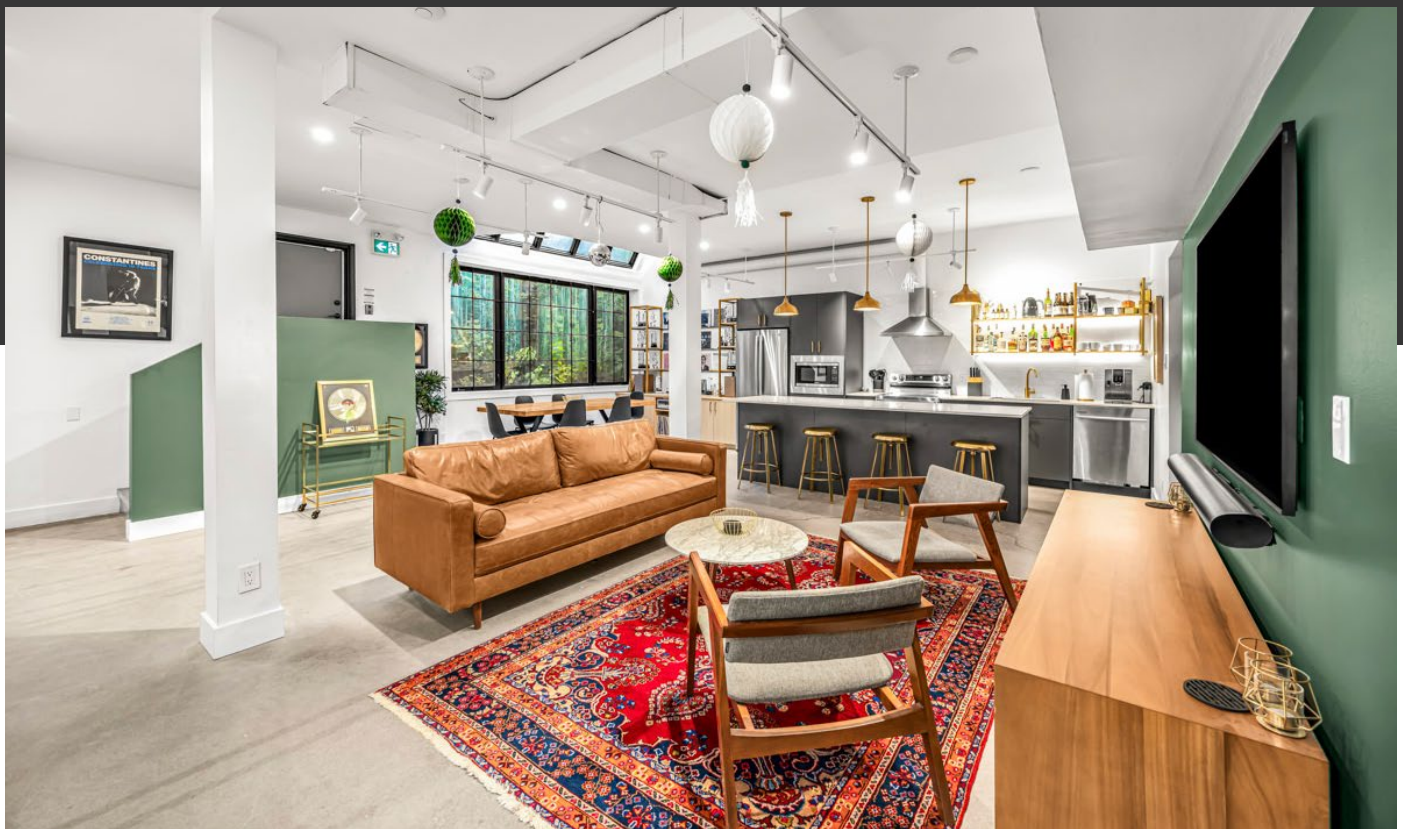


FOR SALE | 5,070 SQ. FT.

CBRE

53-55 BERKELEY ST.

