FOR SALE | OFFICE/RETAIL/STUDIO SPACE
83-91B WALNUT AVENUE

CB METROPOLITAN

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NEWLY DESIGNED

Creative industrial office conversion, and special tech ready design.

BEAUTIFUL AND HIP

San Francisco style with cool high designed open layout space. On the park, ideal for office and select retail uses

BRIGHT SIMPLE LOFT-STYLE SPACE

Includes clear span, large operable windows throughout, freight entrance, loading dock and garage.
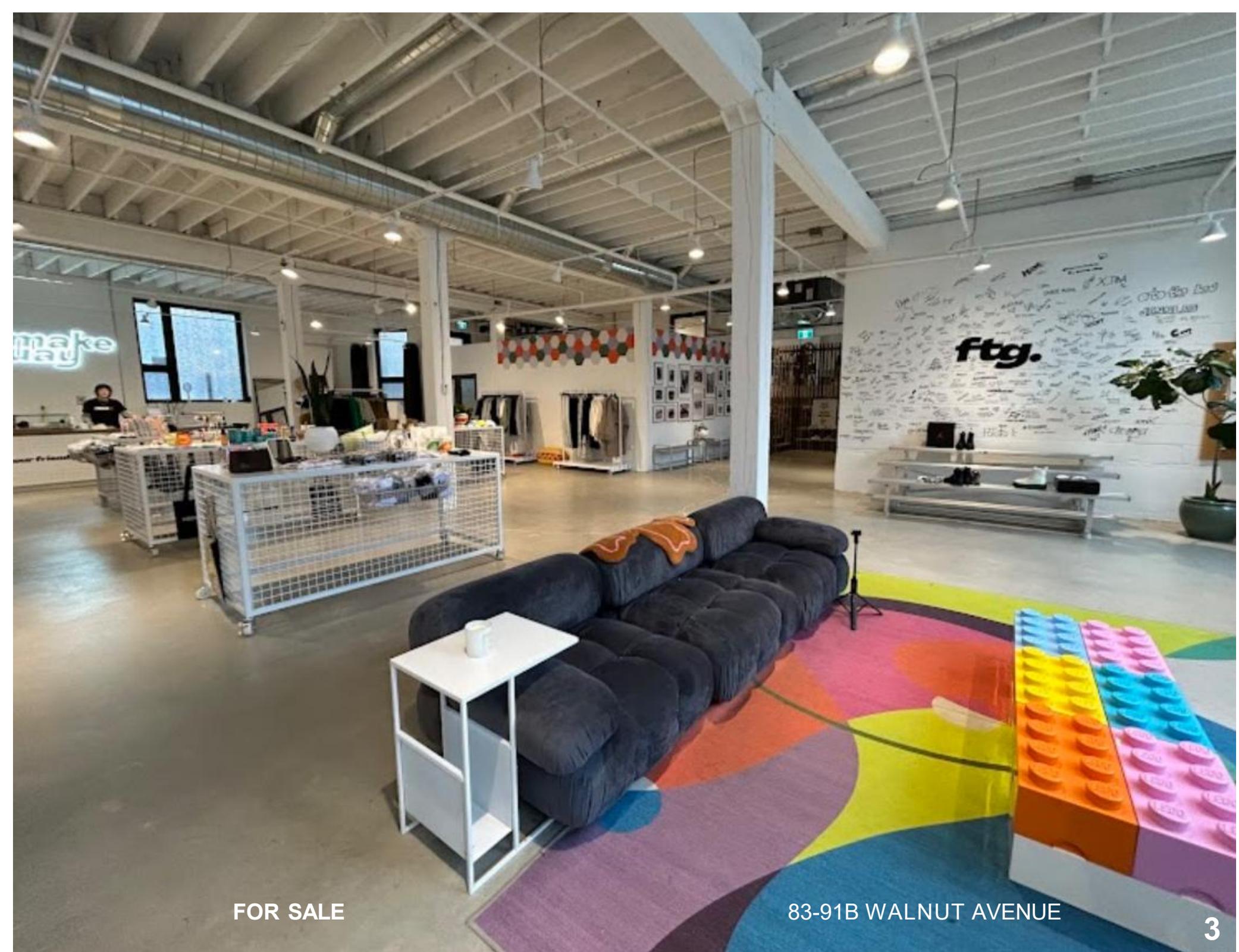
POLISHED CONCRETE FLOORS

High ceilings, metal designed accents, skylights, exposed white-washed ceilings, modern designer LED lighting, outdoor office/patio potential, and laneway access.

