



BOB
COMMERCIAL

CUBECOM
FULL SERVICE REALTY

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Cubecom Commercial Realty Inc. Brokerage | www.cubecom.ca

The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time | *Sales Representative



Property Overview

Two-storey B-class office building offering 3,834 sq. ft. of adaptable space at 15 & 17 Belmont St.



RENT & EXPENSES

SUITE	DESCRIPTION	MONTHLY RENTAL	YEARLY RENTAL	2024 EXPENSES	TMI %
15	1 Bedroom residential	\$1,978.25	\$23,739.00	\$6,281.48	20
15A	2 Bedroom residential	\$4,084.75	\$49,017.00	\$2,284.90	40 (less T&I)
17	Main level commercial	\$2,107.41	\$25,288.92	\$4,711.11	15
17A	Lower level commercial	\$1,811.25	\$21,735.00	\$4,711.11	15
17B	Lower level commercial	\$1,000.00	\$12,000.00	\$3,140.74	10
		\$10,981.66	\$131,780	\$28,285.00	100

ASKING PRICE \$3,250,000

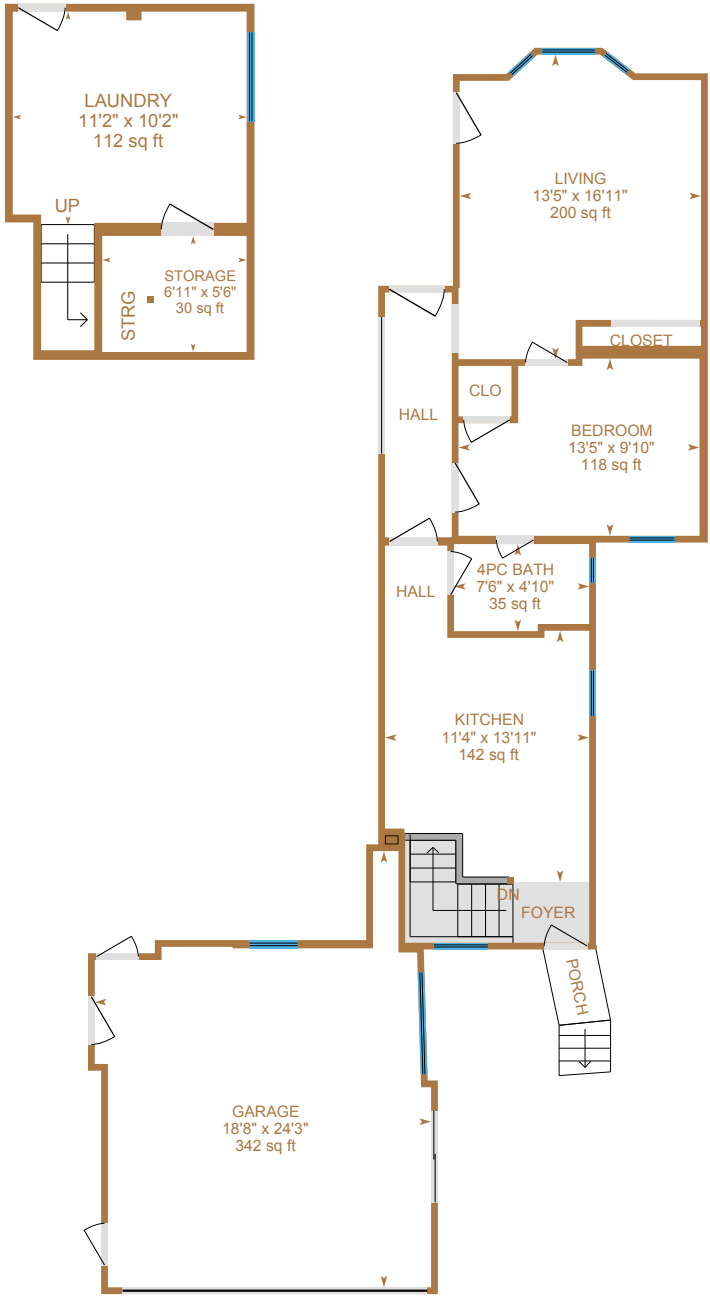
The financial figures and calculations discussed by Cubecom agents are for informational purposes only and should not be considered financial advice. Cubecom does not employ accountants or financial professionals, and we strongly recommend consulting a qualified financial expert before making any financial decisions.

