

AVISON
YOUNG

For Sale
Toronto, ON

117 Peter Street

Prime investment opportunity

Get more information

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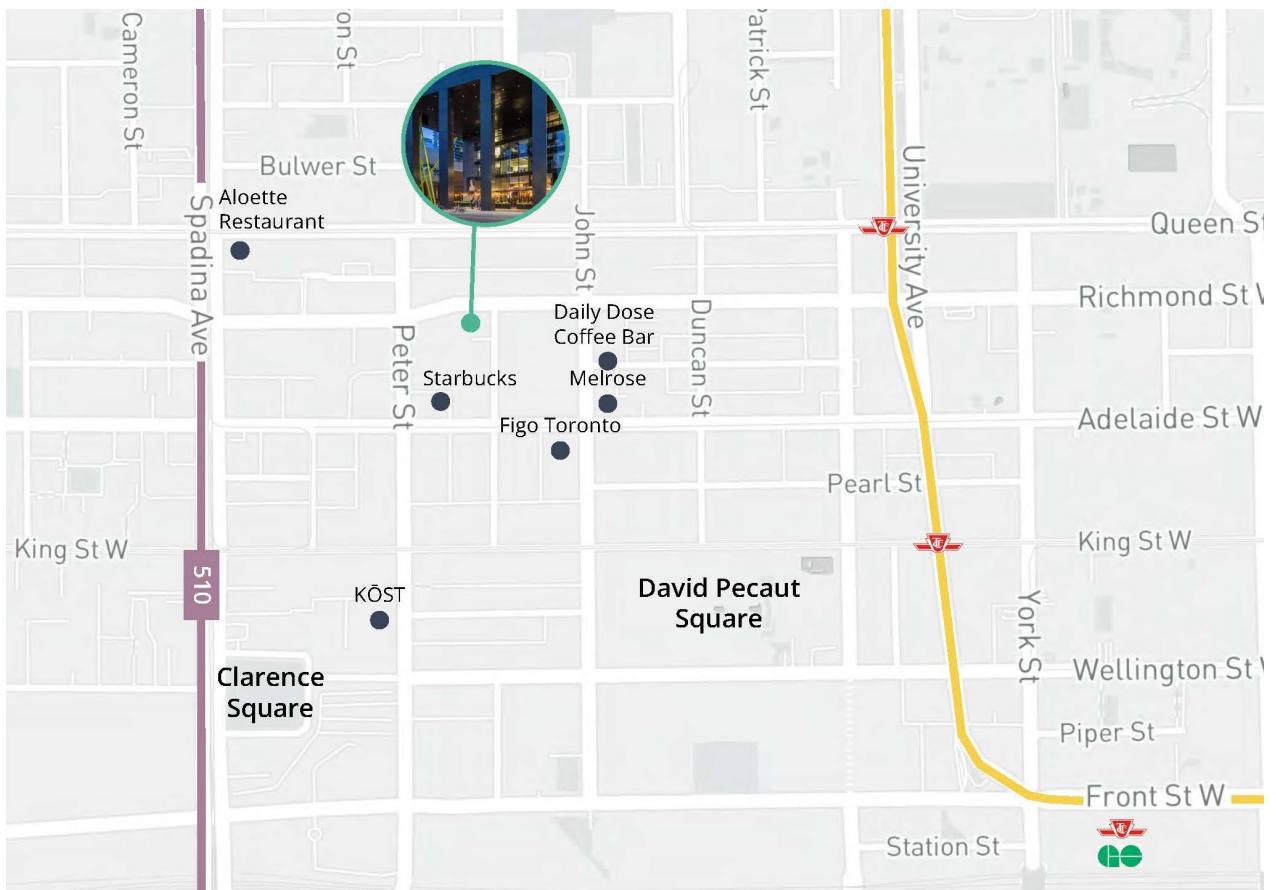
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117 Peter Street

For Sale | Toronto, ON

Discover a prime investment opportunity in Toronto's bustling Entertainment District at 117 Peter Street. These office condominium units, totaling 3,500 and 500 square feet respectively, offer versatility for various ventures. Located within steps of Toronto's Downtown Core, accessibility is a breeze with nearby streetcar and bus stops, as well as easy access to St. Andrew's subway station and Union Station.

