

For Sale

11 Carlaw Avenue East

Suite 4 | Toronto, ON

11 CARLAW



A rare opportunity to own a versatile loft-style flex office in Leslieville, featuring a two-level layout, private offices, and dedicated parking just minutes from the Gardiner

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CBRE

Property Details

11 Carlaw Avenue is strategically located in the heart of Toronto's vibrant Leslieville / South Riverdale district, just north of Lake Shore Boulevard East within a highly sought-after urban employment node. The property benefits from immediate access to Lake Shore Boulevard East and the Gardiner Expressway, along with convenient TTC streetcar and bus routes, providing seamless connectivity to downtown Toronto and across the GTA. Surrounded by a wide variety of cafes, restaurants, fitness studios, and retail amenities along Carlaw Avenue and Queen Street East, the building offers an attractive environment for businesses seeking a well-connected, amenity-rich location.



Address 11 Carlaw Avenue, Unit 4, Toronto, ON

Total Area 2,757 sq. ft.

Asking Price: **\$2,150,000**

Annual Taxes: \$8,259 (2026)

Monthly Commercial Condo Fees \$1,159

Possession TBD

Zoning Employment Industrial Zone (E)

Parking 2 Reserved parking stalls and ample unreserved parking



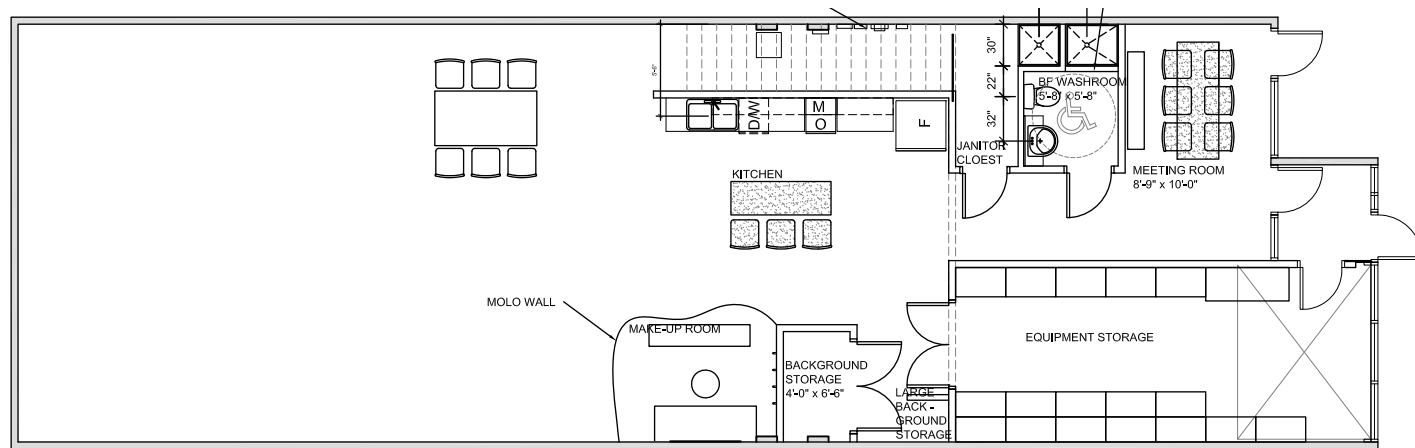
Floor Plan – Suite 4

Flex industrial/office unit featuring open concept, loft style layout ideal for creative/office users. The space is comprised of a functional main floor and mezzanine level.