WALKING DISTANCE

Located in the heart of King Street West - live, work, and play. Many trendy bars and restaurants in the area, close to King and Queen Street West TTC Streetcars.

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DETAILS

LOCATION   Located in downtown Toronto (King West Area), right near King St W & Strachan Ave.

TOTAL SITE AREA   10,485 SF

LOT DIMENSIONS   95 ft. Frontage x 112.60 ft. depth

BUILDING DETAILS   North Side: 4,885 sf
                       South Side: 5,215 sf
                       Total: 10,100 sf

OCCUPANCY   Vacant on Possession
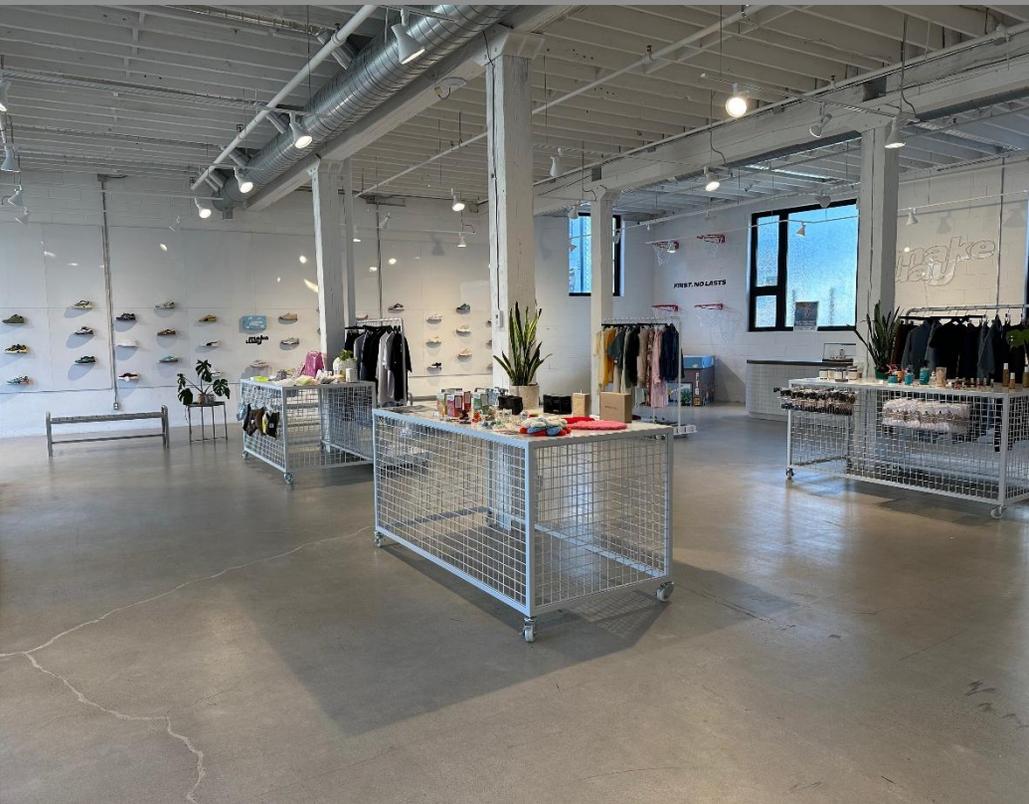
ASKING PRICE $9.995,000.00

