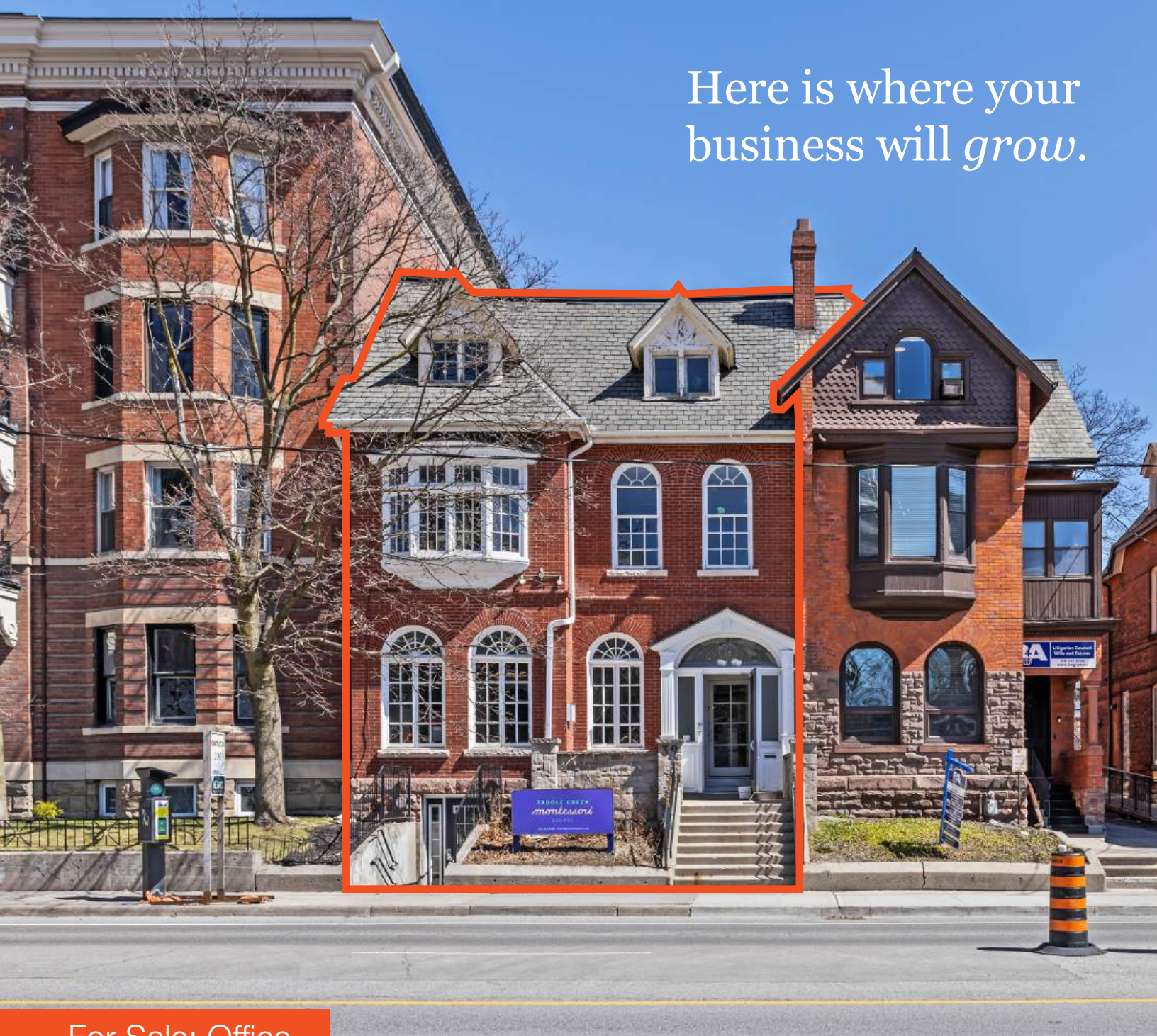


Here is where your
business will *grow*.



For Sale: Office

39 Spadina Road

Outstanding 8,368 SF Building next to TTC Subway Station

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

39 Spadina Road

8,368 SF property available for sale near the corner of Spadina Road and Bloor Street W located 10 minutes away from Toronto's downtown core.



Available Space

8,368 SF

Zoning

CR 2.0 (c2.0; r2.0)

SS2 (x2394)



For Sale

Price Reduction!

