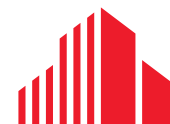


FOR SALE

4121 LAWRENCE AVENUE EAST

TORONTO, ONTARIO



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

4121 Lawrence Avenue East is a two-story office building in a fast-developing area of Toronto. The building is suitable for a wide variety of uses including office, medical & self-storage. Located at Lawrence & Kingston Road, the area is serviced by public transit and has various routes to Highway 401, via Morningside or Kingston Road. The surrounding area is made up of office, retail and low / mid density residential uses



PROPERTY SPECS

Address: 4121 Lawrence Avenue East

Size: 13,454 SF

Land Area: 0.84 Acres

Listing Price: \$7,100,000

Property Taxes: \$33,497.80 (2024)

Existing Zoning: HC - Highway Commercial

Official Plan: Mixed-Use

Comments:

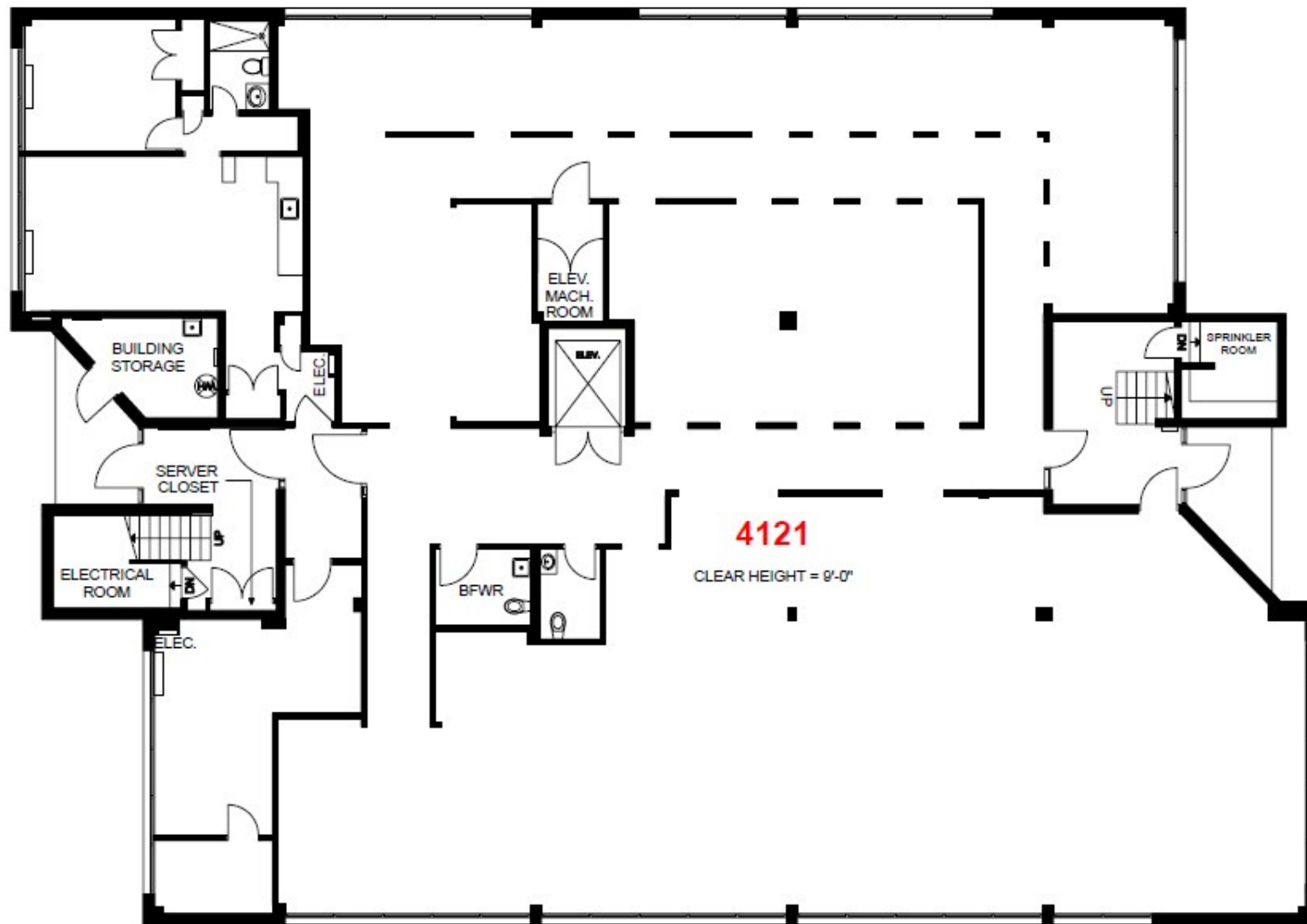
- Two story office building.
- Previously used as medical office & self-storage use.
- Developing area with mid density residential projects in the surrounding area.
- Surrounded by dense residential area.
- HC zoning permits a wide variety of uses including Day nursery, medical office, professional office and more
- All uses should be clarified by potential buyers with the city of Toronto.