Surrounded by a vibrant urban landscape, the area boasts an array of amenities including diverse dining options, cozy cafes, and boutique retail stores. With both units currently vacant, immediate occupancy is available, presenting a promising prospect for investors or end-users seeking to establish a presence in this dynamic neighborhood. Explore the potential of 117 Peter Street and step into the pulse of Toronto's thriving urban scene.



1km, Source: Prepared by ESRI based on Statistics Canada data

100 Transit Score

66,477 Population

32.7 Median Age

100 Walk Score

80,713 Projected Population

\$123,309 Avg. Household Income

98 Bike Score

39.6% Annual Population Growth

1.49% % with Post-secondary degree

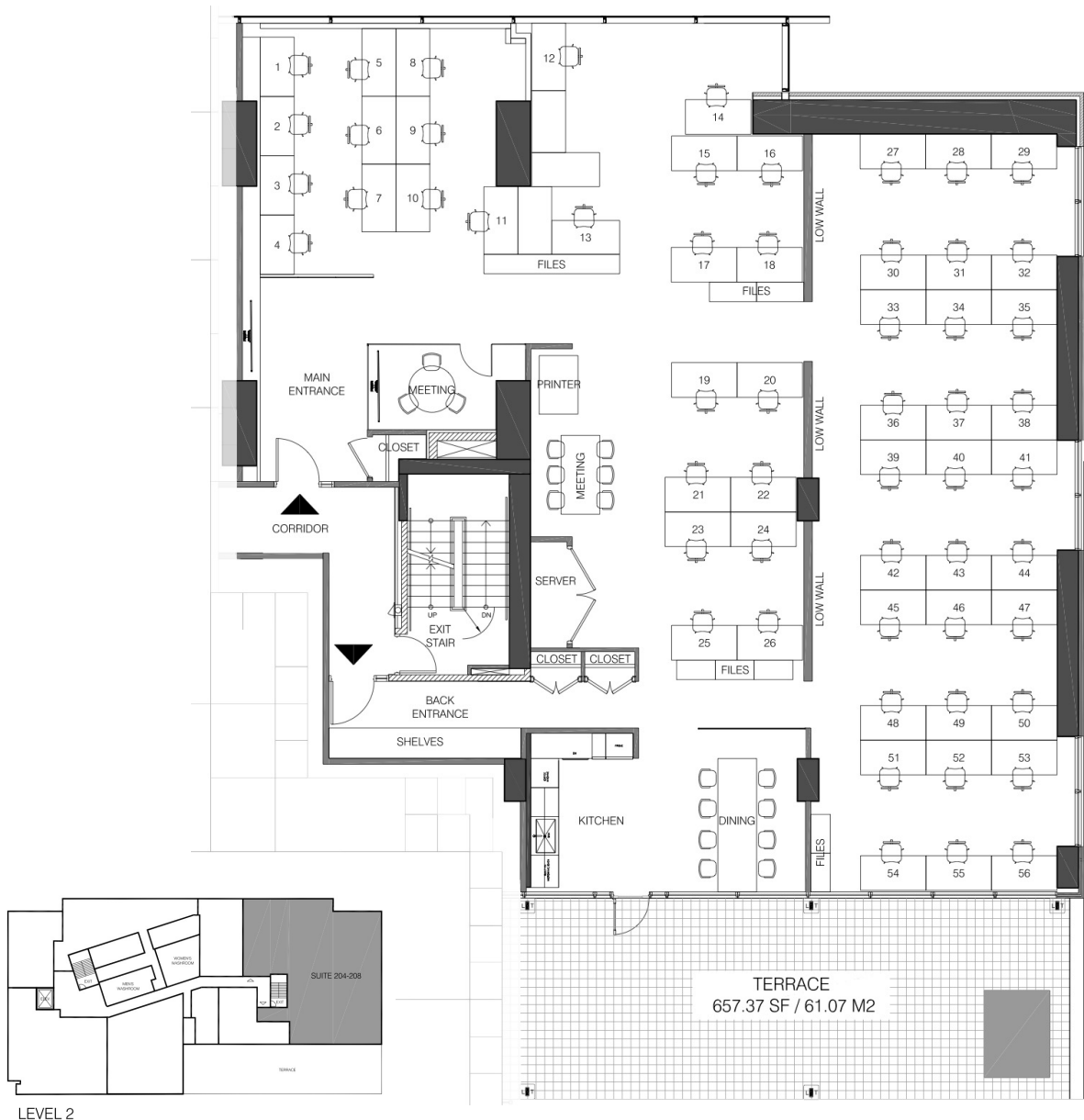
Suite 208 | 3,500 sf