~~\$5,800,000~~ \$5,599,000

Taxes

\$77,082 (2024)



Lot size

3,800 SF



Availability

Flexible



Listing Agents

Richard Shouldice*

Vice President

416.649.5914

rshouldice@lennard.com

*Sales Representative

Property Highlights



8,368 SF above grade



Street access to both main floor and lower level



Fully accessible



Elevator



Fully sprinklered



Close Proximity to Transit



Close proximity to public parking



Amenity rich area



Flexible zoning



Easily adaptable for office, medical, wellness, or consulting use with flexible layouts.

Lennard:





Ideal
For :



Law
Firms



Medical/
Wellness Clinics



Financial
Advisors



Tech
Startups



School
Facilities

39 Spadina Road

 39 Spadina Road

Food & Dining

- 1 Fat Pasha
- 2 Subway
- 3 Insomnia Restaurant & Lounge
- 4 Fresh Kitchen+ Juice Bar
The Chulo
- 5 Zaad
Tim Hortons
- 6 Madison Avenue Pub
- 7 Starbucks
Duke of York
Morton's The Steakhouse
- 7 ONE Restaurant
- 8 Starbucks
Duke of York
Morton's The Steakhouse
- 9 Eataly
Earls Kitchen + Bar
- 10 Piano Piano Restaurant

Convenience

- 11 Scotiabank
- 12 LCBO
Esso
- 13 TD Canada Trust
BMO
- 14 Shoppers Drug Mart
Canada Post
7-Eleven
- 15 Metro

Shopping

- 16 Chanel
Balenciaga
Winners & Homesense
Hermes
- 17 Moncler
Montblanc
Ferragamo
- 18 Cineplex
Indigo
Manulife Centre Shopping Mall