PROPERTY FEATURES

- Ideal for users or investors, flagship showrooms, boutique brands and more.
- Multi Level Building, Commercial Building with full usable Basement including washrooms.
- Immaculate and fresh, clean build out with high ceilings
- Separate entrance to different floors
- Great advertising and branding opportunity for great flexibility
- In the heart of Toronto's trendiest district.
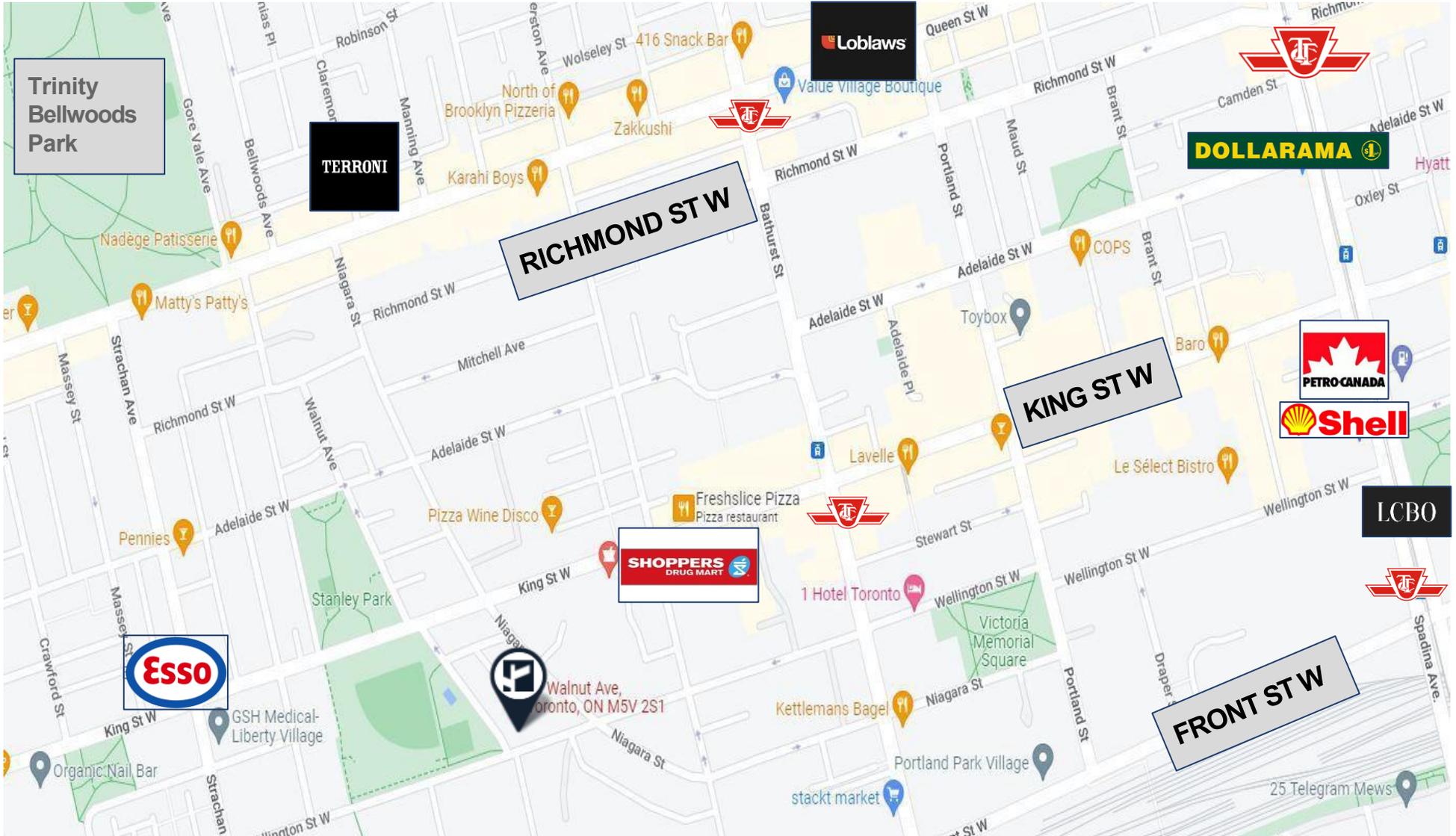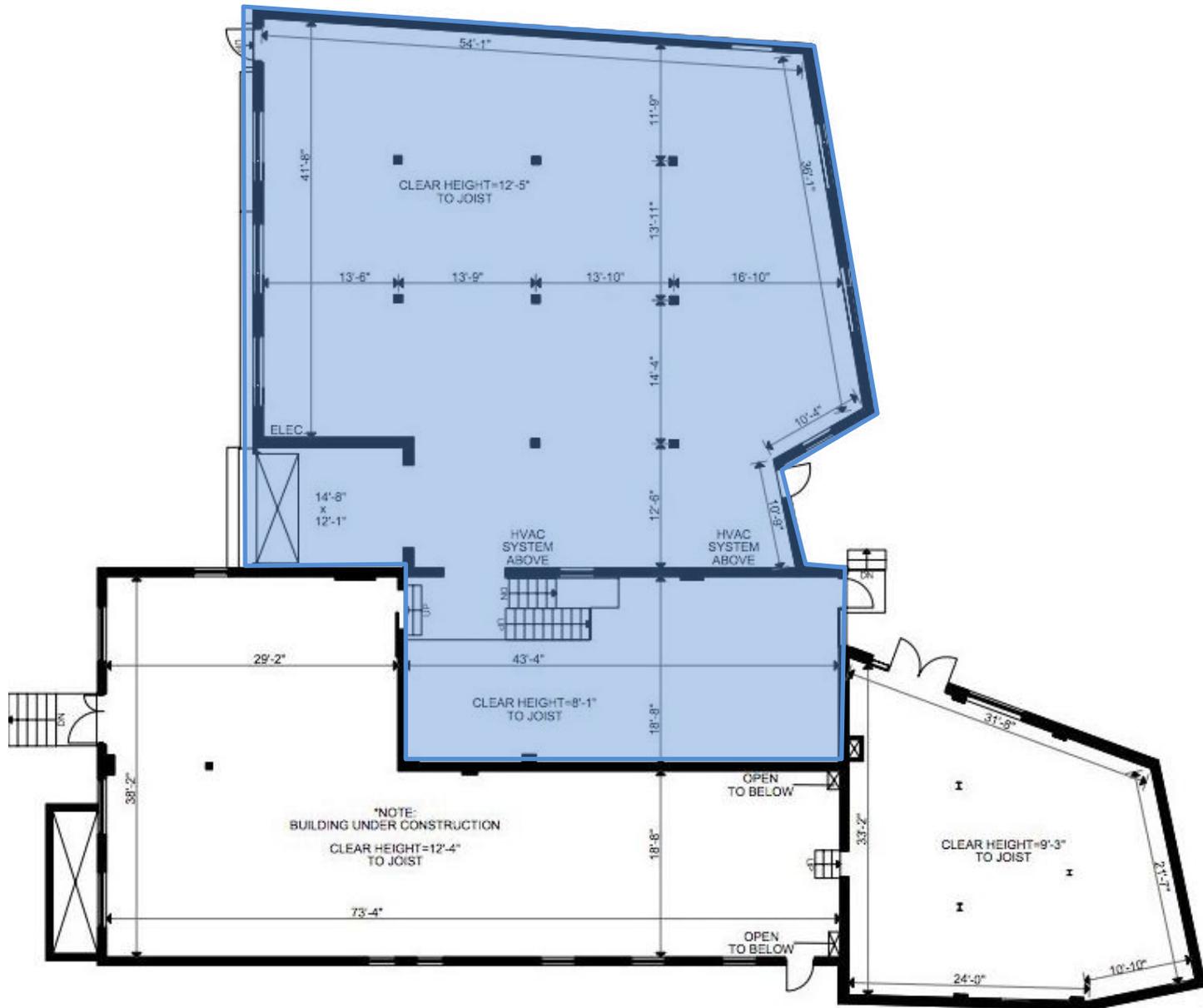- Easy and ample surface parking, ,outside front door on site.

