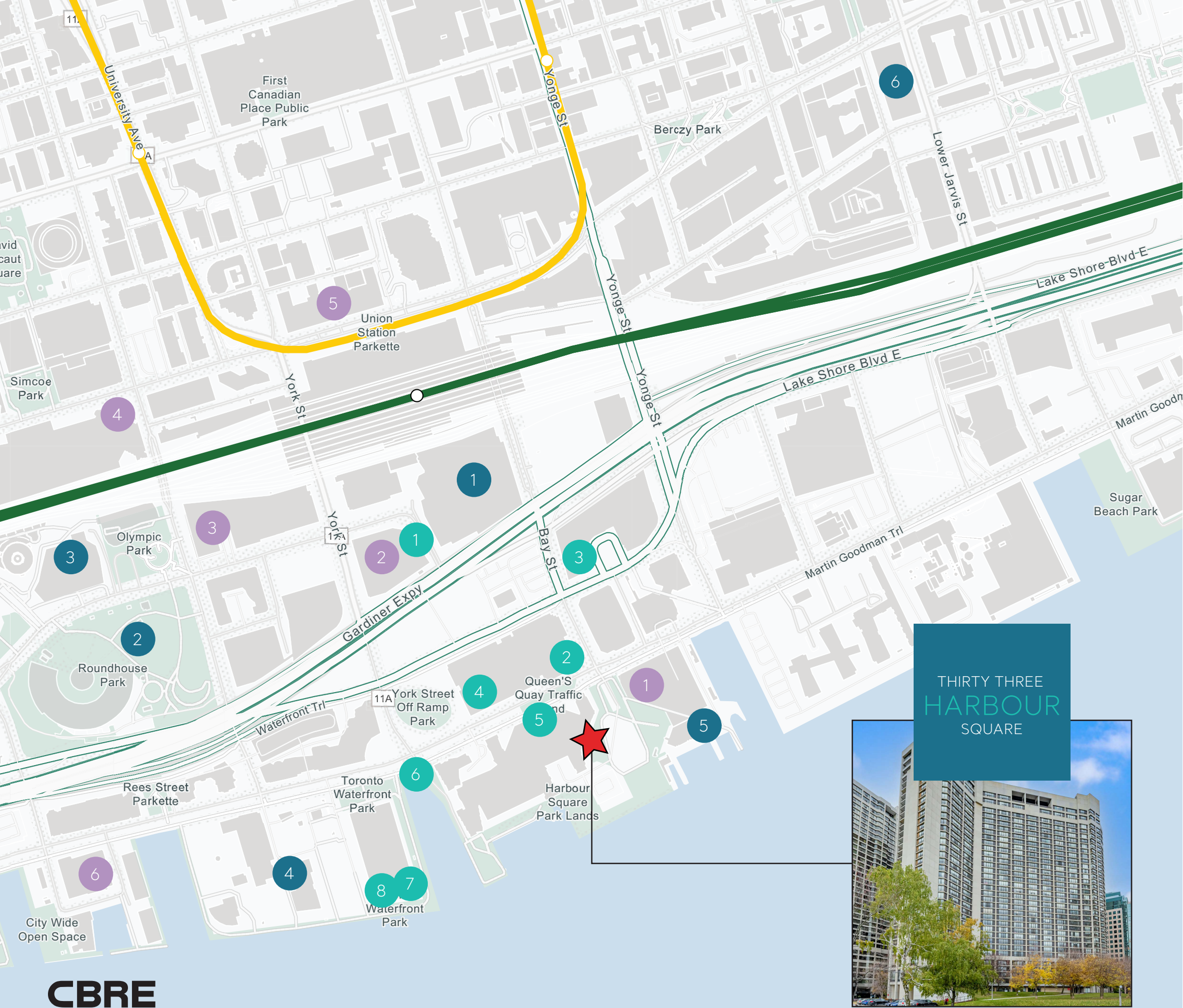


Interior Images



Floor Plan - 8,649 sq. ft.





Entertainment / Tourist Attractions

- 1 Scotiabank Arena
- 2 Roundhouse Park
- 3 CN Tower / Ripleys Aquarium
- 4 Harbourfront Centre
- 5 Jack Layton Ferry Terminal
- 6 St. Lawrence Market

Hotels

- 1 The Westin Harbour Castle
- 2 Le Germain Maple Leaf Square
- 3 Delta
- 4 InterContinental
- 5 Fairmont Royal York
- 6 Radisson Blu

Food & Drink

- 1 Real Sports
- 2 Miku
- 3 Miller Tavern
- 4 Impact Kitchen
- 5 Church's Chicken
- 6 Beaver Tails
- 7 The Goodman Pub & Kitchen
- 8 Pearl Harbourfront

LEGEND

- Subway and GO Stations
- Connection Station
 - Yonge-University-Spadina Line
- Subway and GO Routes
- GO
 - Yonge-University-Spadina



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