Suite 15

FLOORPLANS & PHOTOS

Long - term lease end June 30,2026

\$1,978.25 monthly rent



1,064 SF

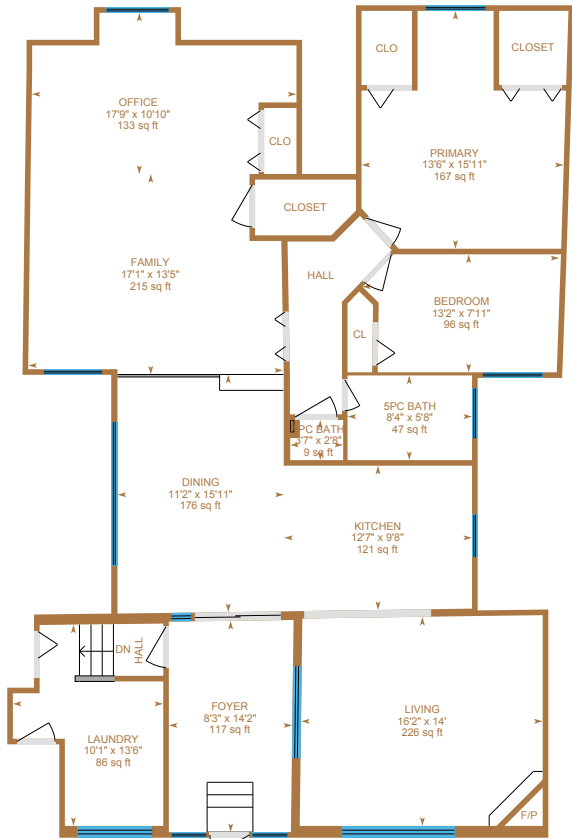


Suite 15A

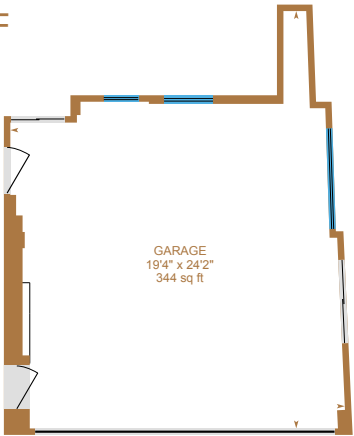