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Highlights:

- Open area with desks
- Kitchen and staff lounge
- Meeting room
- Direct access to the patio
- Furniture can be made available

Watch Virtual Tour



Furniture in the floorplan is not an accurate representation of all the furniture available

Demised Suites

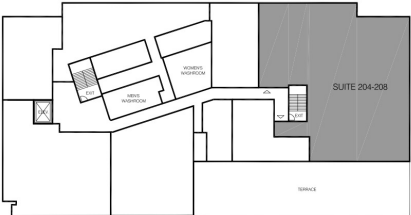
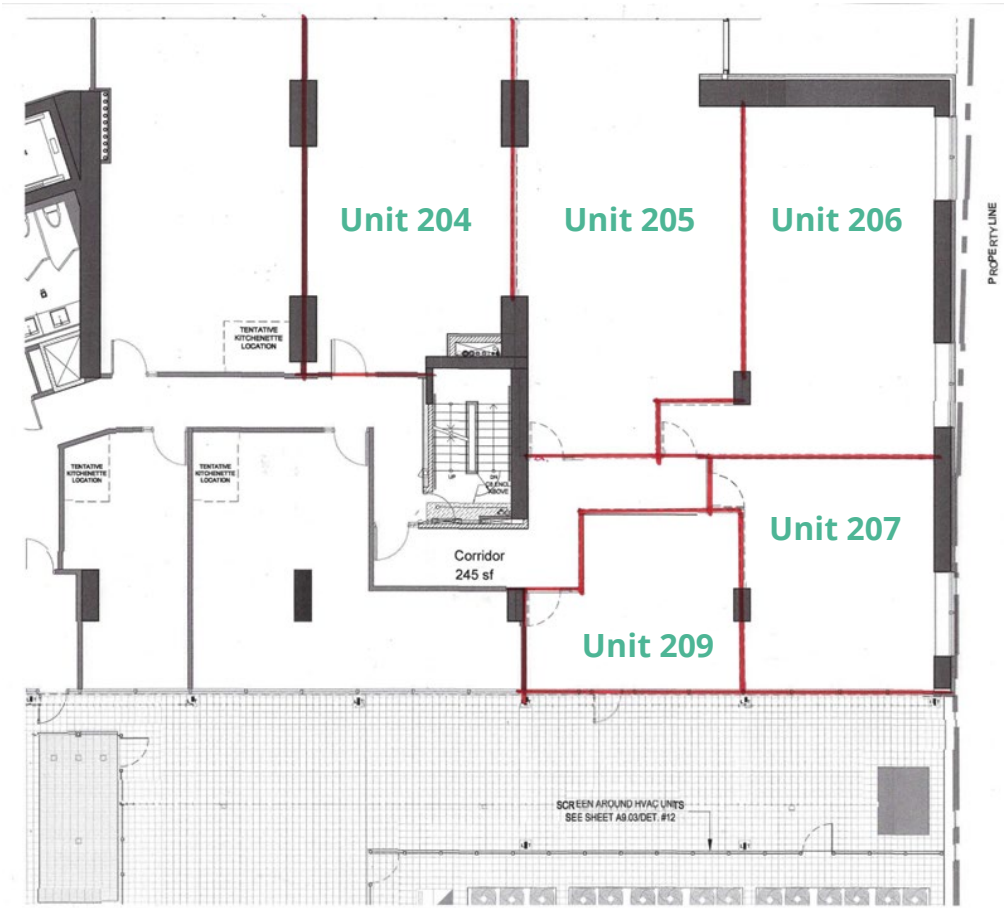
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Availabilities	Condo Fees
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- | | |
|---------------------|------------|
| • Suite 204: 735 sf | • \$759.76 |
| • Suite 205: 935 sf | • \$957.86 |
| • Suite 206: 740 sf | • \$788.21 |
| • Suite 207: 485 sf | • \$503.70 |
| • Suite 209: 360 sf | • \$359.33 |

