

33 HARBOUR SQUARE

8,649 SQ. FT.
AVAILABLE FOR SALE

**Unique User/
Investor
Opportunity**

To purchase an office
condo overlooking Lake
Ontario with direct access
onto Harbour Square Park

ASKING PRICE

\$4,750,000





Features



Built out Turn Key Office with small secluded leased Dental Practice for additional income



Sold vacant upon closing or potential to extend Dental Practice lease



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



Located directly on Harbour Sq Park overlooking Lake Ontario



Potential Green Space



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



Flexible timing on closing



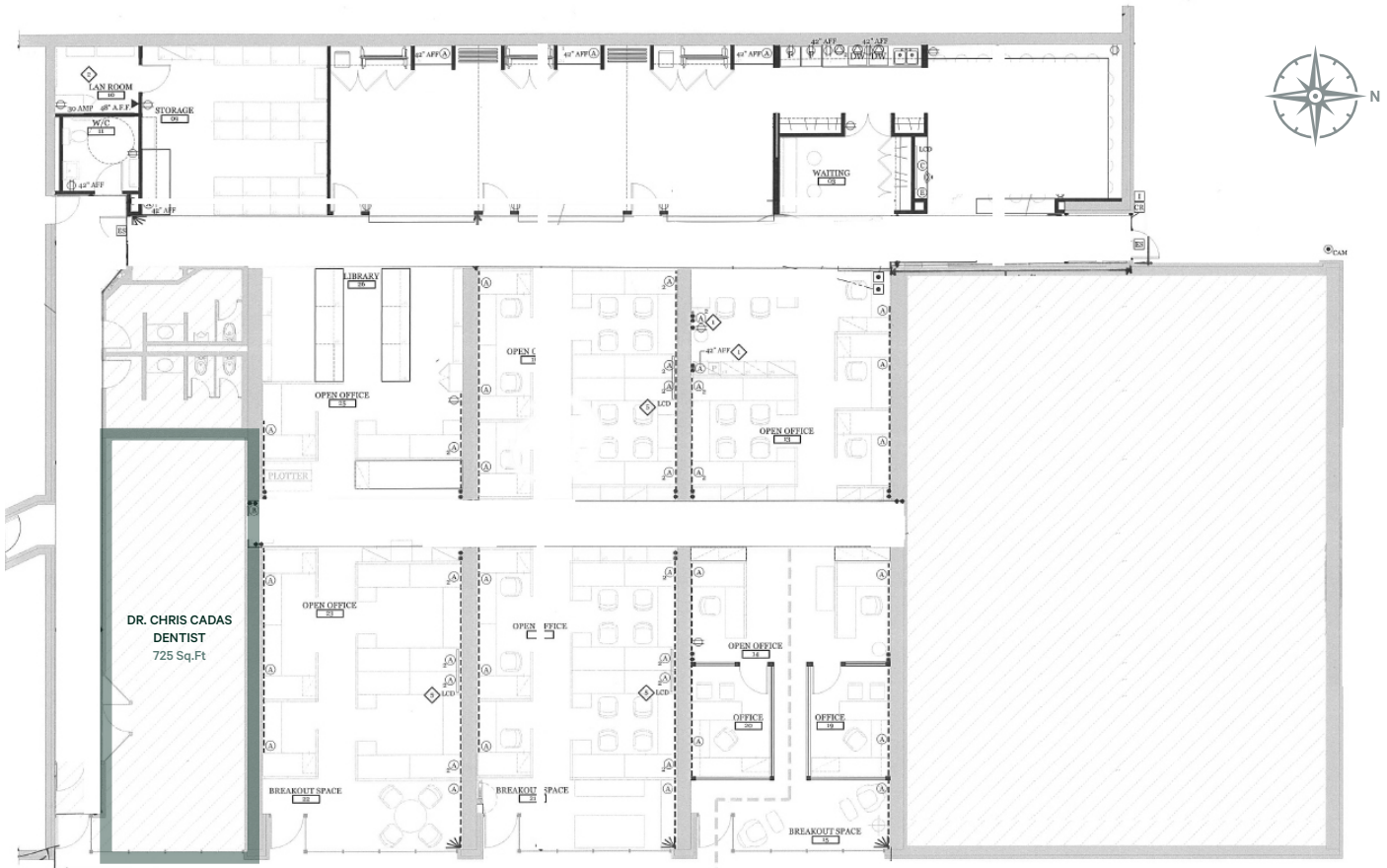
Exterior signage available



Free visitor parking



5 parking spaces included in the purchase

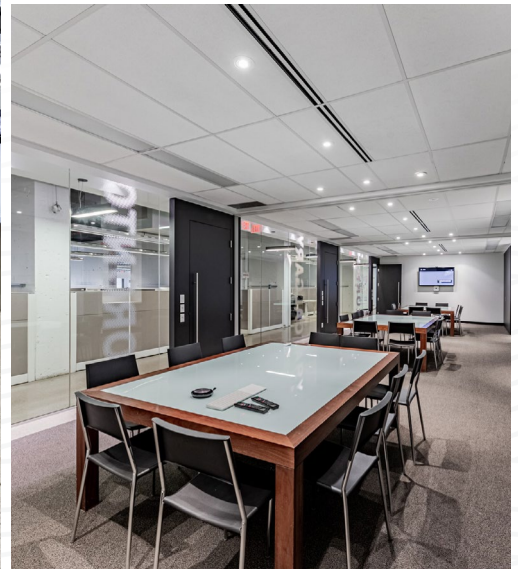


Suite 288

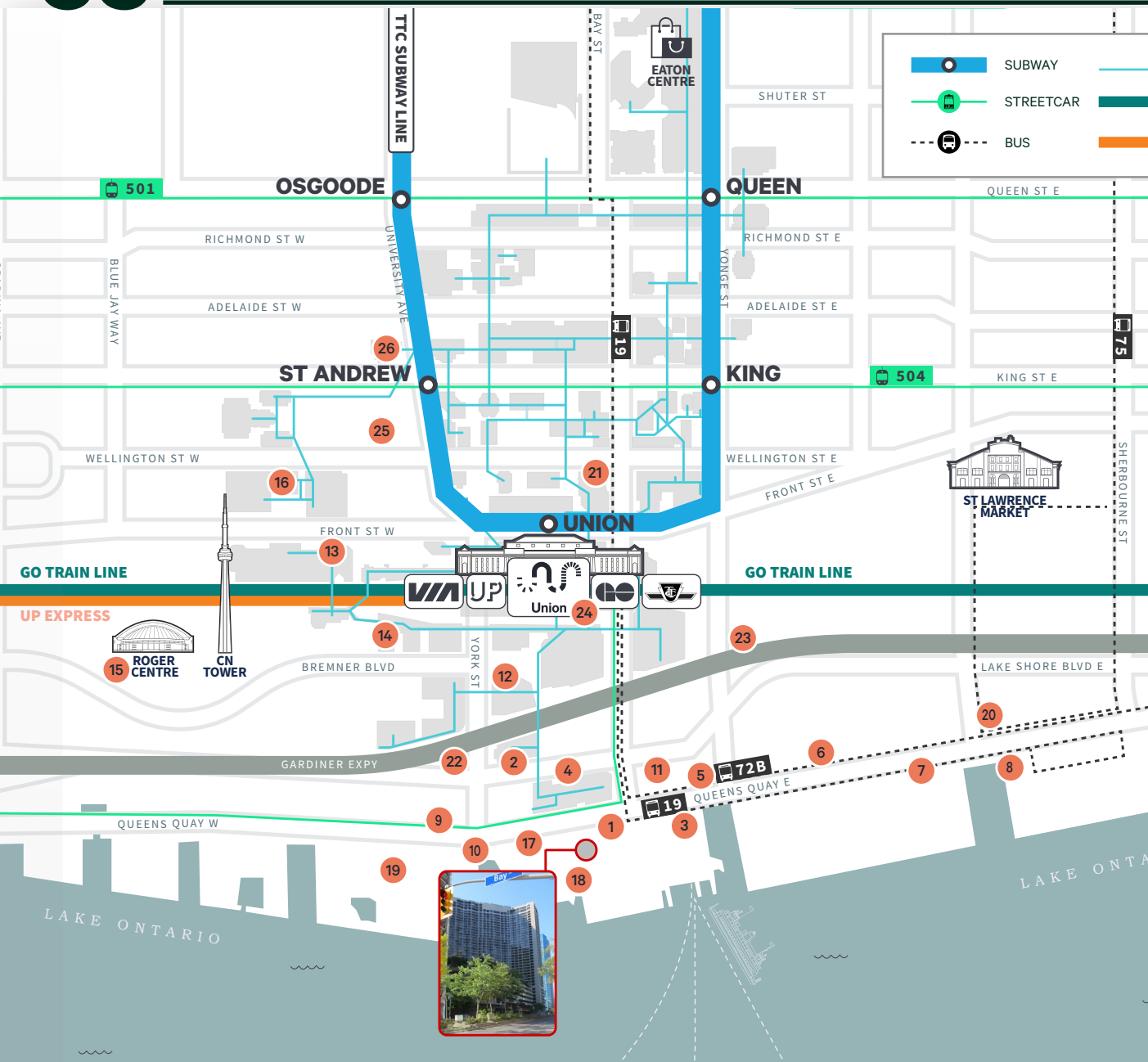
Size	8,649 sq. ft.
Asking Price	\$4,750,000
Taxes (2023)	\$50,107.99
Monthly Condo Fees (2024)	\$10,782.93
Parking	5 underground parking spots included
Zoning	CR T8.0 c2.3 R5.7

PROPERTY HIGHLIGHTS

- Fully fixtured office 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
- Bike Friendly Access and Bike Lock Areas
- Four condo units which can be demised and leased individually
- Directly across the Street from PATH access
- Enjoy Toronto's Waterfront directly at your front door
- 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







Amenities

FOOD & DRINKS

1. Church's
Texas Chicken
2. Impact Kitchen
3. Don Alfonso 1890
4. Kupfert & Kim
5. Miku Toronto
6. My Roti Place
7. Alexandros Take-Out
8. NBA Courtside
9. Starbuck
10. Beaver Tails

HOTELS

11. The Westin Harbour Castle
12. Le Germain Hotel Toronto
Maple Leaf Square
13. InterContinental Toronto
14. Delta Hotels
by Marriott Toronto
15. Toronto Marriott
City Centre Hotel
16. The Ritz-Carlton

SHOPPING & ENTERTAINMENT

17. Navs Grocery

18. Just Like That Shop
19. Harbourfront Centre
20. Lighthouse ArtSpace Toronto
21. LCBO

FITNESS

22. Pure Fitness Canada
York Street
23. Boxing Downtown Toronto
24. GoodLife Fitness
Toronto Union Station
25. Orangetheory Fitness
26. F45 Training
Toronto Downtown

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