

# THREE FORTY FIVE WILSON AVENUE

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Marquee Investment Opportunity at Wilson Avenue & Bathurst Street  
13,024 SF | Proximity to HWY 401, Yorkdale Mall & Downsview Park



**CBRE**



## The Offering

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale, 345 Wilson Avenue, a marquee investment opportunity at Wilson Avenue and Bathurst Street. The property is ideal for an established head office user, professional medical office, retail operator, or mixed-use owner.

This four-storey, 13,024 sq. ft. building has been fully gutted, expanded, and comprehensively retrofitted to current building codes, featuring brand-new HVAC and electrical systems. It features high-ceilings and move-in ready space with bright, open-concept floor plates and abundant natural light. The corner location delivers excellent visibility and signage opportunities, complemented by rare ample surface parking.

**Asking Price: \$7,999,000**

Offers shall be reviewed on an as-received basis.



**Click for Property Video**



**CBRE**



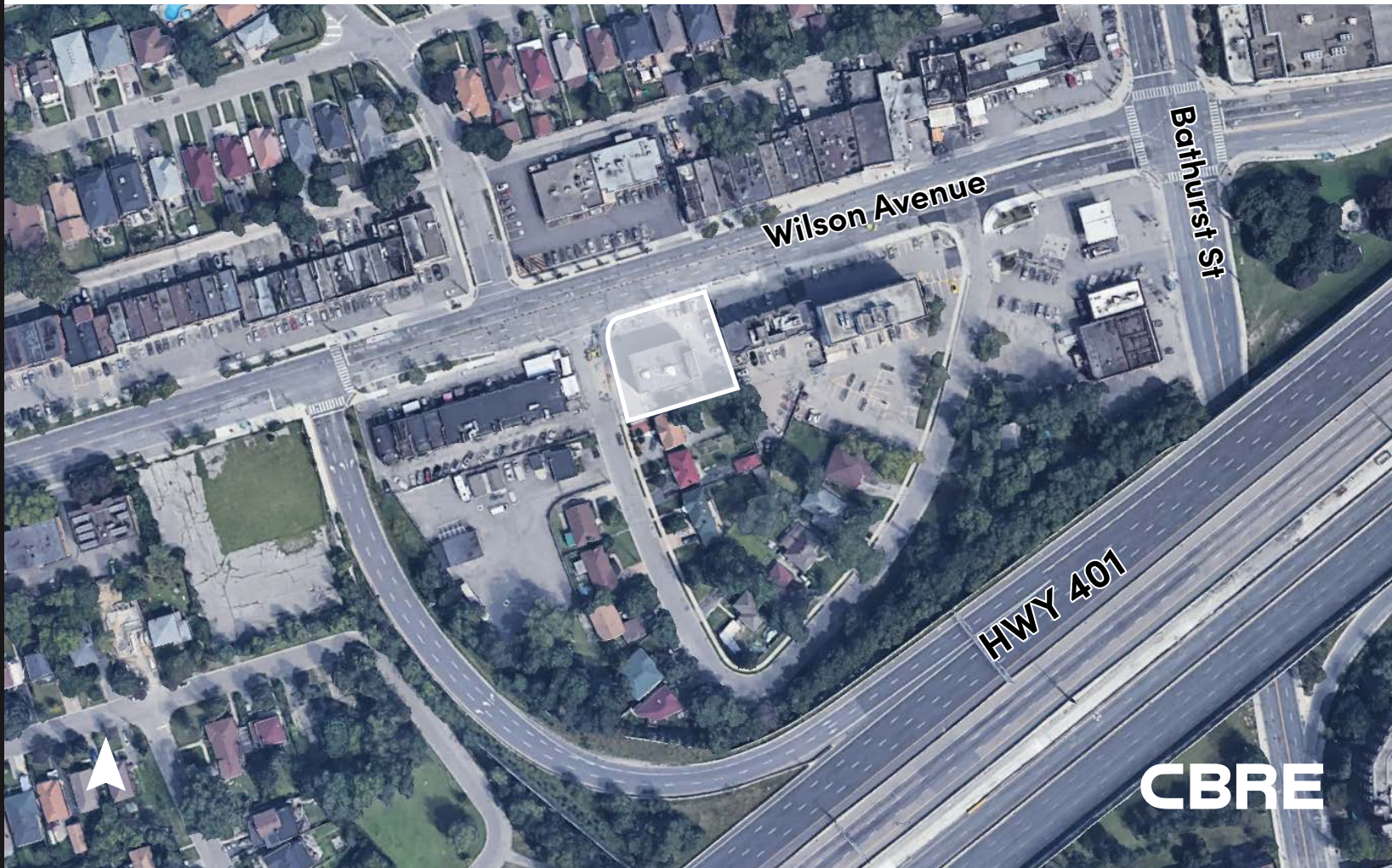
# Property Details

Address:	345 Wilson Avenue, Toronto
Total Building Size:	13,024 sq. ft.
Parking:	Approx. 30 stalls
Property Taxes:	\$37,431.61 (2025)
Frontage:	120 ft. approx. on Wilson Avenue
Depth:	109 ft. approx. on Stadacona Drive
Asking Price:	\$7,999,000

- **The Building:** 4-storey, 13,024 sq. ft., fully gutted & retrofitted to current code
- **Systems & Space:** New HVAC/electrical; high ceilings, open floor plates, bright, move-in ready
- **Use:** office, medical, retail, or mixed-use
- **Location:** Wilson & Bathurst, North York
- **Connectivity:** Highway 401, Allen Expressway, Bathurst street corridor, Yorkdale Mall, Wilson Subway, Downsview GO, TTC
- **Visibility & Parking:** Freestanding corner building with signage and ample surface parking
- **Upside:** Covered land play in a rapidly intensifying growth node; immediate occupancy plus long-term redevelopment potential

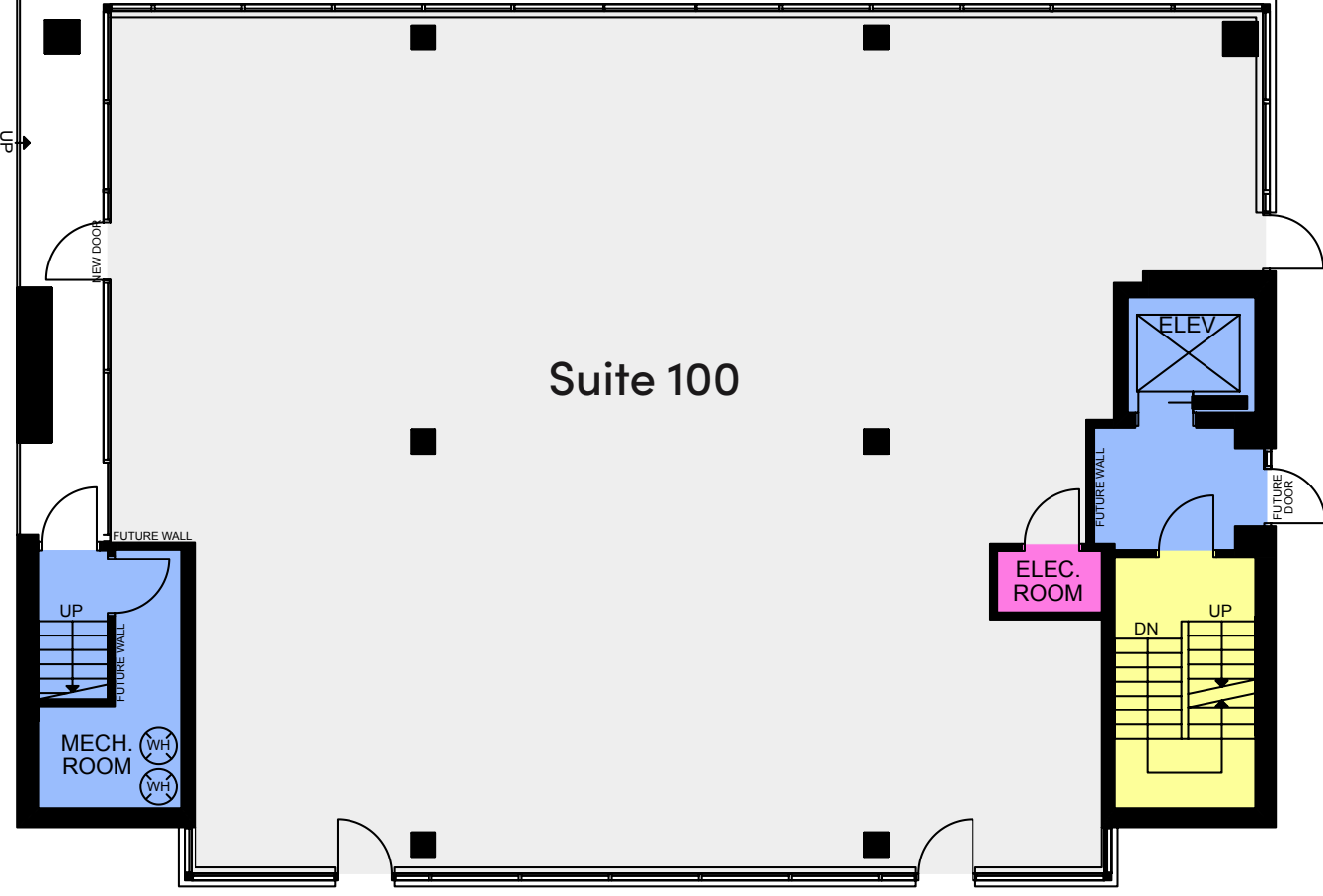
Offers shall be reviewed on an as-received basis.