Total: \$3,368.86/month

Includes: maintenance, common area janitorial, utilities, and a reserve fund



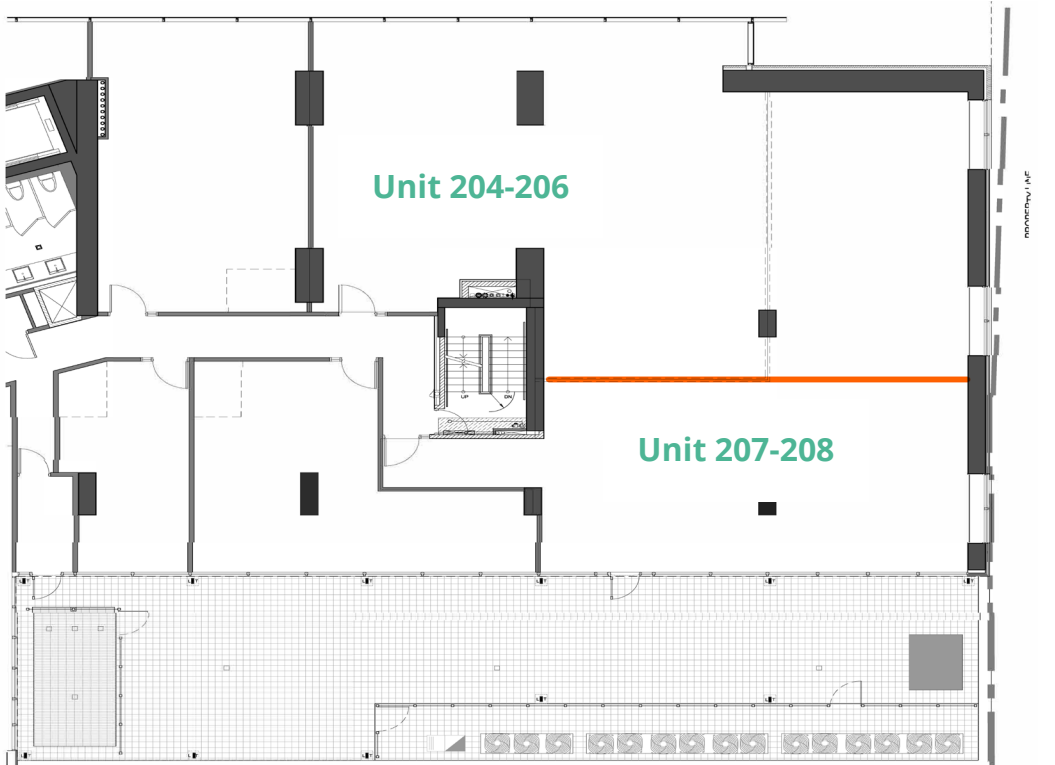
LEVEL 2

Furniture in the floorplan is not an accurate representation of all the furniture available