INTERIOR PHOTOS



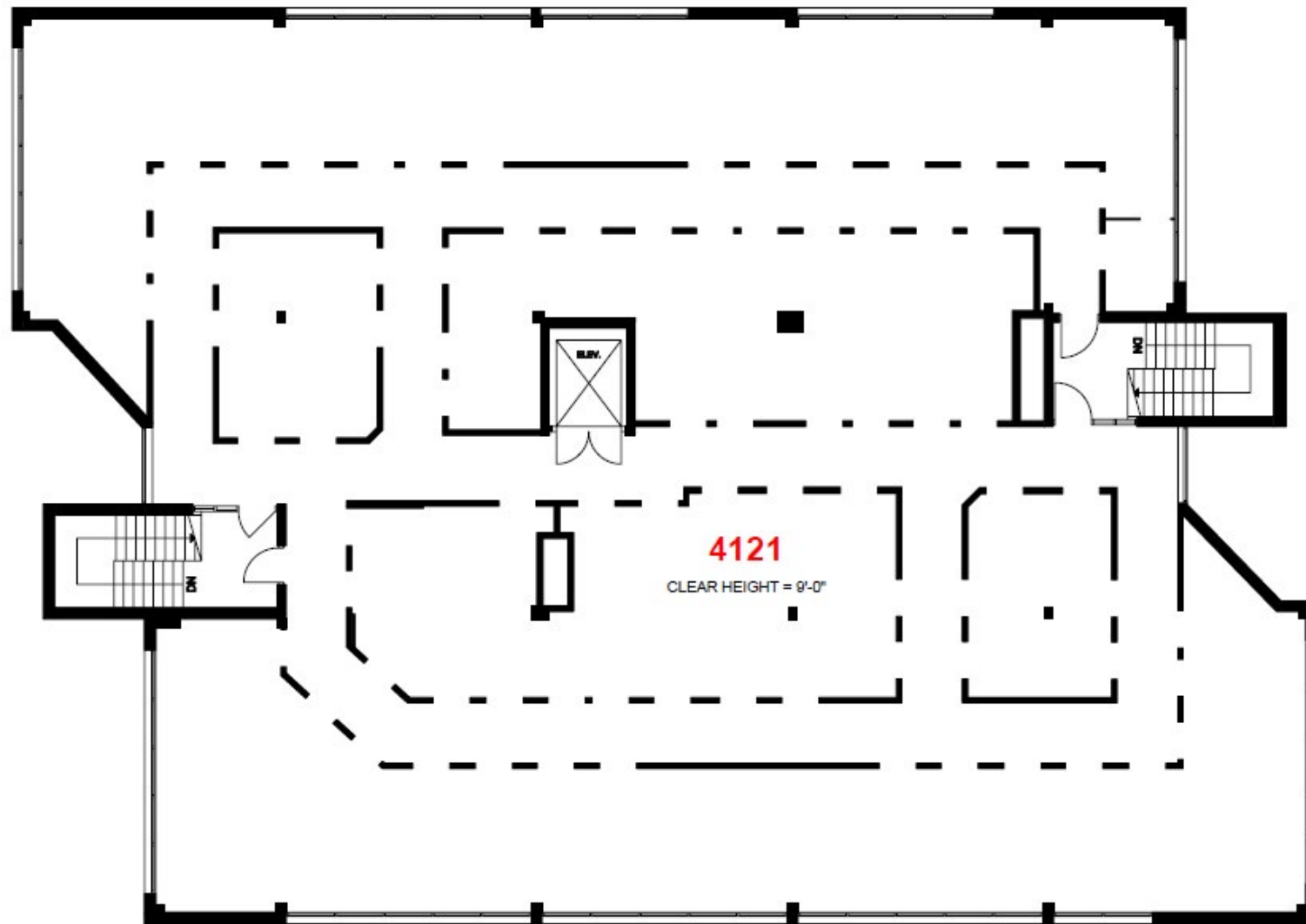
FLOOR PLAN

1ST FLOOR - 6,560 SF



FLOOR PLAN

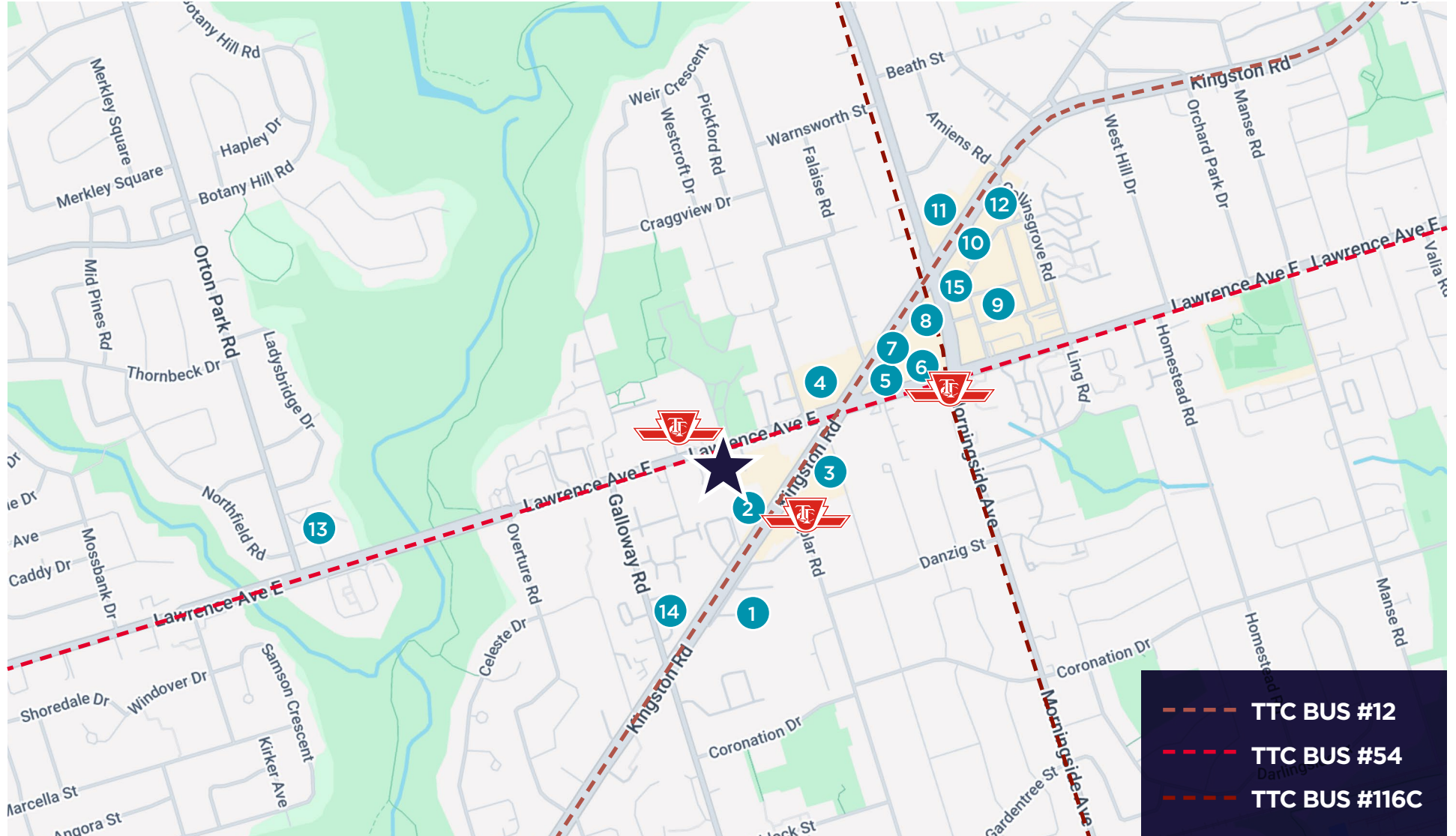
2ND FLOOR - 6,894 SF



AERIAL MAP



LOCAL AMENITIES



- | | | |
|-----------------|----------------------|------------------|
| 1. Tim Hortons | 6. Rexall Drug Store | 11. Scotty Bons |
| 2. Popeyes | 7. Pizza Pizza | 12. Sunset Grill |
| 3. Krispy Kreme | 8. NoFrills | 13. Esso |
| 4. Eggsmart | 9. Food Basics | 14. Hakka Rise |
| 5. McDonalds | 10. Scotia Bank | 15. TD Canada |



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