Transit

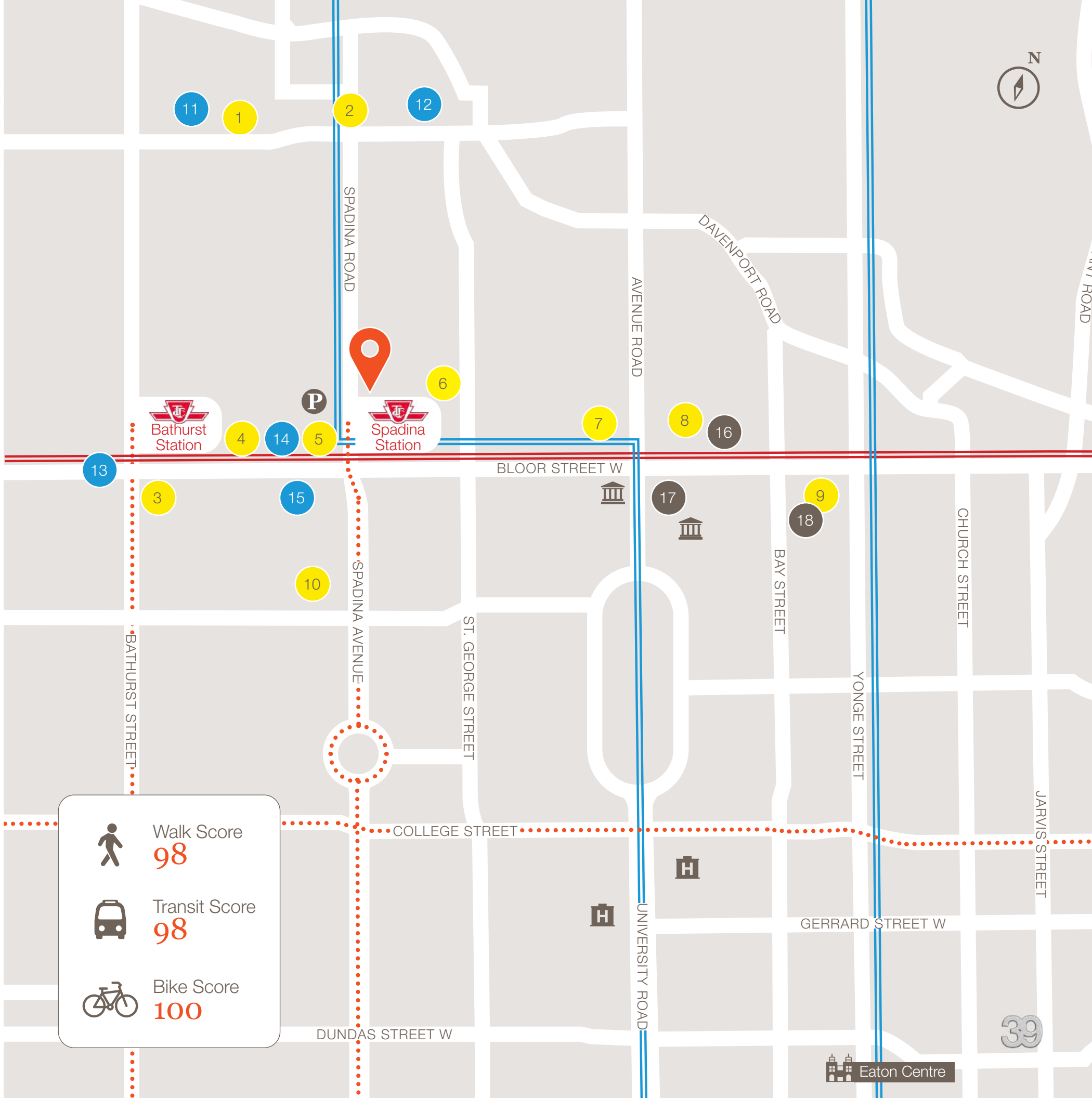
 Line 1  Line 2  Streetcars

Commute Times

Downtown Toronto	10 Minutes
Union Station	15 Minutes
Pearson Airport	30 Minutes
Markham	40 Minutes
Mississauga	45 Minutes
Oakville	50 Minutes
Brampton	50 Minutes

Walk Times

-  **Spadina Station**
140 m | 2 Minutes
-  **St. George Station**
650 m | 7 Minutes
-  **Bathurst Station**
850 m | 10 Minutes



39 Spadina Road

Zoning

Use - CR Zone

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage py
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [By-law: 1198-2019]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence [By-law: 545-2019]