FLOORPLANS & PHOTOS

Current lease ends on Nov 30, 2026

\$4,084.75 monthly rent



MAIN FLOOR
1,694 SF



NEW FLOOR
344 SF

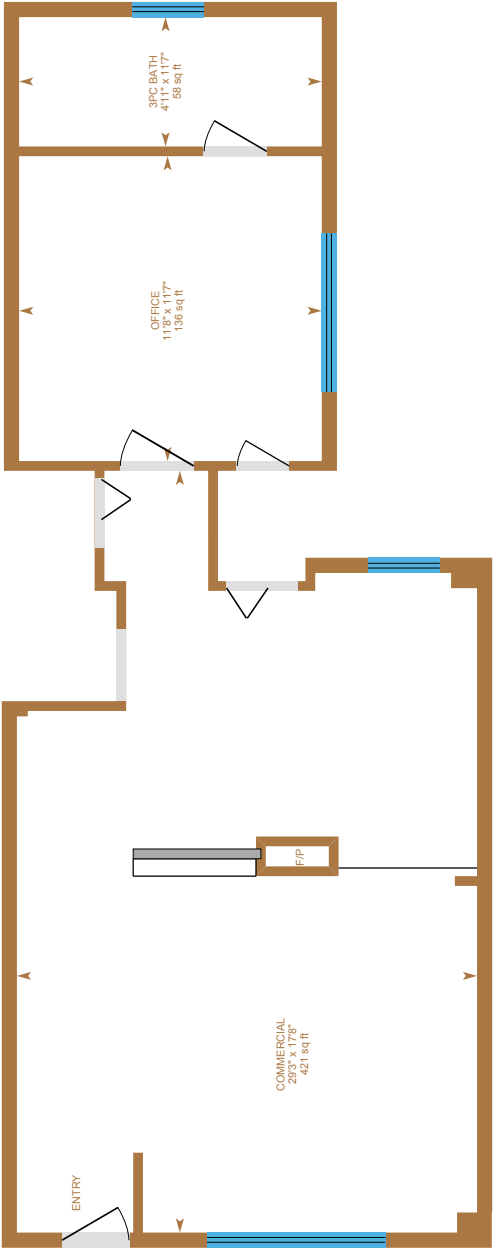


Suite 17

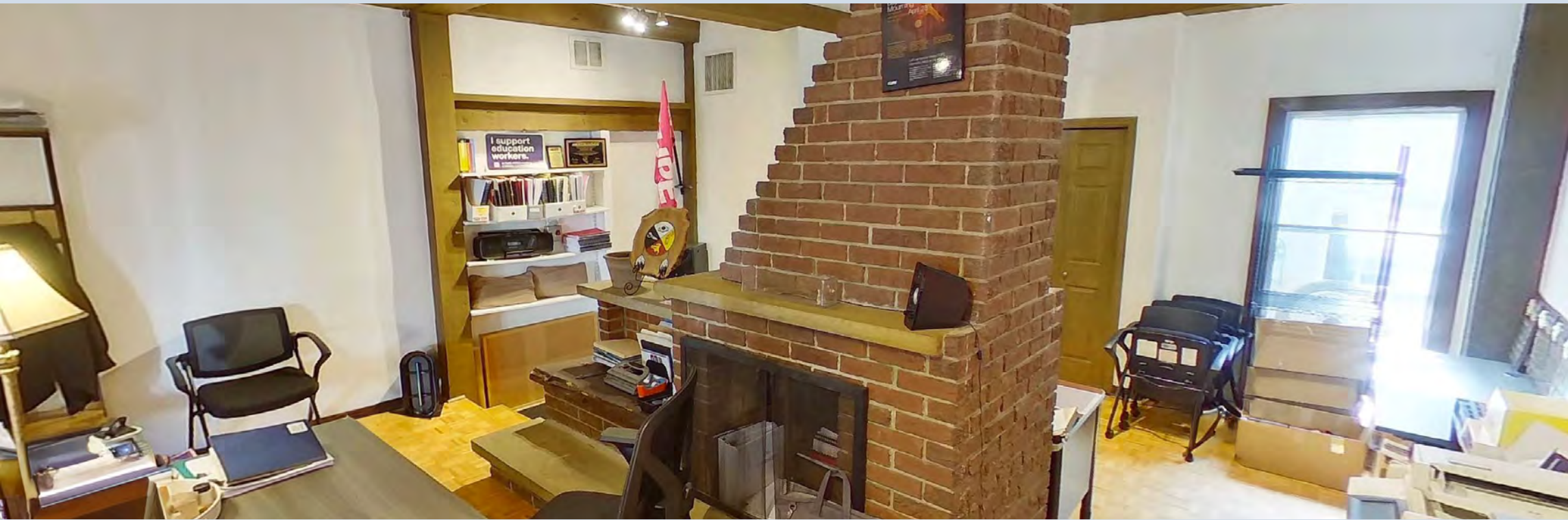