Option 1

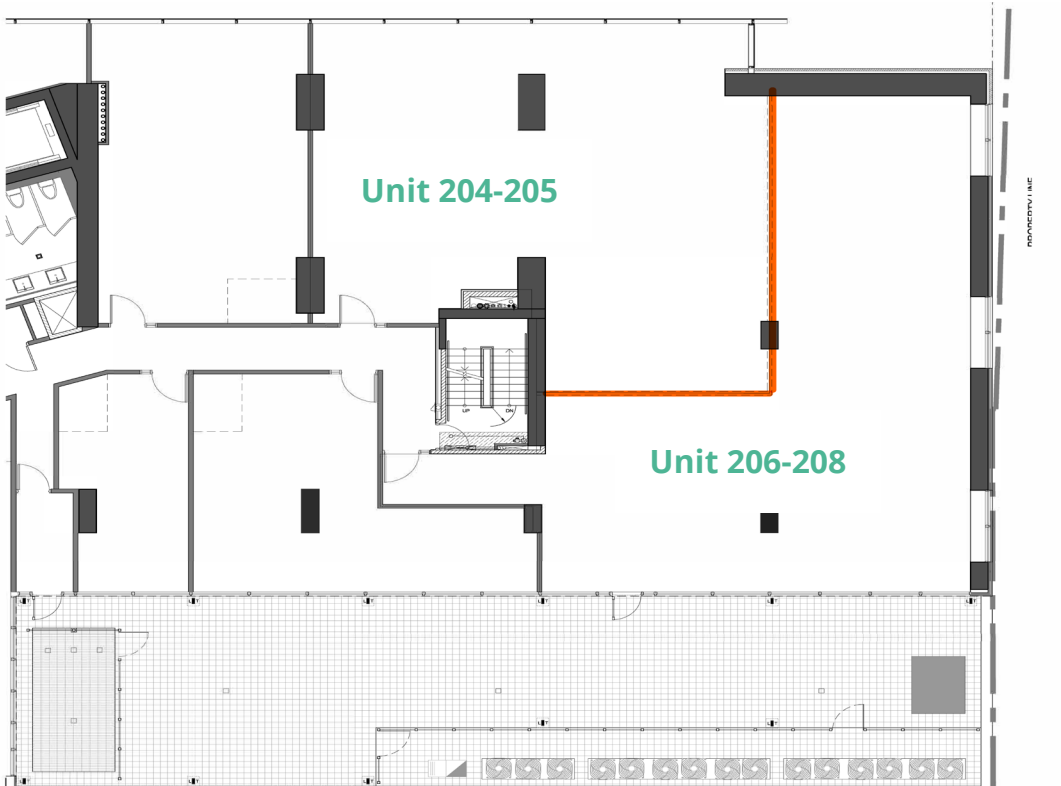
- Suite 204-206: 2,410 sf
- Suite 207-208: 1,090 sf