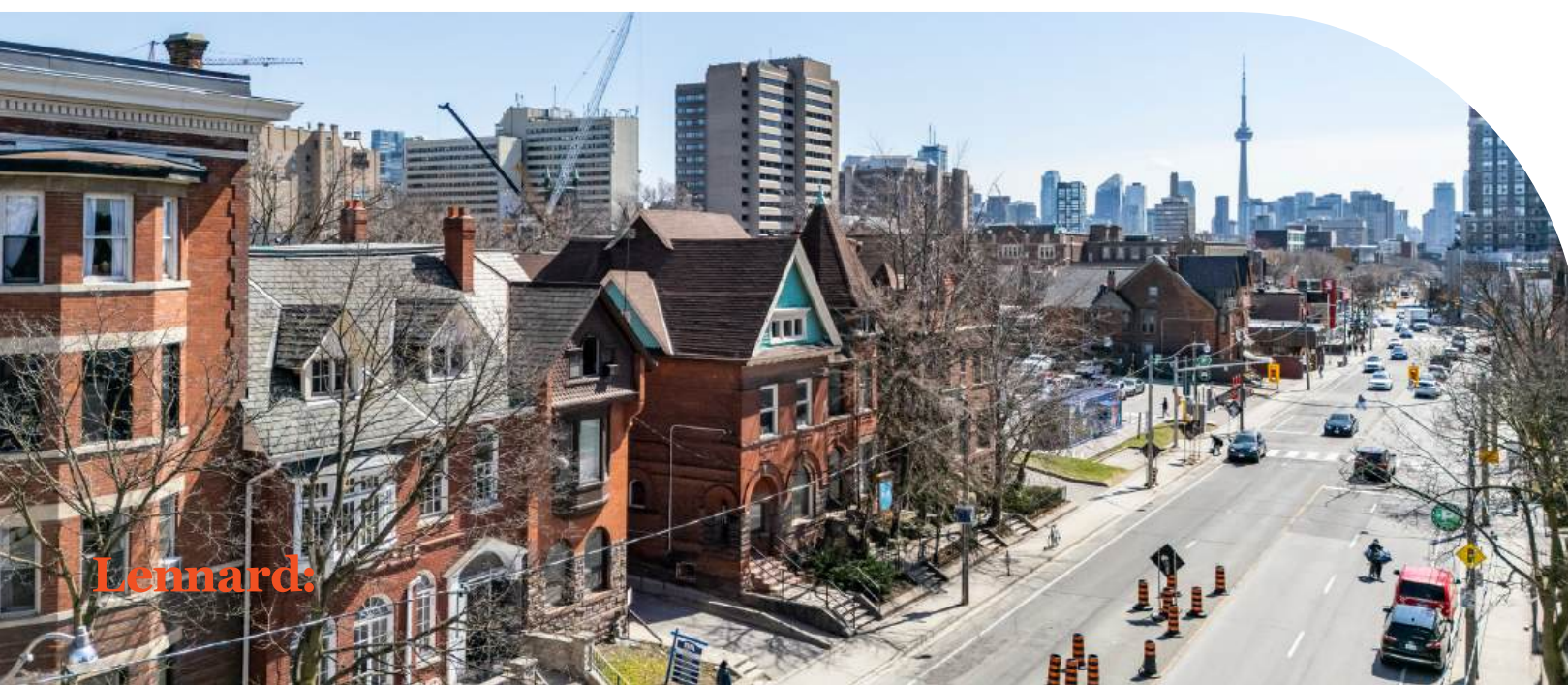
Use with Conditions - CR Zone

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Sports Place of Assembly (46)
- Take-out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership (26)
- Vehicle Fuel Station (13,38)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25) [By-law 607-2015] [By-law 1198-2019] [By-law: 451-2022]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Crisis Care Shelter (43)
- Group Home (30)
- Home Occupation (45)
- Multi-tenant House (48)
- Private Home Daycare (44)
- Secondary Suite (58)
- Seniors Community House (42)
- Short-term Rental (3)
- Tourist Home (22) [By-law: 607-2015] [By-law 1453-2017] [By-law: 545-2019] [By-law: 156-2023]