 Click for Property Video





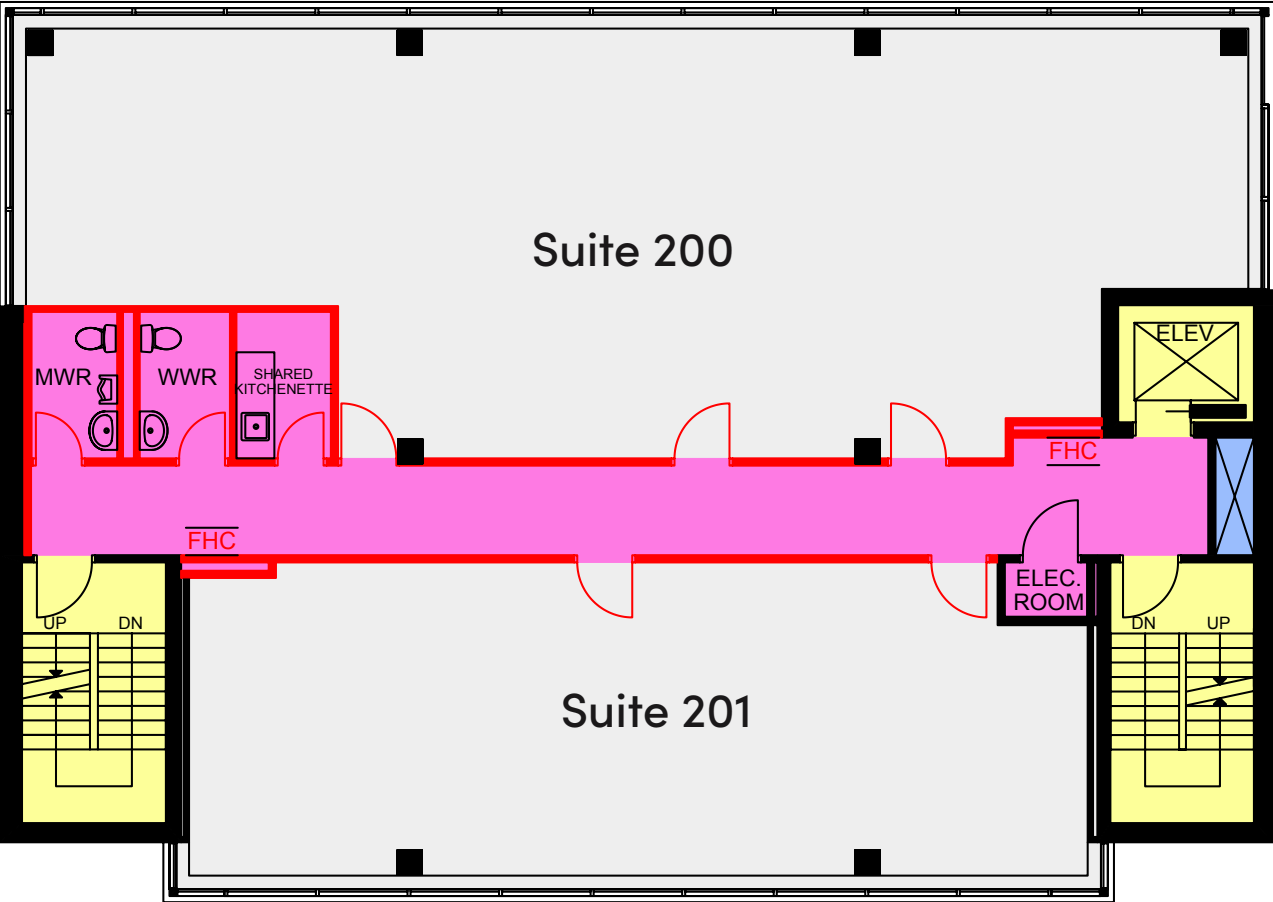
Ground Floor  
3,056 SF





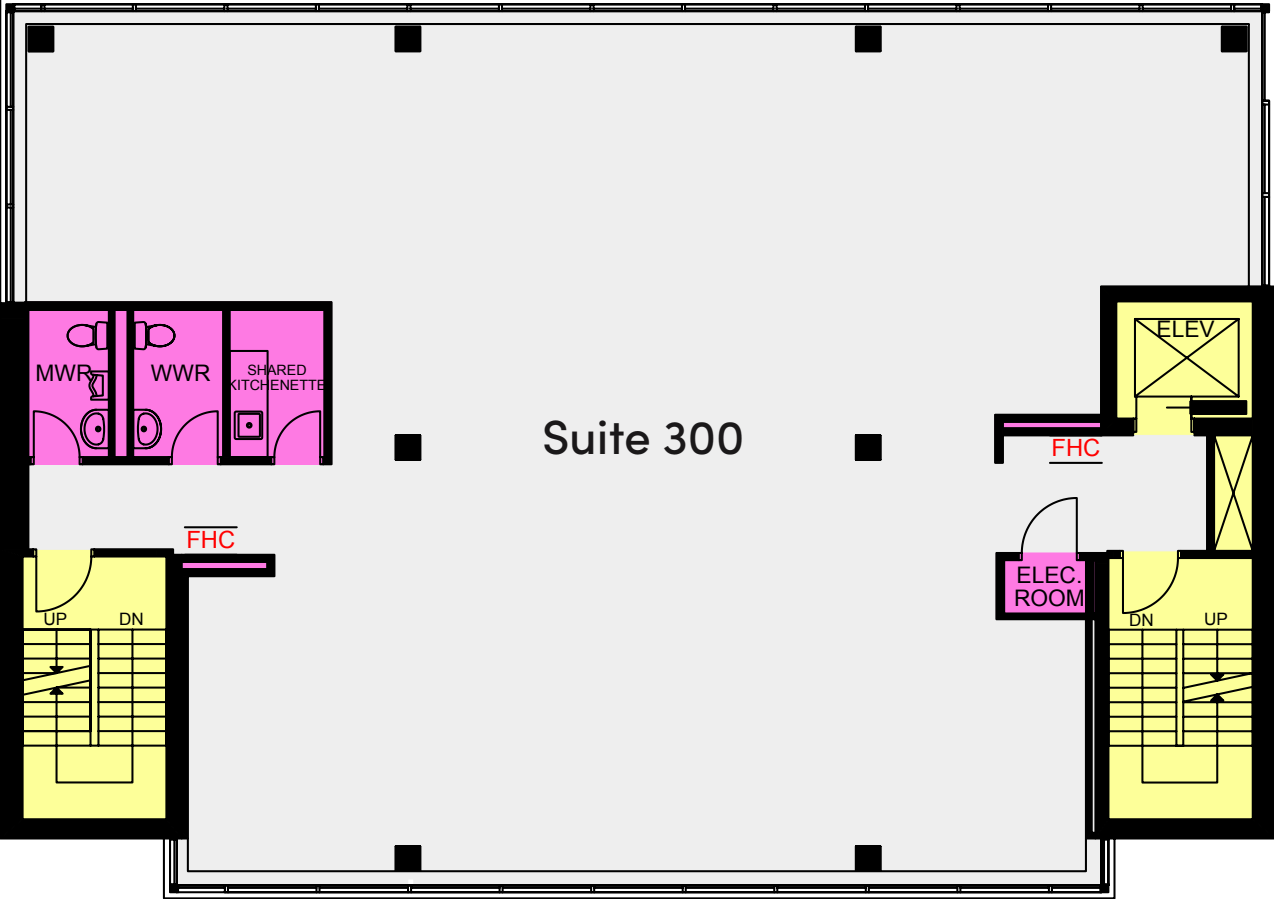
Second Floor

3,179 SF



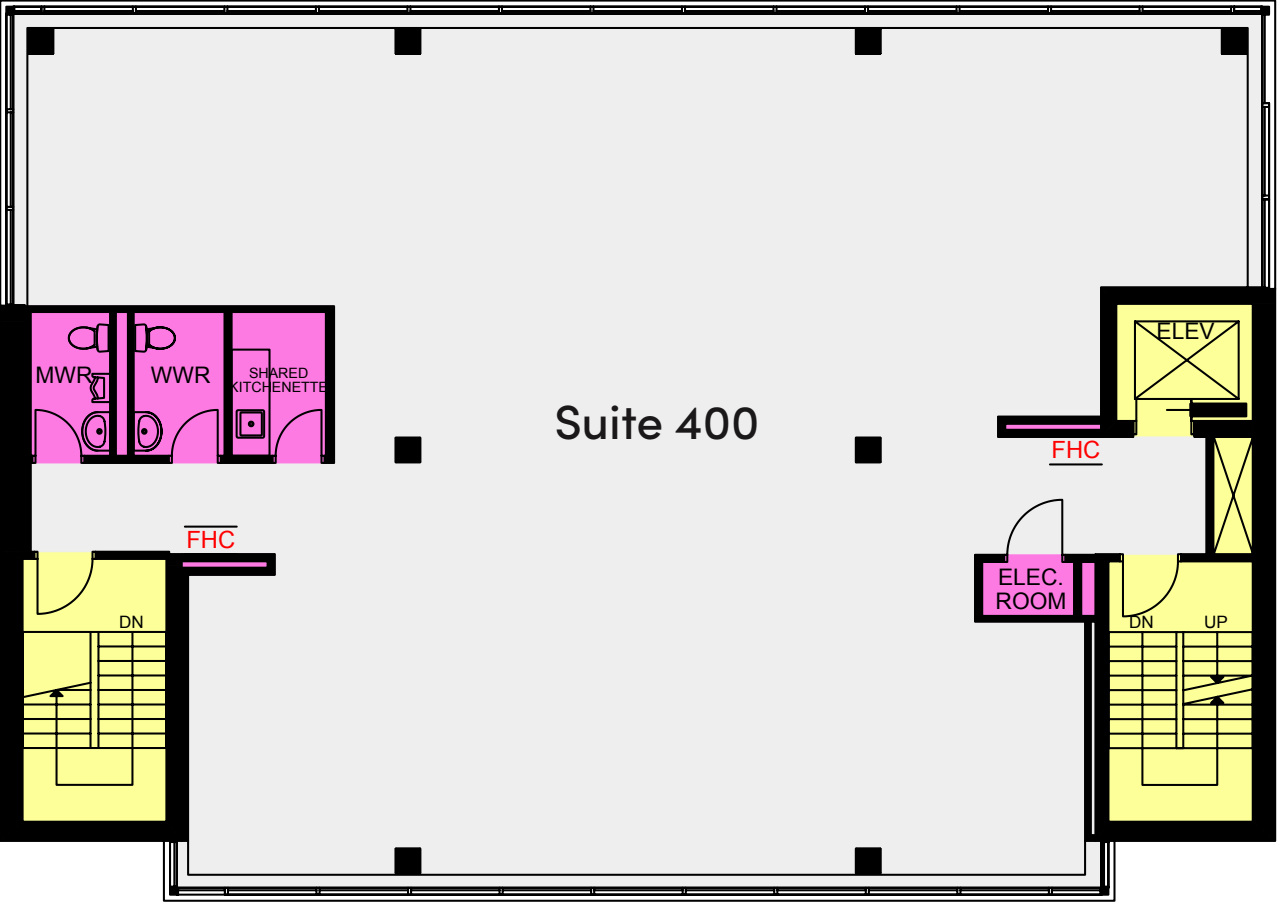


Third Floor  