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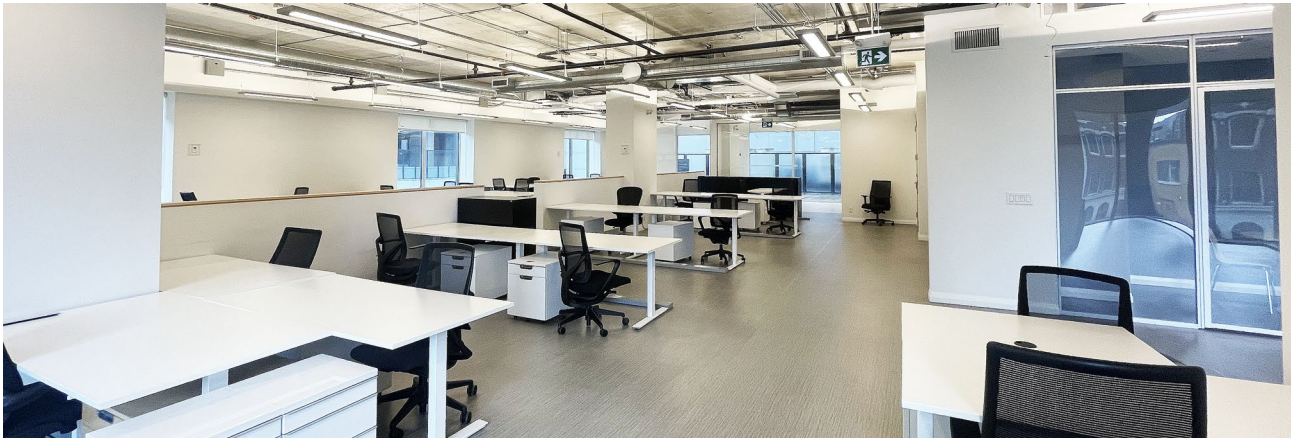
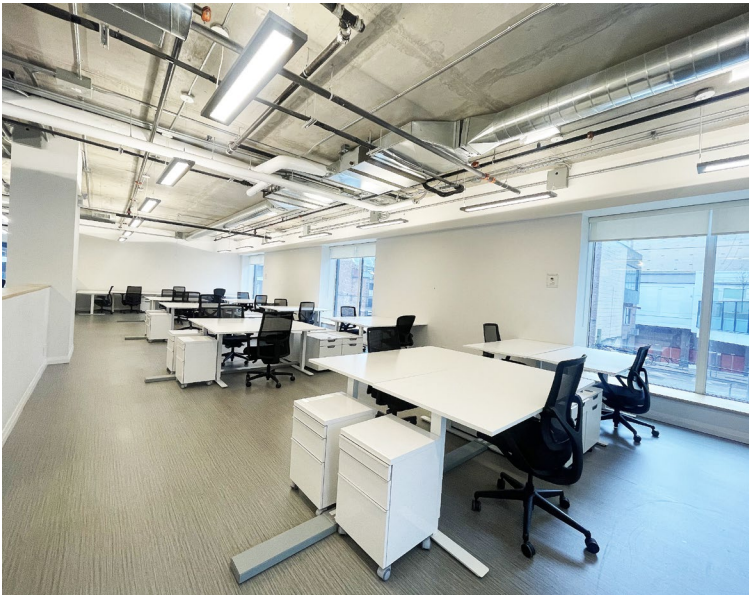
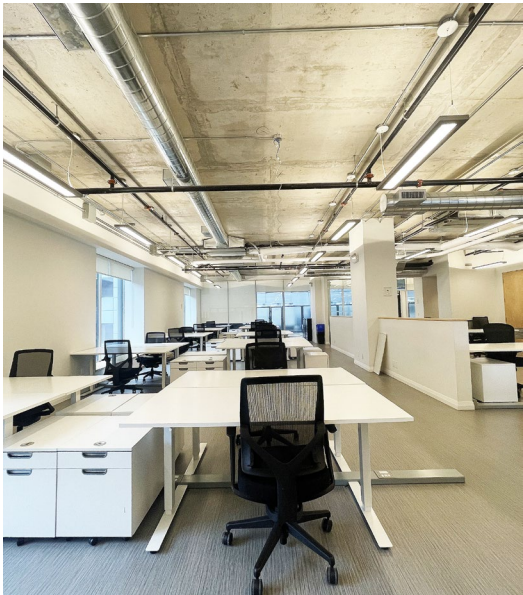
Option 2