FLOORPLANS & PHOTOS

Current lease ends on May 30, 2026

\$2,107.41 monthly rent



MAIN FLOOR
635 SF

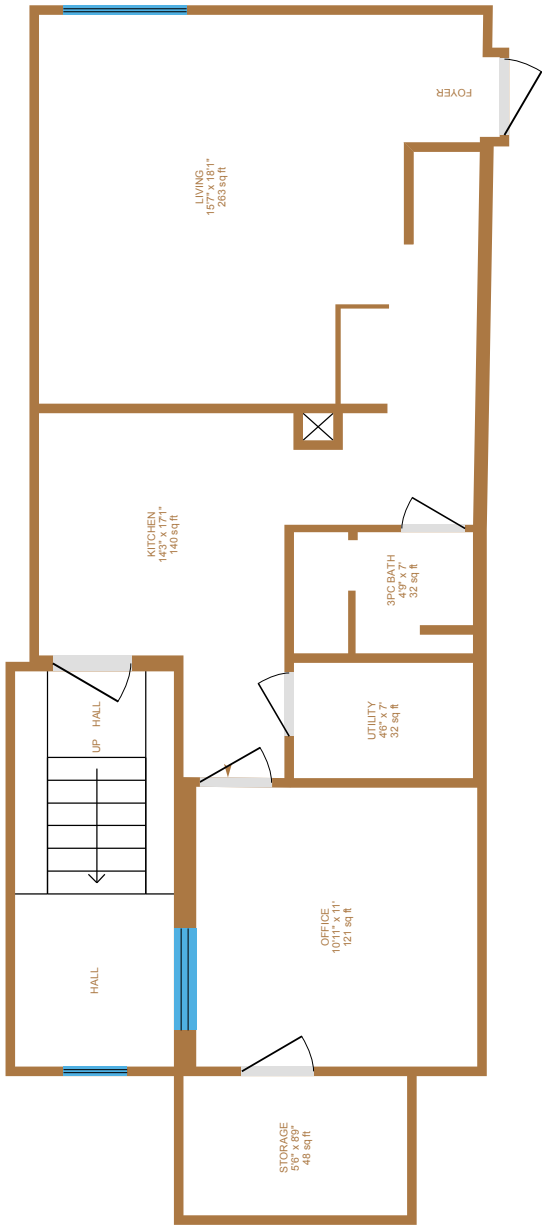


Suite 17A

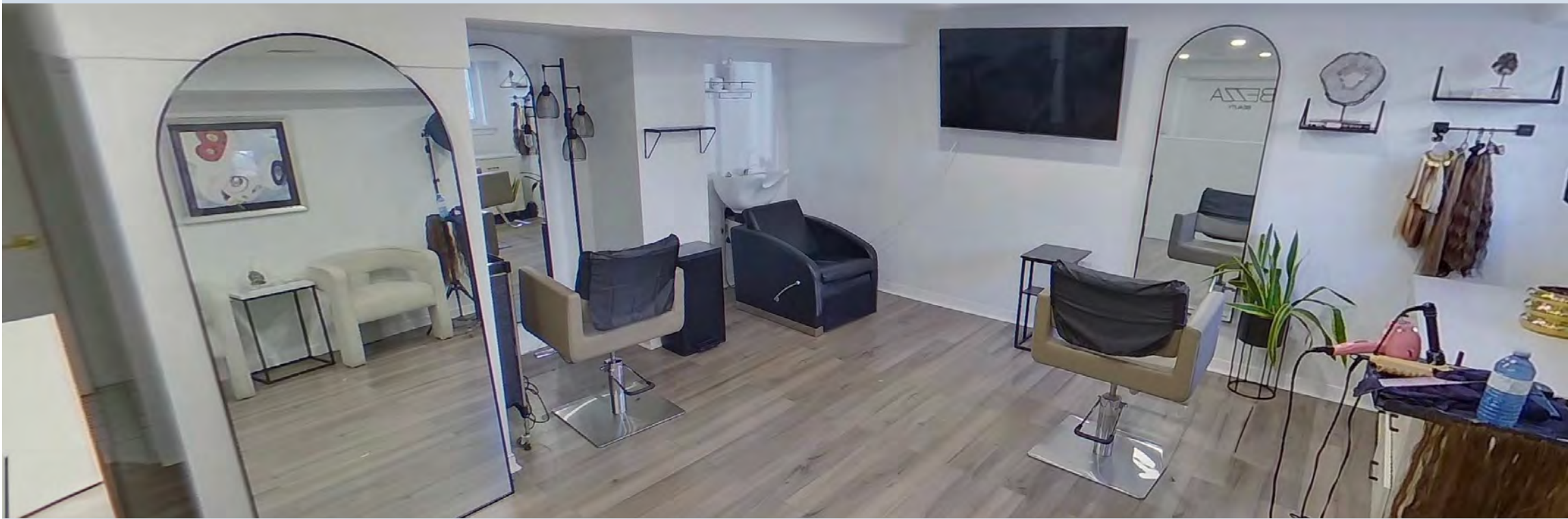