3,176 SF



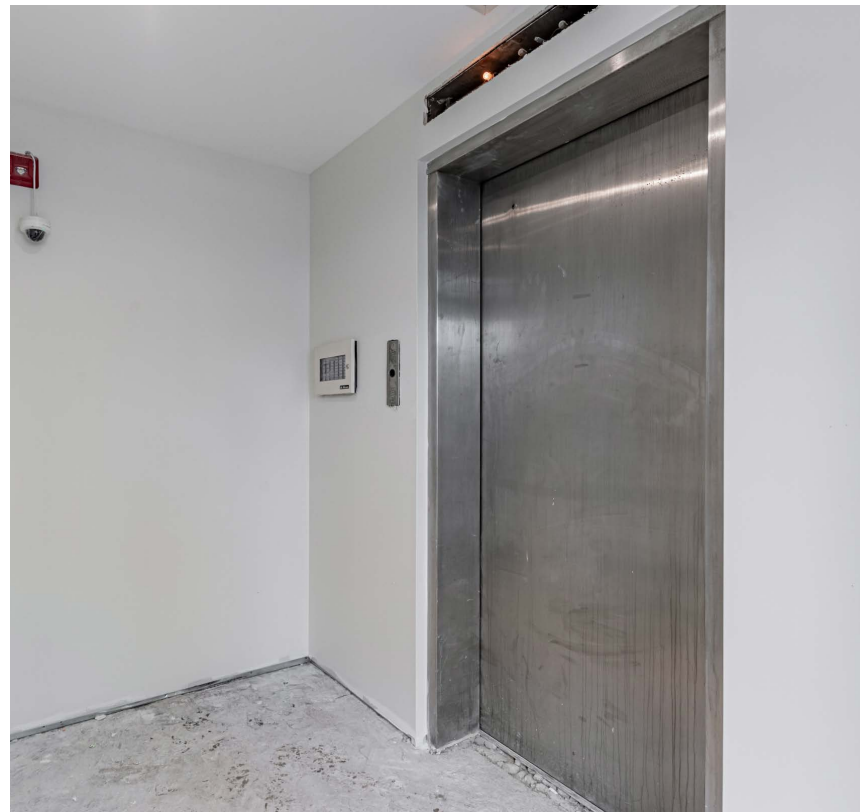


Fourth Floor  
3,176 SF





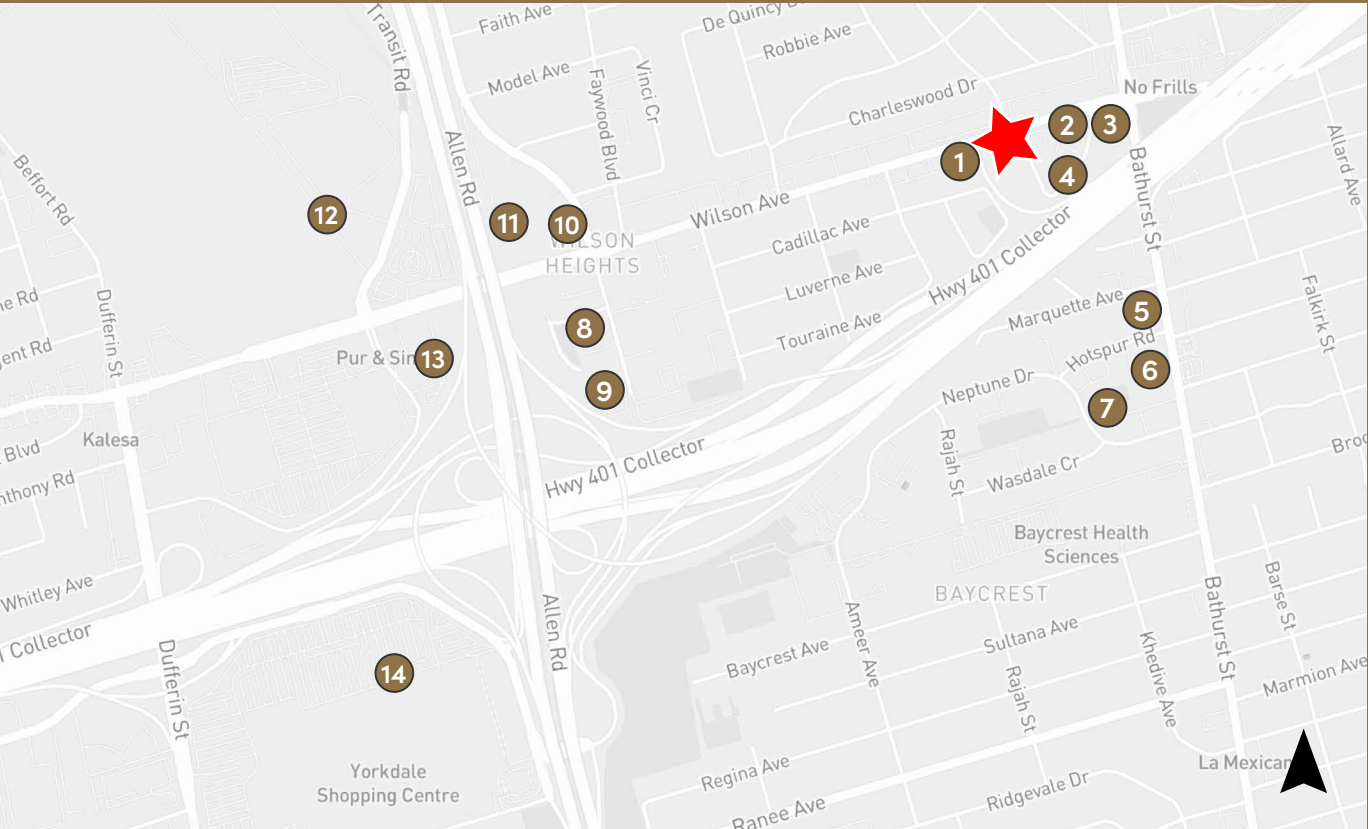
Ample Surface Parking







# NEIGHBOURING DEVELOPMENTS



#	Address/Project Name	Status	Units
1	381 Wilson Ave	Pre-Construction	259
2	333 Wilson Ave	Pre-Construction	185
3	3750 Bathurst	Pre-Construction	503
4	47 Stadacona	Pre-Construction	190
5	1 Marquette	Pre-Construction	20
6	3636 Bathurst	Pre-Construction	271
7	50 Neptune	Pre-Construction	164
8	Express Condos	Under Construction	673
9	2 Tippet Road	Pre-Construction	417
10	50 Wilson Heights - Block 2	Under Construction	767
11	50 Wilson Heights - Block 1	Under Construction	210
12	YZD Community	Pre-Construction	30,000
13	75 Billy Bishop Way	Pre-Construction	2,055
14	Yorkdale Intensification	Pre-Construction	7,935



NEIGHBOURING TENANTS / AMENITIES





# ADVISORY TEAM

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