FOR SALE

REMINDER

THIS IS A SPACE FOR ALL OF
US TO SHARE.

PLEASE
RESPECT THE SPACE
AND
KEEP THINGS CLEAN.

WAYS TO HELP

83-91B WALNUT AVENUE

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AREA MAP

54'-1"

11'-9"

41'-8"

36'-1"

CLEAR HEIGHT=12'-5"
TO JOIST

13'-11"

13'-6"   13'-9"   13'-10"   16'-10"

14'-4"

10'-4"

ELEC.

14'-8"
x
12'-1"

12'-6"

10'-9"

HVAC
SYSTEM
ABOVE

HVAC
SYSTEM
ABOVE

DN

29'-2"   43'-4"

31'-8"

DN

CLEAR HEIGHT=8'-1"
TO JOIST

18'-8"

38'-2"

OPEN
TO BELOW

33'-2"

*NOTE:
BUILDING UNDER CONSTRUCTION

CLEAR HEIGHT=12'-4"
TO JOIST

18'-8"

CLEAR HEIGHT=9'-3"
TO JOIST

25'-7"

73'-4"

24'-0"   10'-10"

OPEN
TO BELOW

FLOOR PLAN – BASEMENT

HVAC SYSTEM

UPPER BASEMENT

CLEAR HEIGHT=8'-3" TO JOIST

UP

DN

ELEC.

28'-11"

12'-7"

9'-2"

9'-9"

9'-11"

11'-8"

18'-9"

16'-11"

15'-10"

10'-7"

7'-8"

WH

FIRE SPRINKLER SYSTEM

37'-10"

"NOTE: BUILDING UNDER CONSTRUCTION

12'-9"

LOWER BASEMENT

CLEAR HEIGHT=8'-11" TO JOIST

12'-6"

HVAC SYSTEM

9'-3"

9'-1"

7'-10"

8'-4"

7'-11"

8'-0"

12'-2"

18'-4"

72'-9"

NO ACCESS DOOR AND WINDOW ASSUMED

FOR SALE | 83-91B WALNUT AVENUE

0   11

feet

CONTACT

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