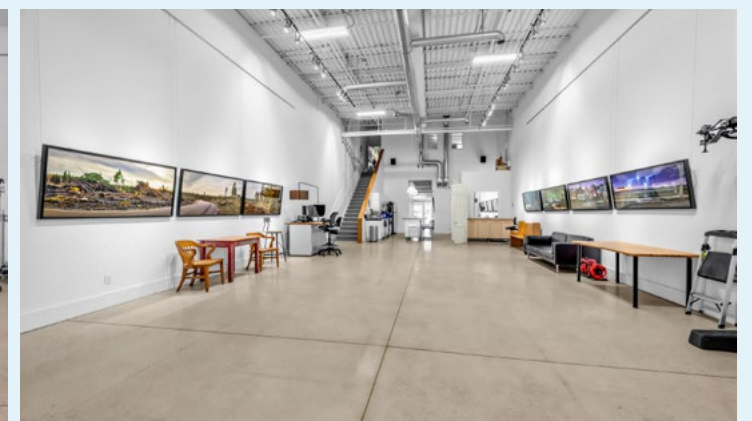
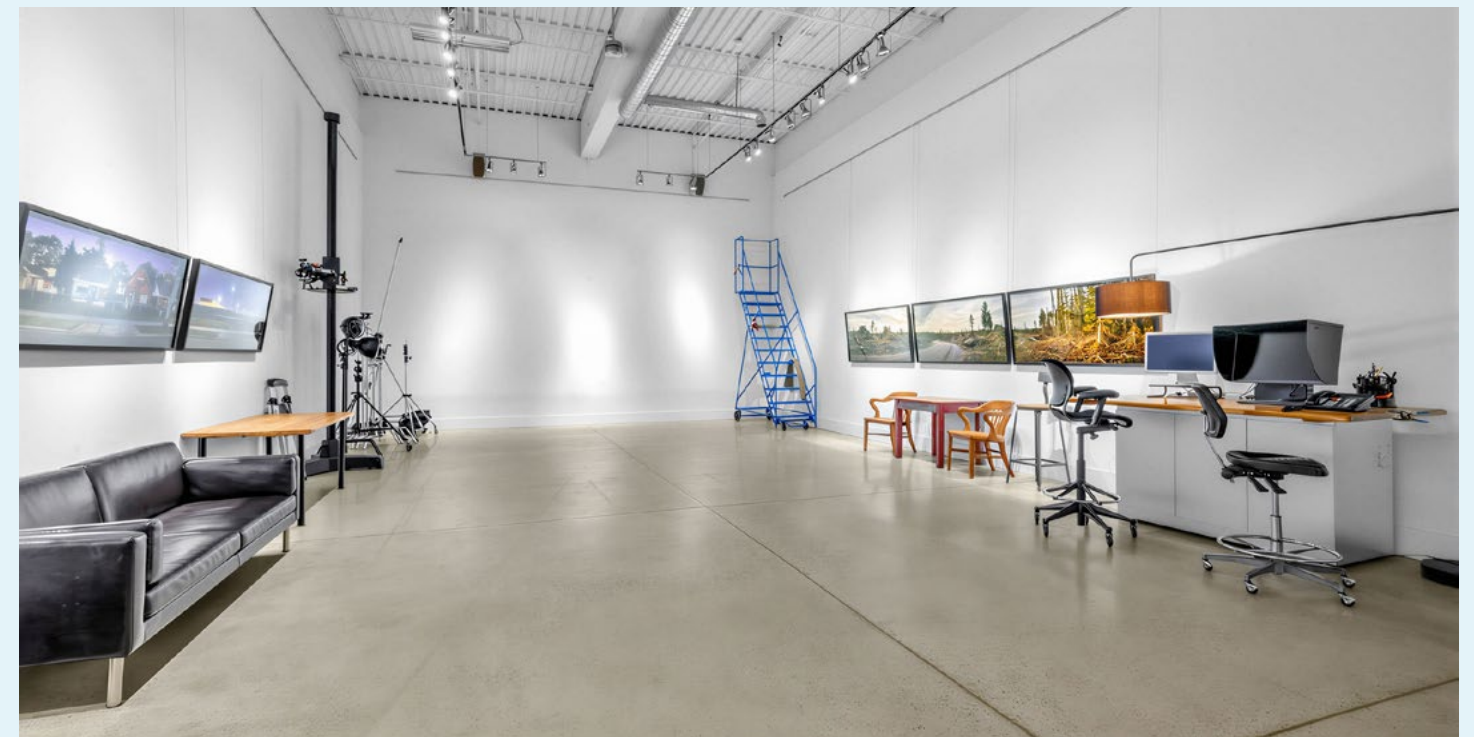
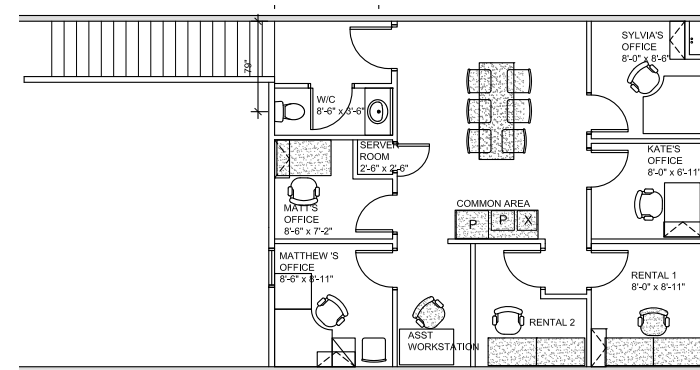
2,757 sq. ft.