- Suite 204-205: 1,700sf
- Suite 206-208: 1,800 sf



Suite 208 | 3,500 sf

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Suite 208 | 3,500 sf

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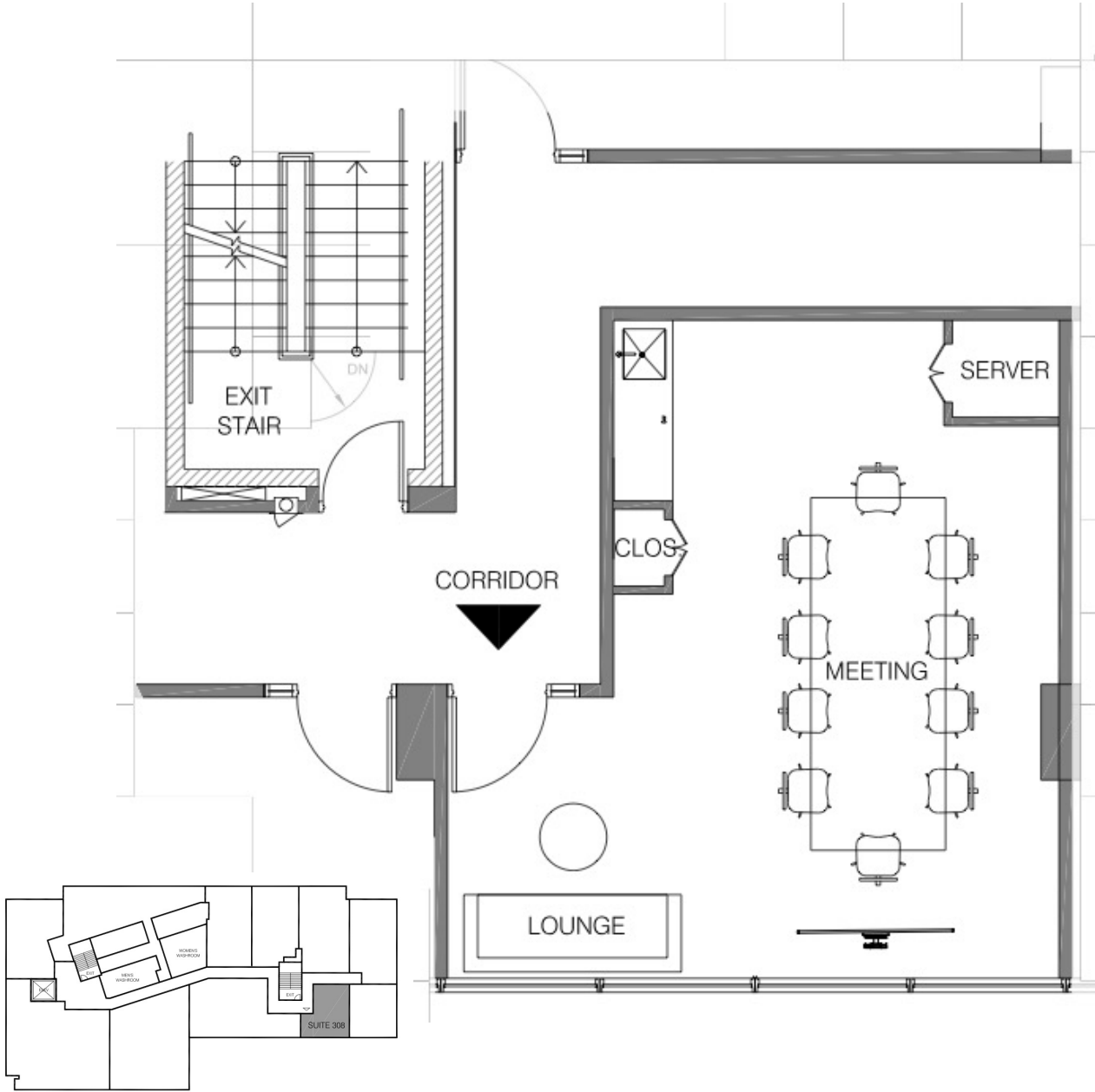
Suite 308 | 500 sf

For Sale
Toronto, ON

Highlights:

- Large boardroom
- Kitchenette
- Server room

[Watch Virtual Tour](#)



LEVEL 3

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Suite 308 | 500 sf

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