



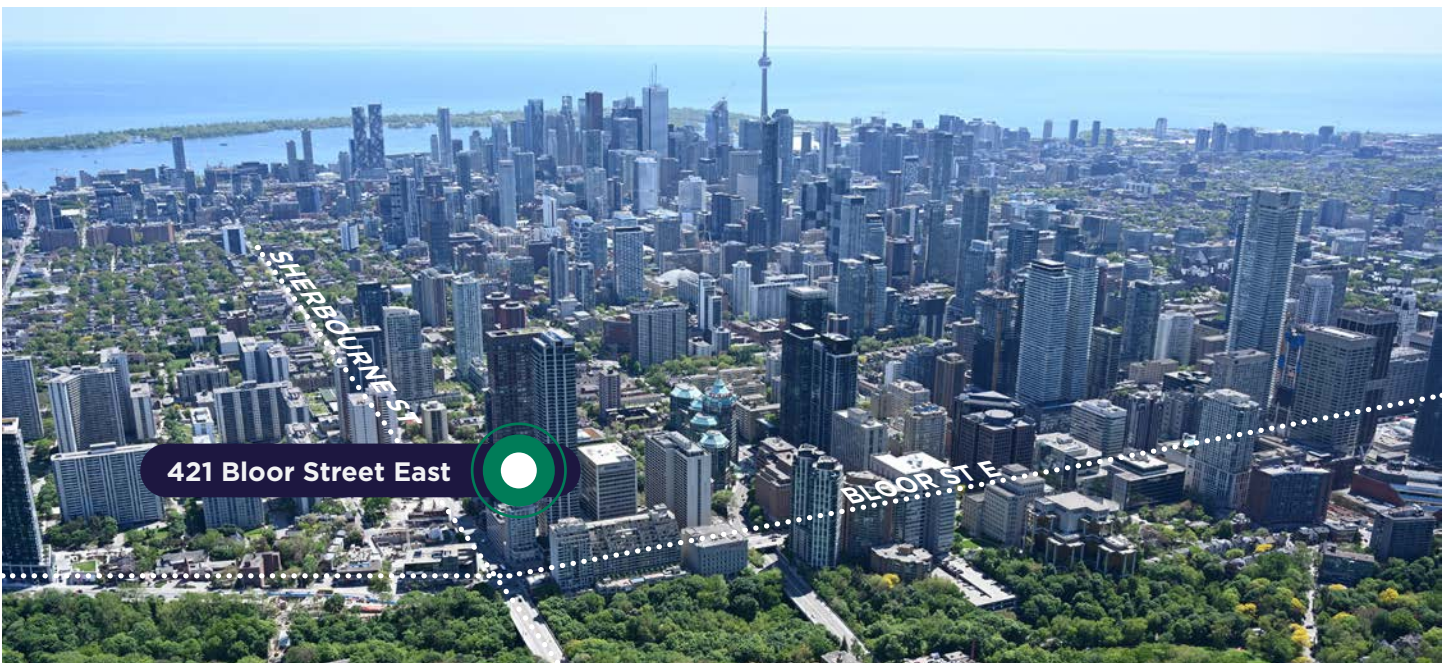
FOR SALE

BUILT-OUT COMMERCIAL/OFFICE SPACE

UNIT 201-202 & 204

421 Bloor Street East, Toronto

ASKING PRICE: **UNIT 201-202: \$1,275,000**
UNIT 204: \$665,000





Asset Overview



Turn-key office condominium units ideally situated for medical and professional office uses.



Located on the southwest corner of Bloor St E and Sherbourne St, directly across from the Sherbourne Subway Station and steps away from Yonge and Bloor intersection.