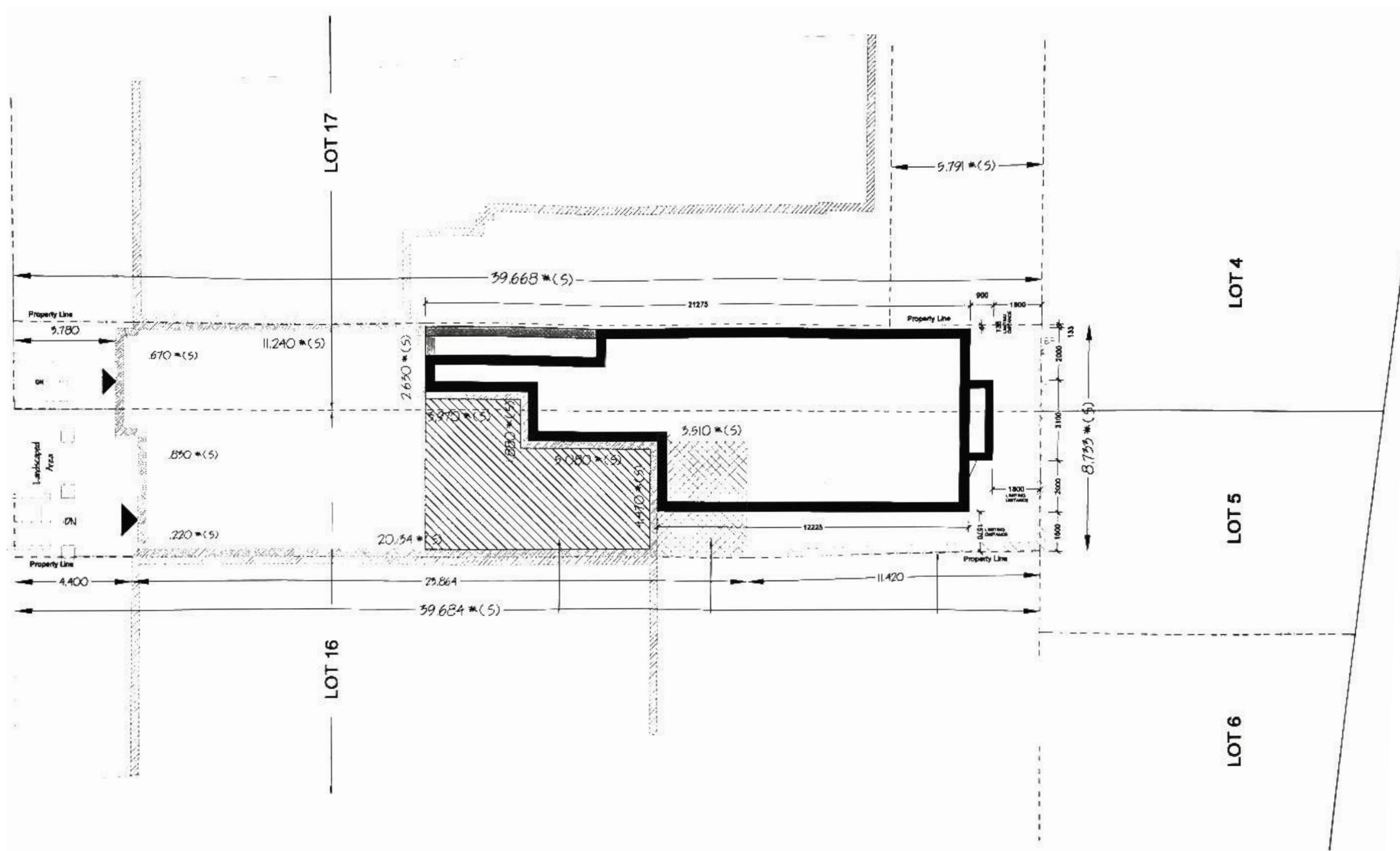


Spadina Road



39 Spadina Road

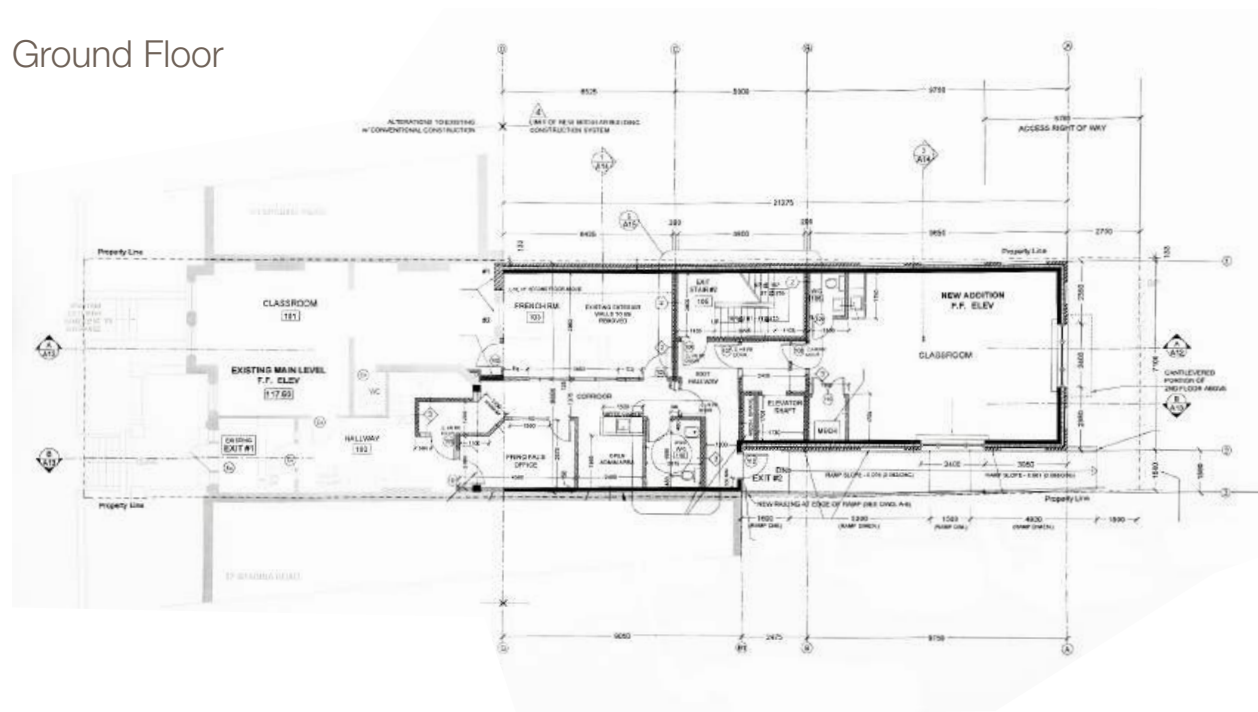
Site Plan



39 Spadina Road

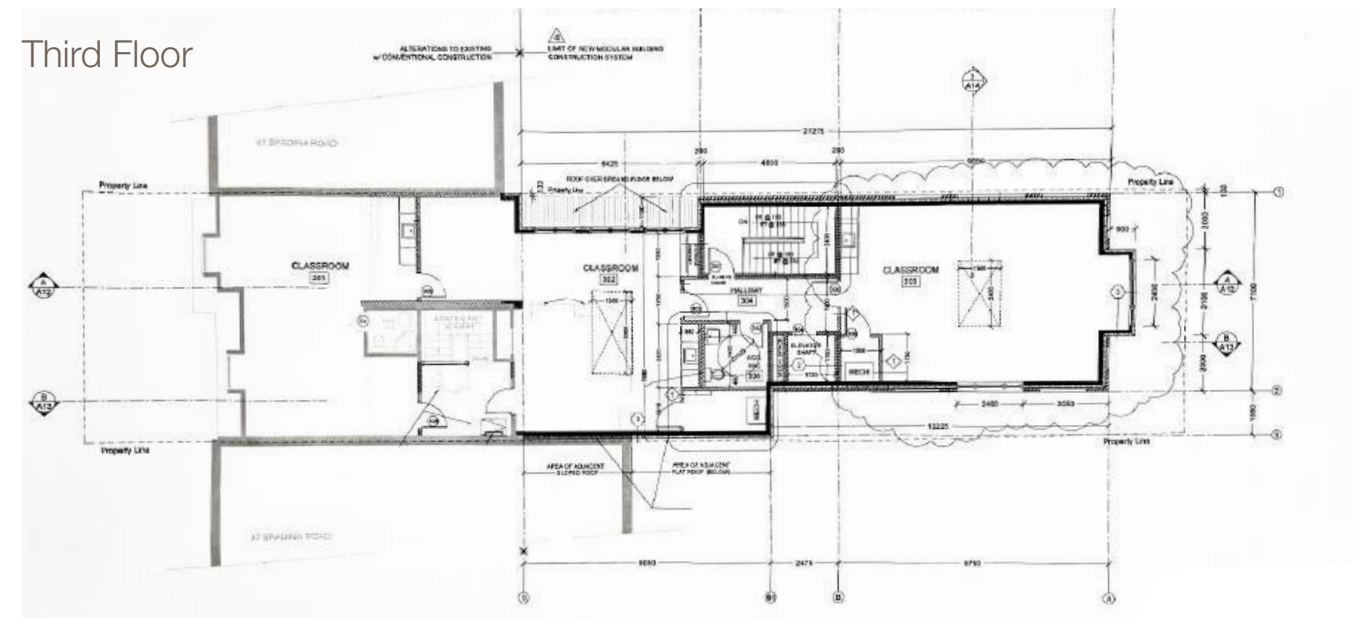
Floor Plan