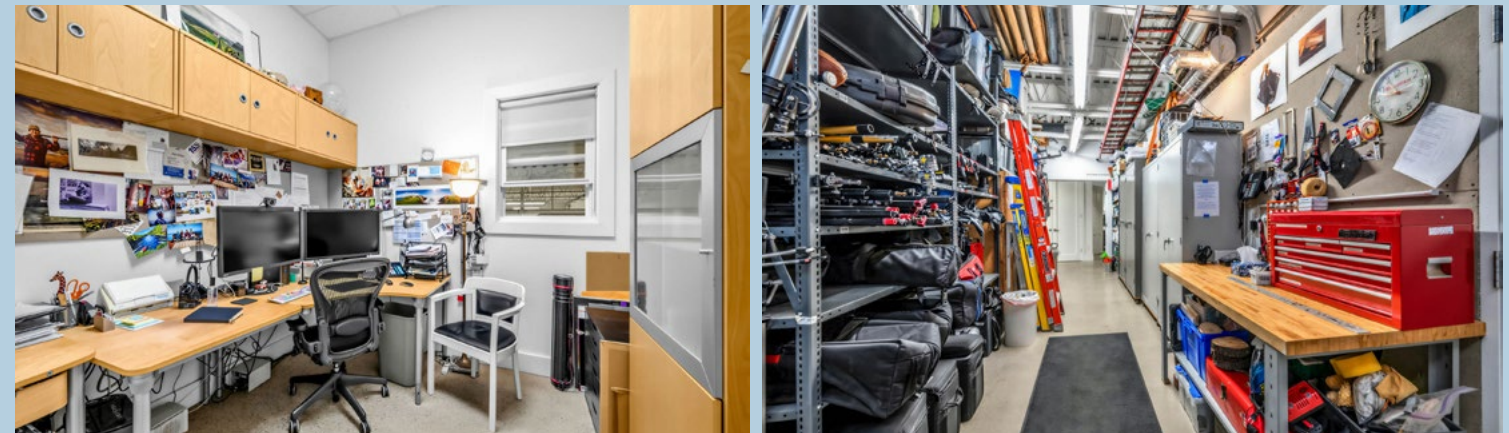
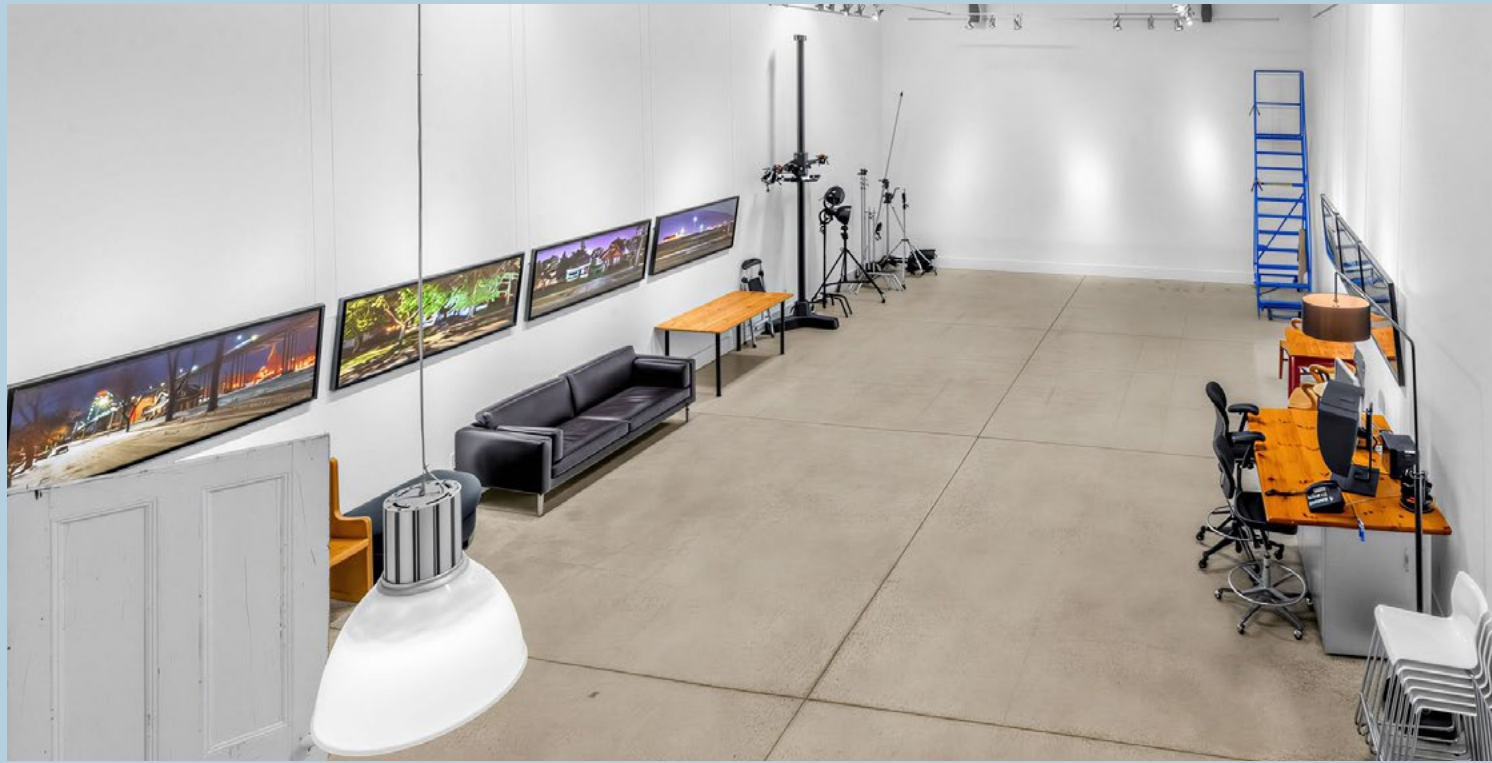