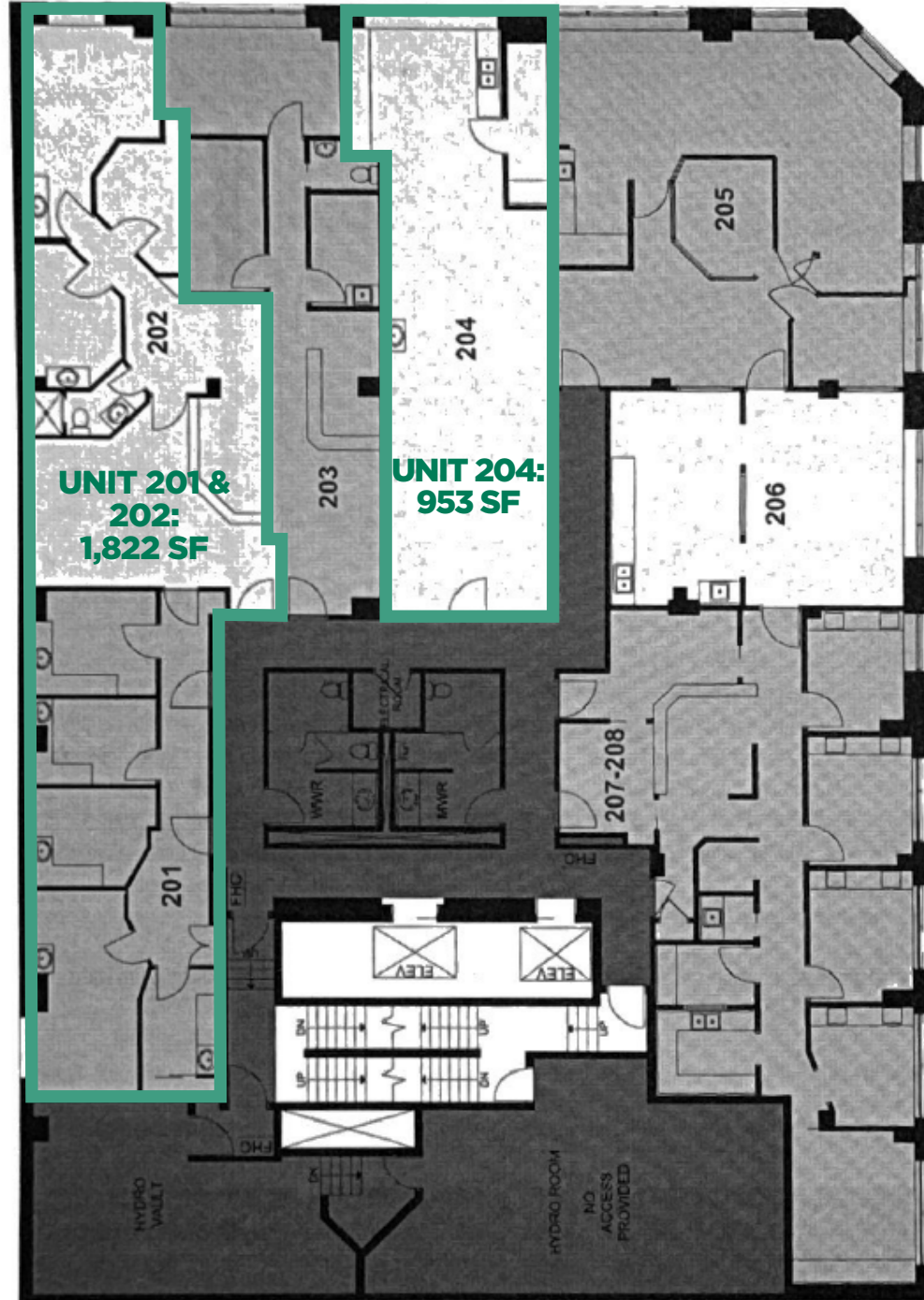
The building is surrounded by incredible amenities including restaurant, hotel, professional office & retail. Located at the intersection of some of Toronto's best neighborhoods including Rosedale, Yorkville, Riverdale and Cabbagetown.