FLOORPLANS & PHOTOS

Current lease ends on Nov 30, 2026

\$1,811.25 monthly rent



744 SF

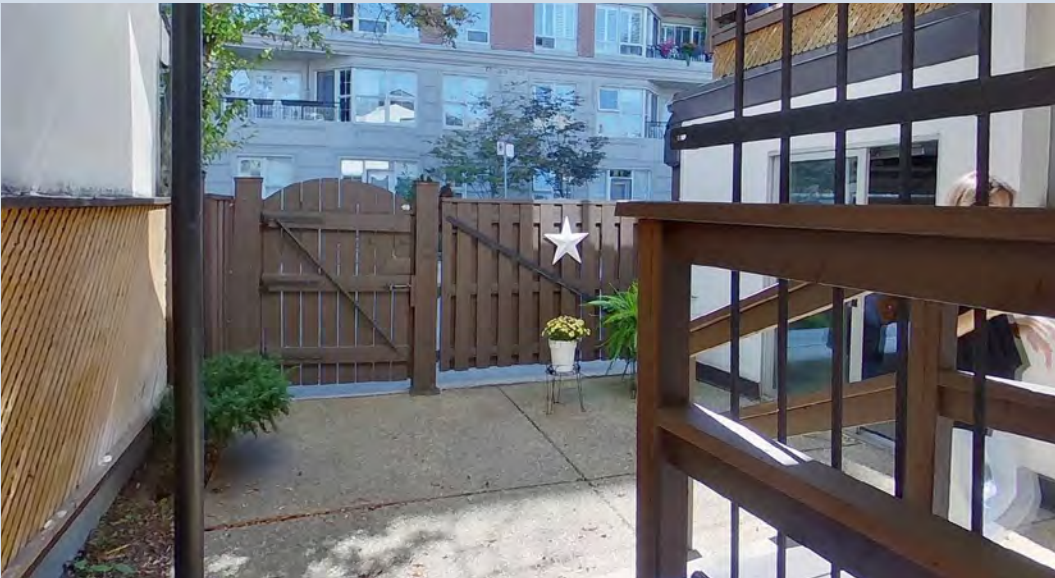
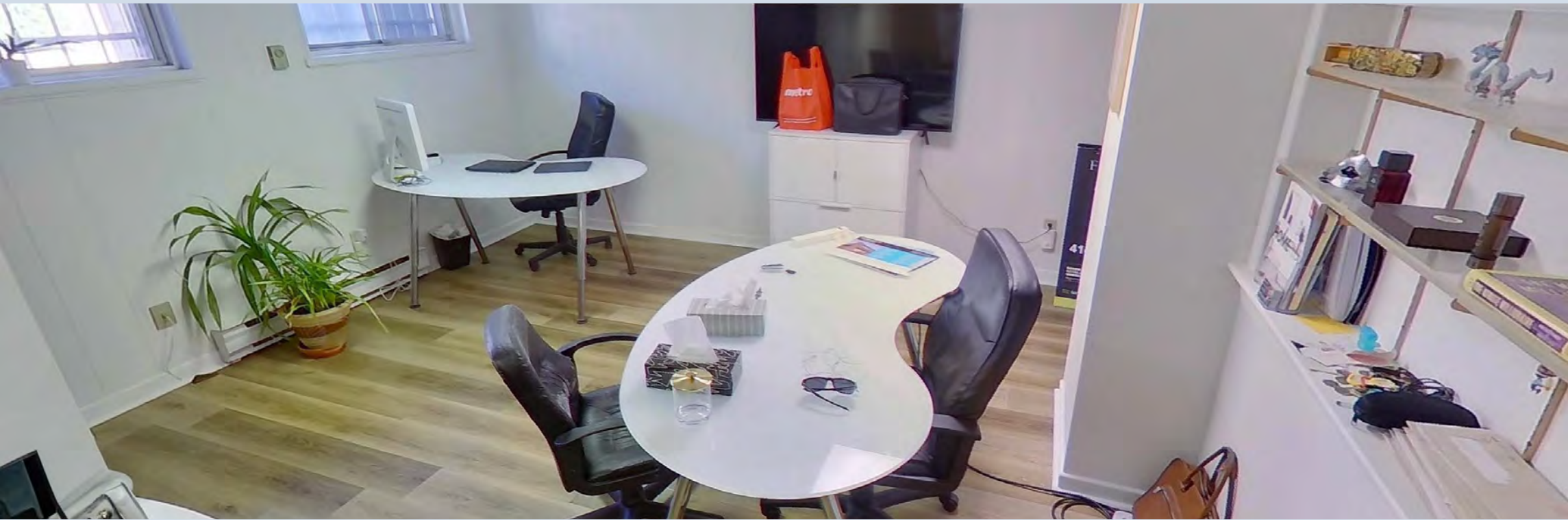
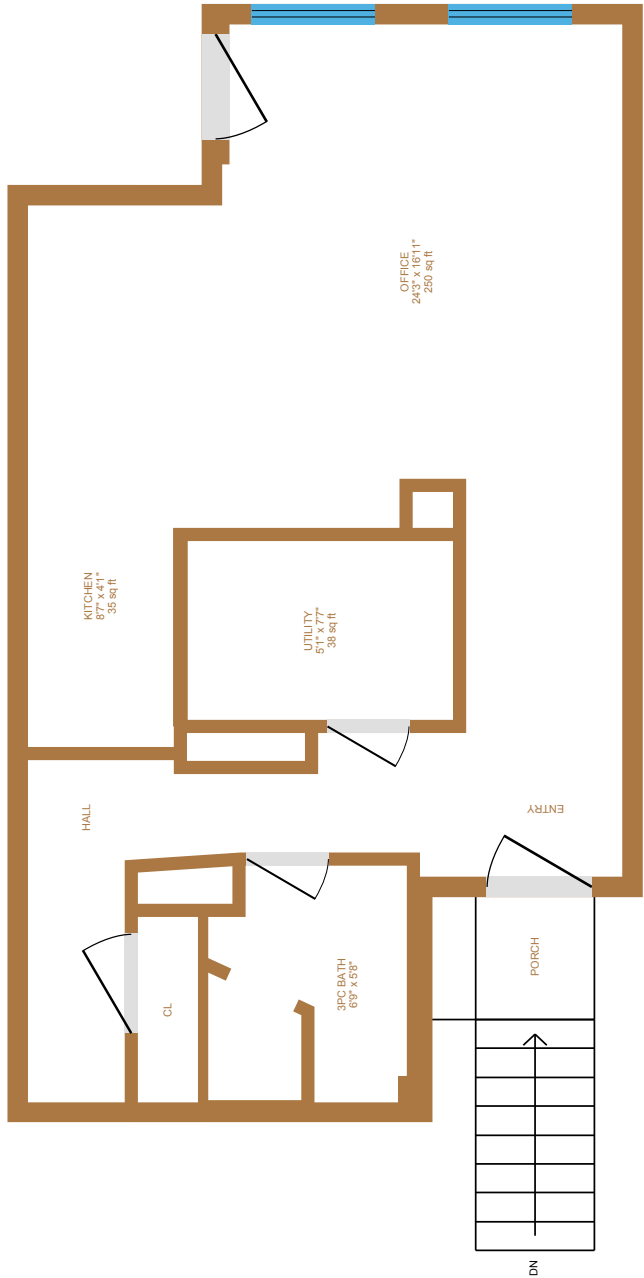