Ground Floor



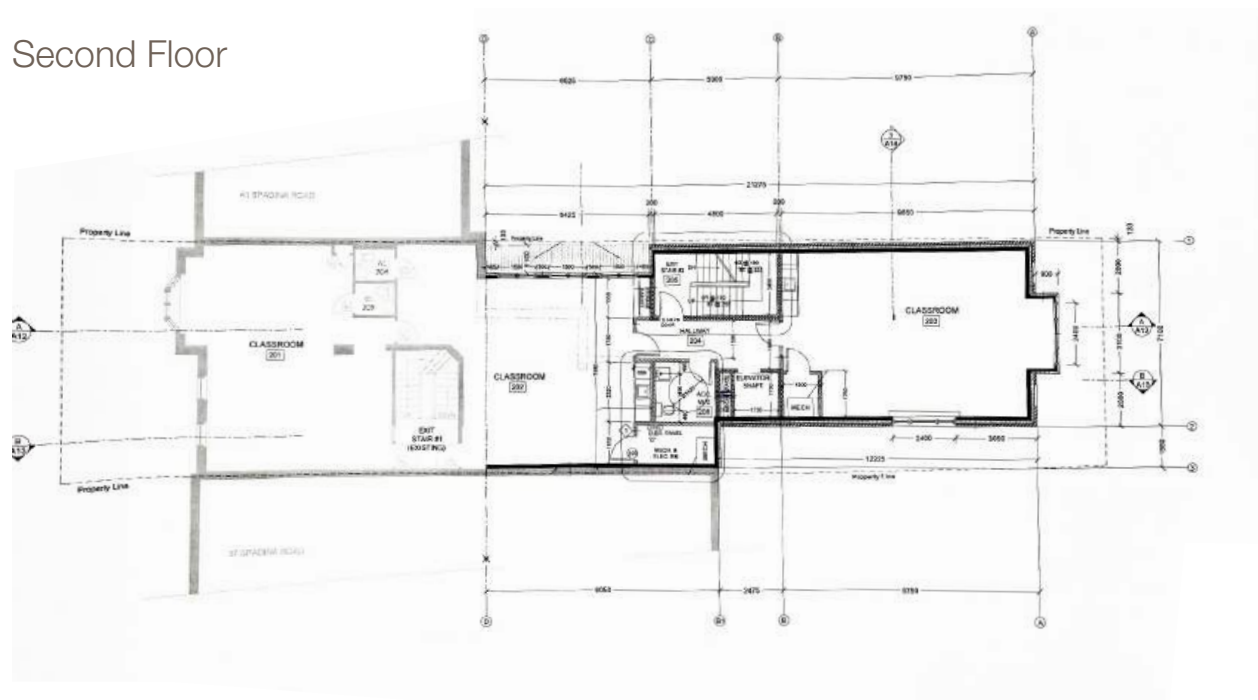
Floor Plan

Third Floor



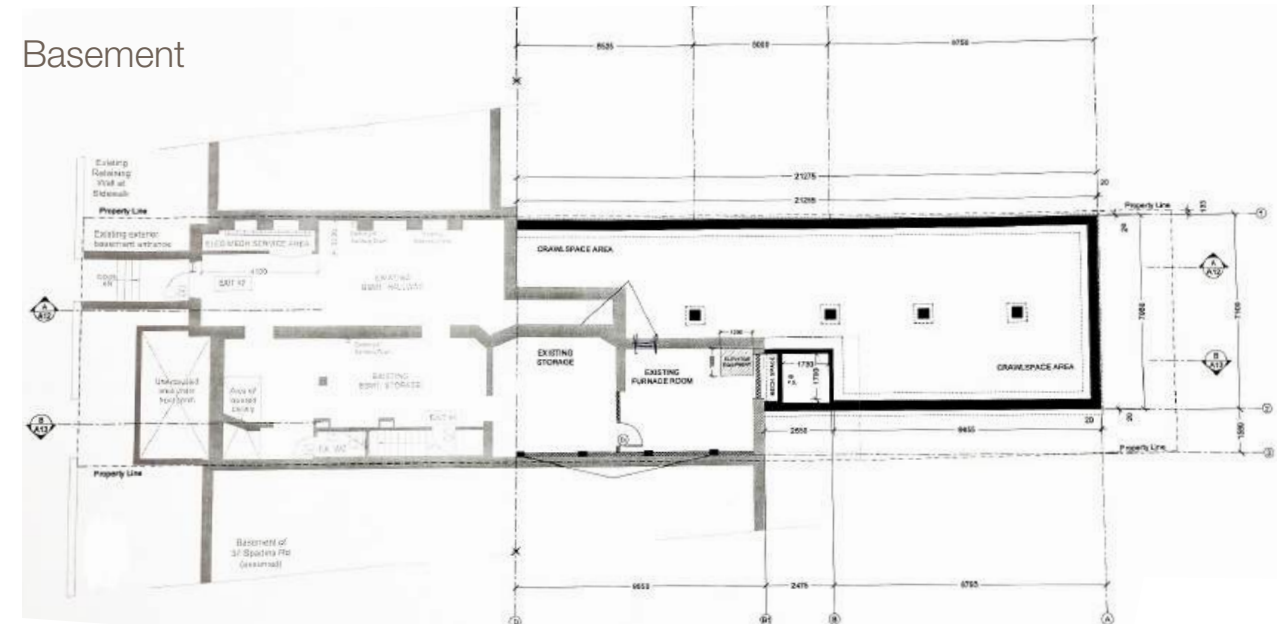
Floor Plan

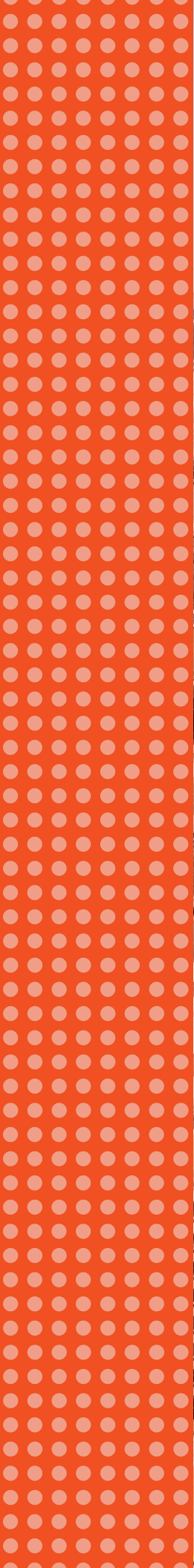
Second Floor



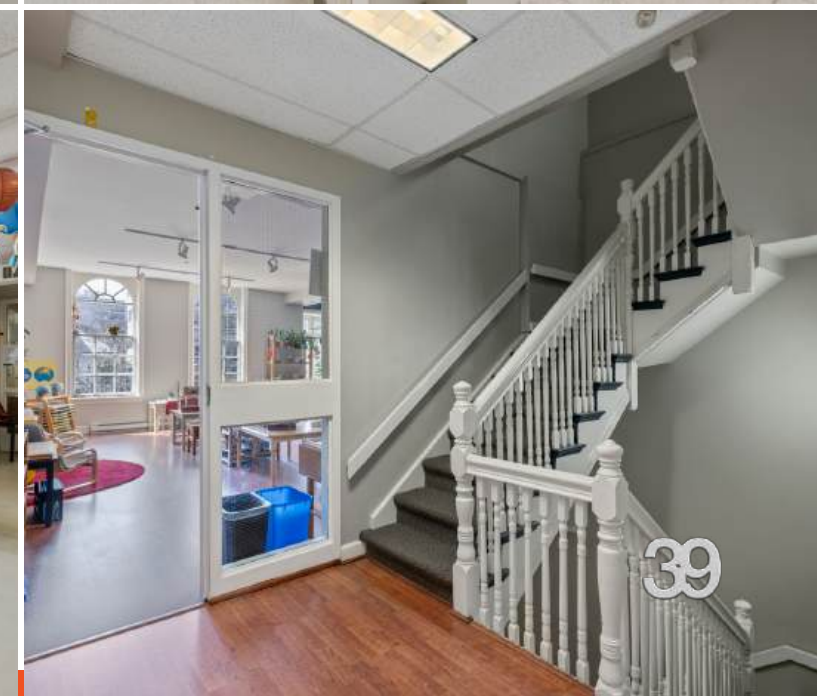