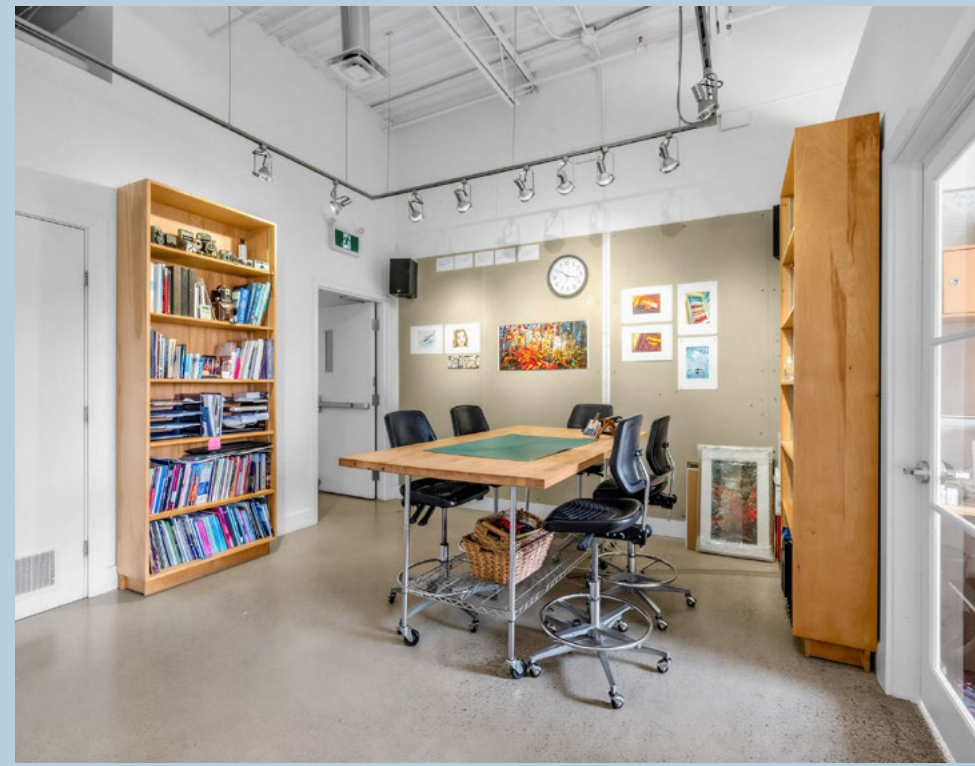
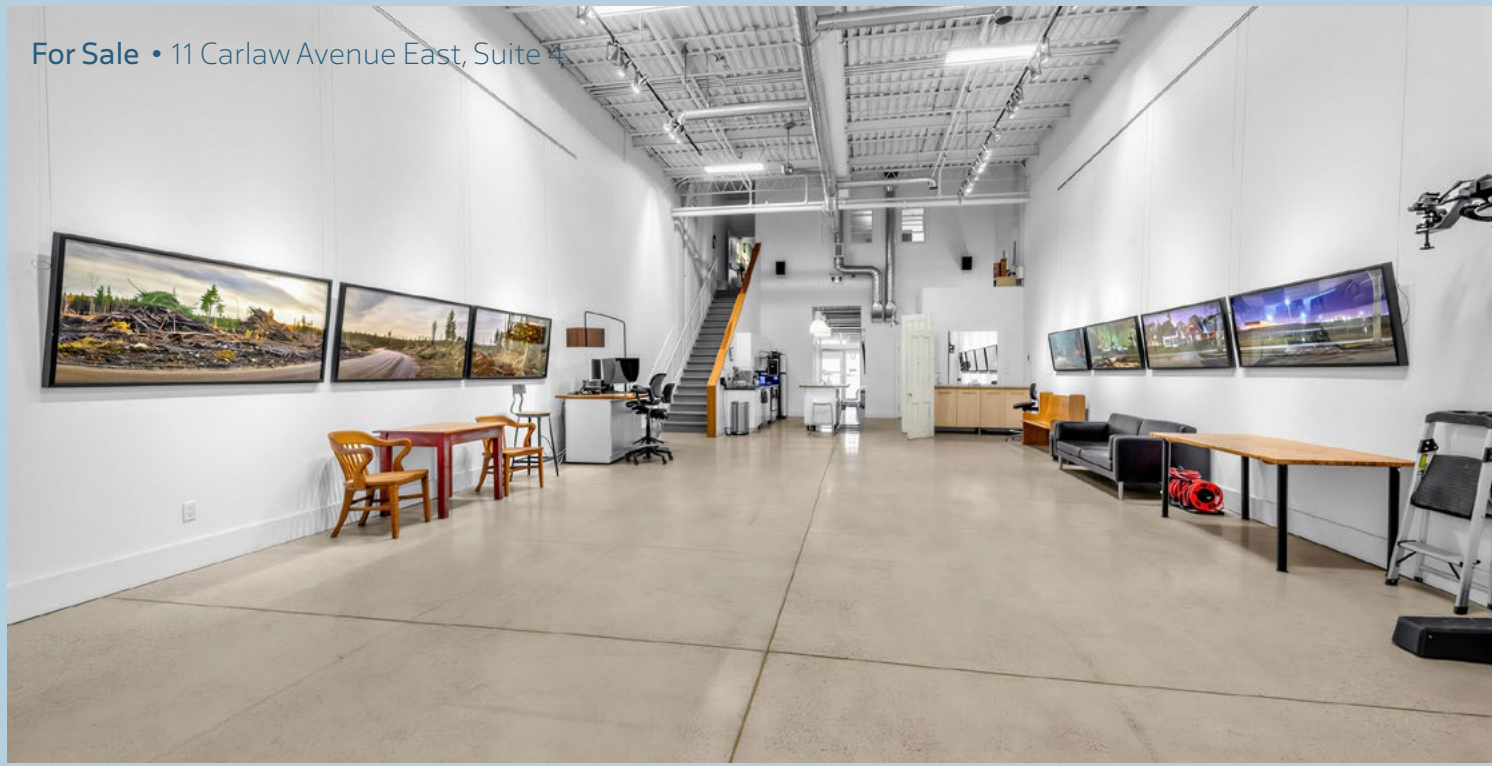
- Open workspace
- Private offices
- Kitchen
- Ensuite washrooms
- 6-Seater meeting Room
- Equipment/storage room