Mixed-Use Property with Turnkey Opportunity



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53-55 BERKELEY ST.

OVERVIEW

Address

53-55 Berkeley Street

Location

Located in the east side of Berkeley Street, north of King Street East

Frontage

38.12 Feet

Depth

53.00 Feet

Shape

Irregular

Gross Leasable Area

5,070 sq. ft.

Parking

Street and On-Site Parking

Official Plan

Commercial Residential

2025 Final Realty Tax Bill

\$28,921.69

Asking Price

\$3,900,000



Zoning | CR SS1 (x339)

- CR designation permits the entire building to be used for either commercial or residential or any combination in between
- A height limit of 16.0 metres

Legal Description

PLAN TOWN OF YORK PT STOYELL'S BLK PLAN 7A AND
EXP PLAN AT6513809 PART 2

Demographics - 3km Radius



CURRENT
POPULATION
330,163



TOTAL DAYTIME
POPULATION
651,704



AVERAGE
HOUSEHOLD
INCOME
\$128,091



POPULATION WITH
POST SECONDARY
EDUCATION
61%



MEDIAN
AGE
34

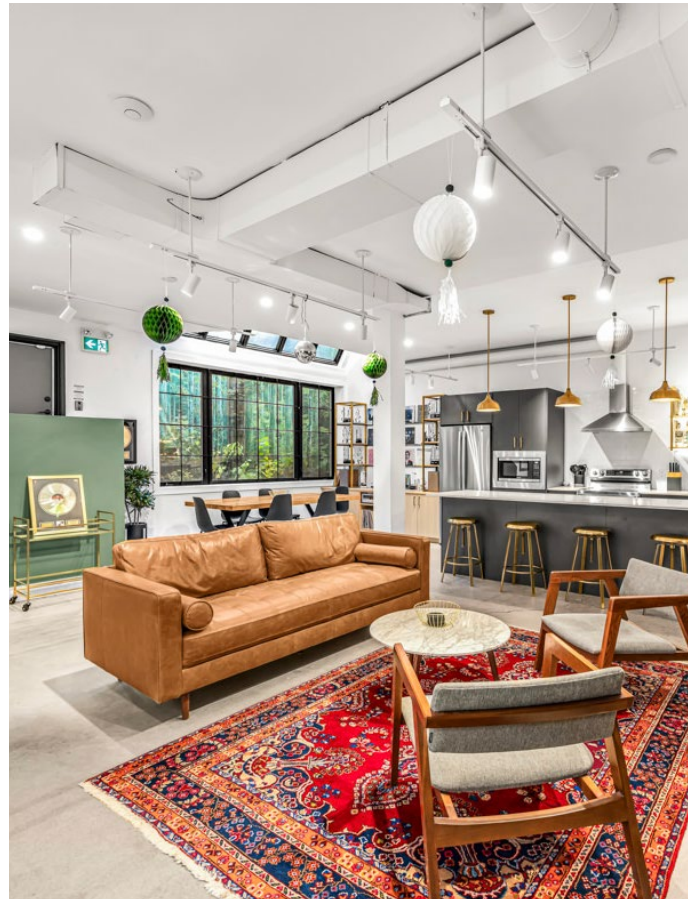
PROPERTY DETAILS

Mixed-use property with turnkey opportunity for a variety of businesses.

Newly renovated building suitable for both commercial and residential use. Possibility to convert the entire space into offices, or lease out one or both units as an investment opportunity.

The lower 2 floors boast 3,000 sq.ft. of bright and airy office and retail space. Built out with a modern kitchen, offices/boardrooms, 3 bathrooms, and private backyard.