Suite 17B

FLOORPLANS & PHOTOS

Current lease ends on October 31, 2026

\$1,000 monthly rent



Location Map



- TRANSIT:**
- Rosedale
 - Bloor Station
 - Bay
- RESTAURANTS:**
- 1.El Tenedor Cafe
 - 2.Happy Burger
 - 3.Monkey sushi
 - 4.Rollstar Sushi
 - 5.Crown & Dragon
 - 6.Café Boulud
 - 7.Portici
 - 8.Buca Osteria & Bar
 - 9.PLANTA
 - 10.Trattoria Nervosa
 - 11.Sofia Italian Restaurant Toronto
 - 12.STK Steakhouse
 - 13.One restaurant
- HEALTHCARE:**
- 14.Veterinary Emergency Clinic
 - 15.College of nurses of Ontario
 - 16.Precision Health Centre
 - 17.Yorkville Animal Hospital
 - 18.Executive Health Centre
 - 19.GMT Pharma Inc
 - 20.Markie's Procare Pharmacy

Nearby Development

1. 717 Church Street | 270 Units
2. 350 Bloor East | 806 Units
3. 100 Davenport | 43 Units
4. 931 Yonge | 250 Units
5. 19 Bloor west | 1290 Units
6. 839 Yonge | 950 Units
7. 110 Avenue Road | 207 Units
8. 89 Avenue Yorkville | 47 Units
9. 80 Bloor Street West | 565 Units
10. 66 Charles East | 16 Units
11. 30 Scollard | 79 Units
12. 1086 Yonge St | 27 Units

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CLICKABLE MAP





Future Development Site

Call to Book a Tour

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