Ground Floor



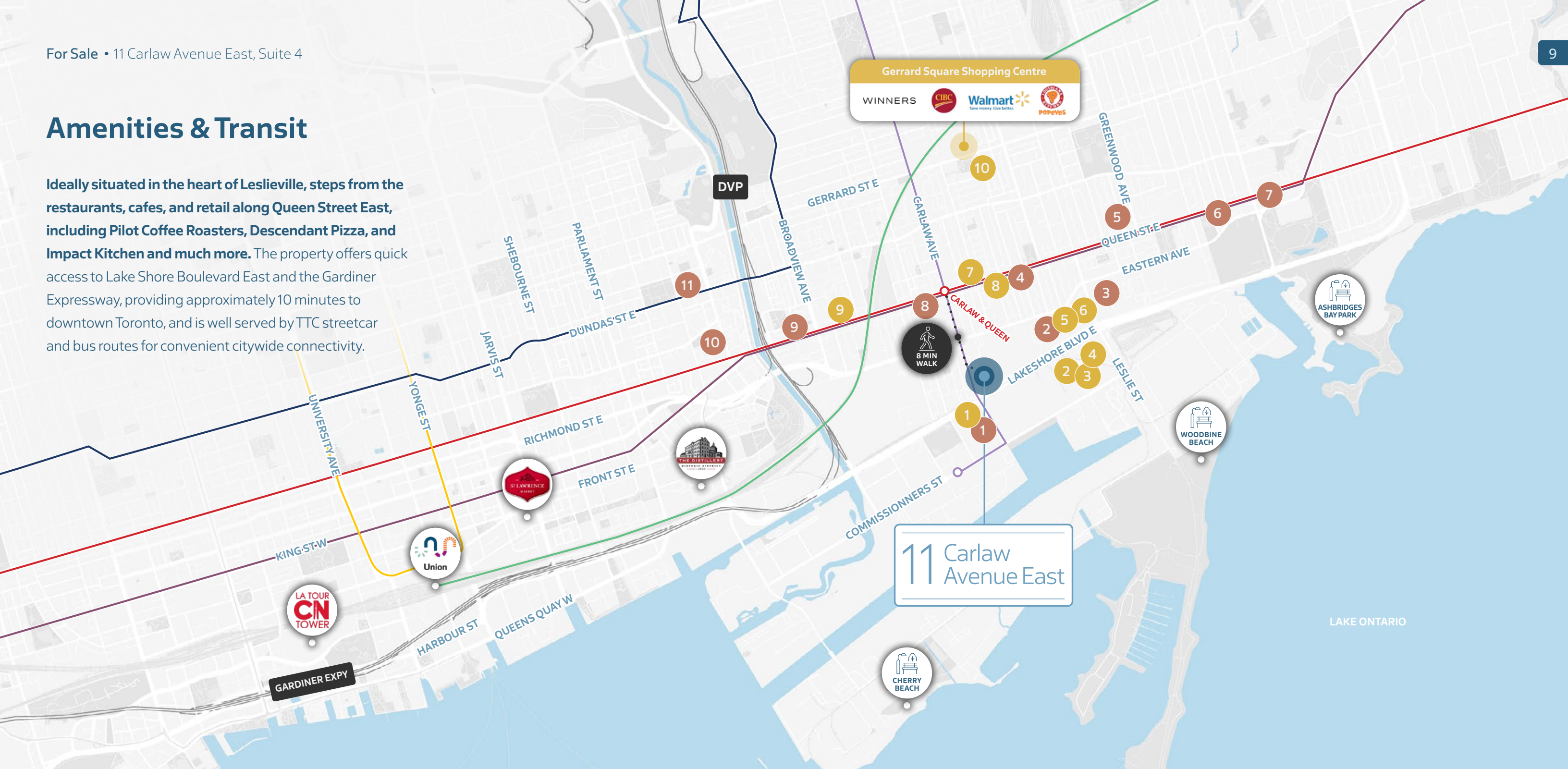
Mezzanine





Amenities & Transit

Ideally situated in the heart of Leslieville, steps from the restaurants, cafes, and retail along Queen Street East, including Pilot Coffee Roasters, Descendant Pizza, and Impact Kitchen and much more. The property offers quick access to Lake Shore Boulevard East and the Gardiner Expressway, providing approximately 10 minutes to downtown Toronto, and is well served by TTC streetcar and bus routes for convenient citywide connectivity.



Amenities

RESTAURANTS ●

- | | |
|------------------|--------------------|
| 1 Tim Hortons | 7 Harvey's |
| 2 Wendy's | 8 A&W |
| 3 Starbucks | 9 Pizza Pizza |
| 4 Domino's Pizza | 10 Balzac's Coffee |
| 5 KFC | 11 Popeyes |
| 6 McDonald's | |

RETAIL & SERVICES ●

- | | |
|----------------------|--------------|
| 1 Esso | 7 Scotiabank |
| 2 FarmBoy | 8 Wine Rack |
| 3 Shoppers Drug Mart | 9 BMO |
| 4 LCBO | 10 RBC |
| 5 FreshCo | |
| 6 Dollarama | |

Transit Routes

TTC / GO TRANSIT

- | | |
|---|---|
| ■ Streetcar 501- Queen | ■ Bus Route 72 - Pape |
| ■ Streetcar 503- Kingston | ■ GO Transit Line |
| ■ Streetcar 505- Dundas | |
| ■ TTC Subway Line 1 | |

Drive Times

- | | |
|---|---------|
| ■ DVP | 5 mins |
| ■ Highway 401 | 14 mins |
| ■ Union Station | 9 mins |
| ■ Danforth GO Station | 14 mins |

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For more information,
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All outlines are approximate. *Sales Representative.
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