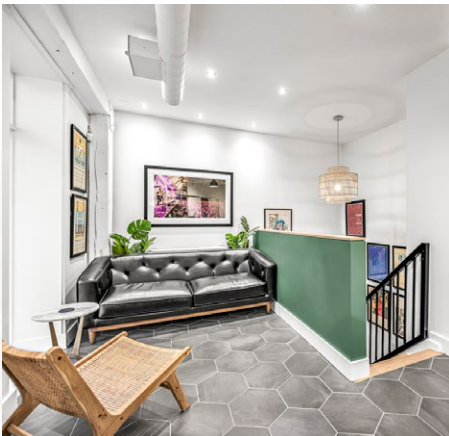
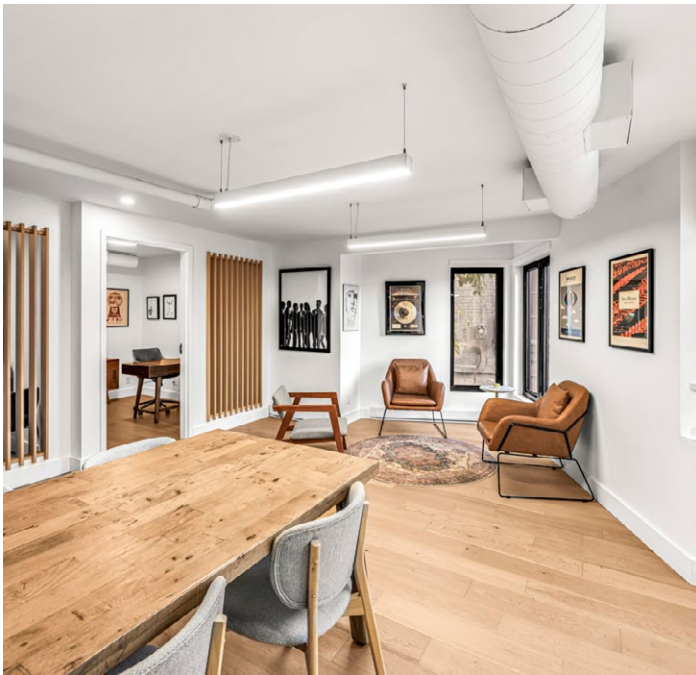
The upper 2 floors feature a spacious 2,000 sq.ft. loft with 2 terraces, a fireplace, 2 bedrooms and 2 bathrooms.



FOR SALE
53-55 BERKELEY ST.

CBRE

PROPERTY PHOTOS



FOR SALE
53-55 BERKELEY ST.

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PROPERTY PHOTOS



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AMENITY MAP

Located in a vibrant neighbourhood with new developments nearby and just a short walk from the future Corktown stop on the Ontario line.