Floor Plan

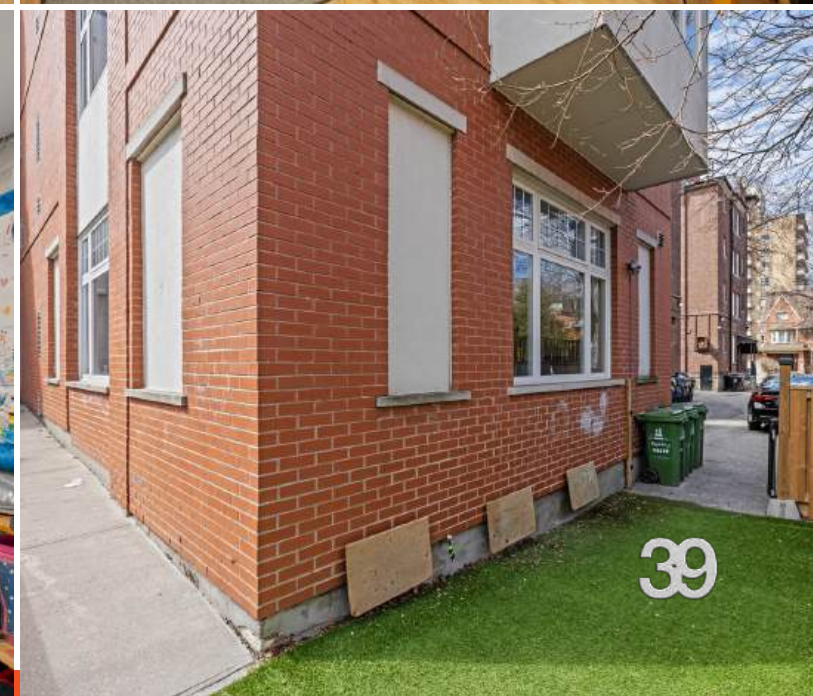
Basement





**5 Mins to
Bay & Bloor**







Lennard:

Richard Shouldice*, Vice President
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rshouldice@lennard.com

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416.649.5920
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*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.