Property Details

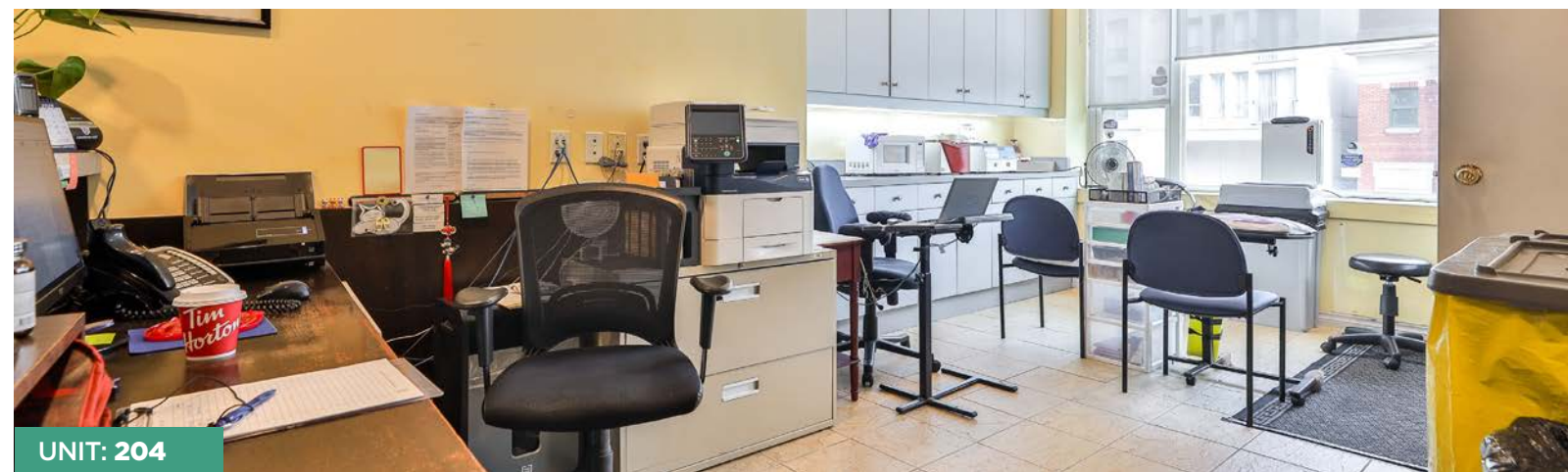
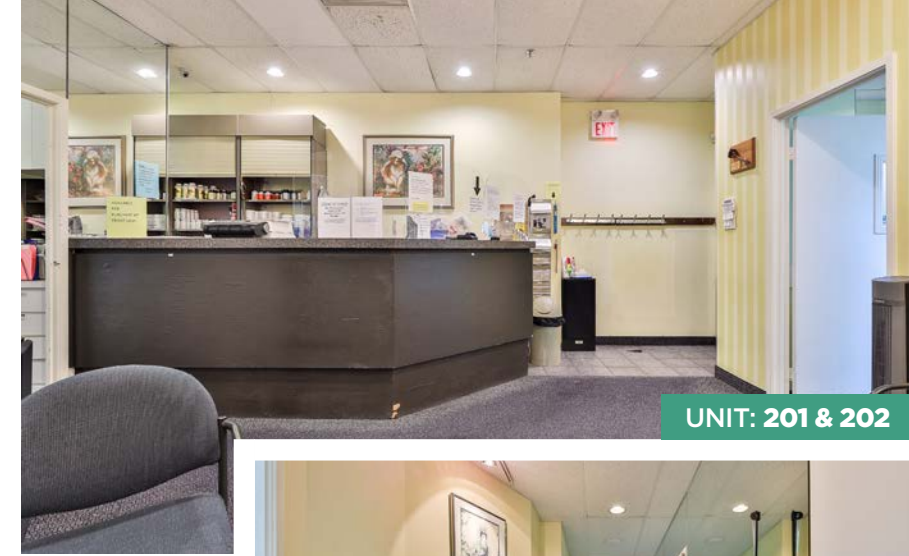
Address	421 Bloor Street East, Toronto
Unit Sizes	UNIT 201-202: 1,822 SF UNIT 204: 953 SF
Parking	UNIT 201-202: 1 space available UNIT 204: 1 space available
Condo Fees	UNIT 201-202: \$4,122.89 / Month UNIT 204: \$2,070.02 / Month
Taxes (2025)	UNIT 201-202: \$10,173.67 UNIT 204: \$5,280.25
Asking Price	UNIT 201-202: \$1,275,000 UNIT 204: \$665,000

Floor Plan

Bloor Street East



Sherbourne Street











Neighbourhood Amenities

1. NoFrills
2. Starbucks
3. Cafe Landwer
4. Toronto Public Library
5. LCBO
6. Eataly Toronto
7. Royal Ontario Museum
8. Morton's The Steakhouse
9. Yorkville Village
10. STK Steakhouse
11. Cibo Wine Bar Yorkville
12. Holt Renfrew Centre
13. The Pilot
14. Canadian Tire
15. Terroni
16. Sherbourne Subway Station
17. Yonge-Bloor Subway Station
18. This is Don Valley Park
19. David A Balfour Park
20. Rosedale Ravine Lands
21. Queen's Park
22. Evergreen Brick Works

Demographic - 3km

-  **Daytime Population**
644,500
-  **Vehicles Per Day**
20,000
-  **Avg. Household Income**
\$133,200
-  **Walk Score**
97
-  **Transit Score**
87
-  **Bike Score**
85



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of Unit 202 and 204 within 421 Bloor Street East, Toronto, Ontario. The Properties are offered for sale at a price of \$665,000 (Unit 204) and \$1,275,000 (Unit 201-202). Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

Contact

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