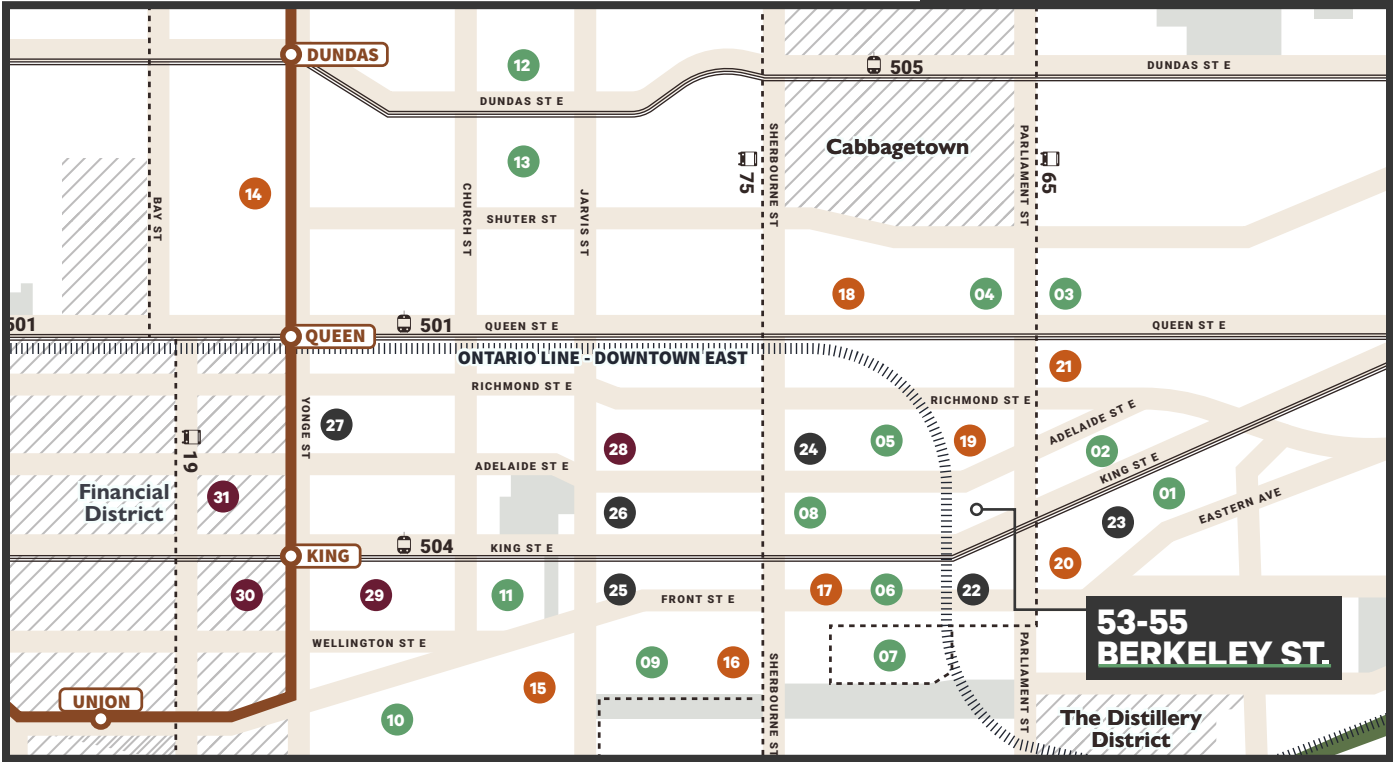
Legend:

TTC Subway - Line 1

TTC Bus Route

TTC Streetcar Line

Ontario Line



Food & Drink			Shopping		Fitness		
01.	Forno Cultura Gusto 101 Terroni Mercury Espresso	06.	Rooster Coffee House Starbucks Tahinis	14.	Eaton Centre	22.	Body + Sould Fitness
02.	Reyna on King Roselle Desserts Henrietta Lane Oldtown Bodega	07.	St. Lawrence Cafe Berkeley Cafe Cluck Clucks Toronto	15.	St. Lawrence Market	23.	All Day Fit
03.	The Bullger Burger & Steak Poutine Hub Hangout Street Habibz Corner Decoy Bar Wood 900 Grill + Bar	08.	The Black Canary Espresso 88 Foods	16.	Rabba Fine Foods St Lawrence Pharmacy	24.	Empact Fitness Limber Women's Fitness
04.	Figs Breakfast Lunch Kish's Roti & Doubles Domino's Pizza	09.	Big Pita McDonald's	17.	Rocco's NOFRILLS Dollarama LCBO	25.	F45 Training
05.	Banknote Bar Corktown	10.	Amano Trattoria C'est What? Inc	18.	Acadia Art & Rare Books Seaton Butchers The Apartment Life Ya Bikes! Kim's Convenience	26.	6S Fitness+
06.	Pumpernickel's Kinton Ramen Rooster Coffee House	11.	Chatime Bubble Tea Cora Breakfast Bar ARDO Popeyes Luisiana Kitchen	19.	Alfa Romeo of Toronto Sash + Bundle Staples	27.	Goodlife Fitness
		12.	Gyukatsu Kyoto Katsugyu	20.	The Corner Convenience	Hotels	
		13.	Grillies J San Sushi Bar Mast Coffee	21.	Shoppers Drug Mart Shell		
						29.	The Omni King Edward Hotel
						30.	One King West Hotel Hotel Victoria
						31.	St. Regis Toronto

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