

# FOR SALE

**\$2,500,000.00**

1802 AVENUE ROAD, TORONTO

USER/ INVESTOR OPPORTUNITY MEDICAL PROPERTY

VACANT POSSESSION CAN BE ARRANGED

Presently configured as a prestigious and prominent plastic surgeon's clinic, with ancillary services including a cosmetic & laser clinic and a massage therapy clinic, this unique custom-designed, specialty-use medical building provides an unrivaled opportunity for the discerning investor.

## INVESTMENT HIGHLIGHTS

This extensively renovated and upgraded medical building, with rentable area of 2,805 SF approximately, is 100% occupied by established medical service practitioners and provides a high-performing asset, characterized by a strong net operating income.

On closing, a new 5-year lease term will be in place, providing a 5% yield on asking price.



**NEIL WARSHAFSKY, CCIM**  
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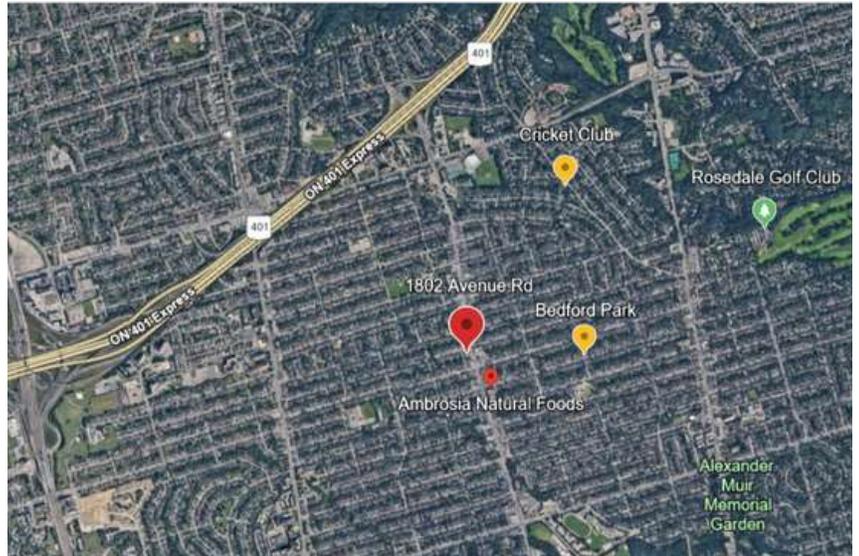
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# LOCATION & NEIGHBOURHOOD

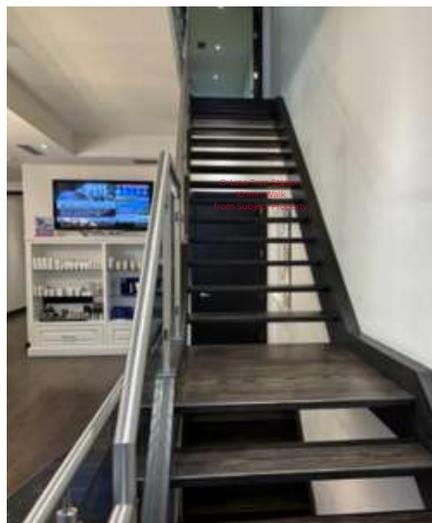
**Located in the heart of Toronto's exclusive Bedford Park.** The immediate community is home to artisanal gourmet grocery favorites Ambrosia, and Pusateri's amongst many shops, services and dining venues lining Avenue Road. The prestigious Havergal College, Toronto Cricket Club and Rosedale Golf Club are conveniently nearby. The Yonge Street on-ramp to Highway 401 is with approximately a 5-minute drive and downtown Toronto within 25-minutes.



# PROPERTY DETAILS

BUILDING AREA	2,805 SF (approximate) (inc. Lower Level) Two floors on grade.
LOT AREA	2,637.16 SF (0.061 ac)
FRONTAGE	16.01FT.
DEPTH	165.21FT.
PIN	101890077
LEGAL	Pt Lt 45-48 Pl 1706 Twp Of York As In Ny527547 S/T & T/W Ny527547; S/T Ny372425; Toronto (N York), City Of Toronto
ZONING	CR3(c2;r2.8)*1543
PARKING	6 - 2 in the front and 4 at the rear
REALTY TAX	\$28,025.93 / 2025 / ANNUAL

# PROPERTY PHOTOS



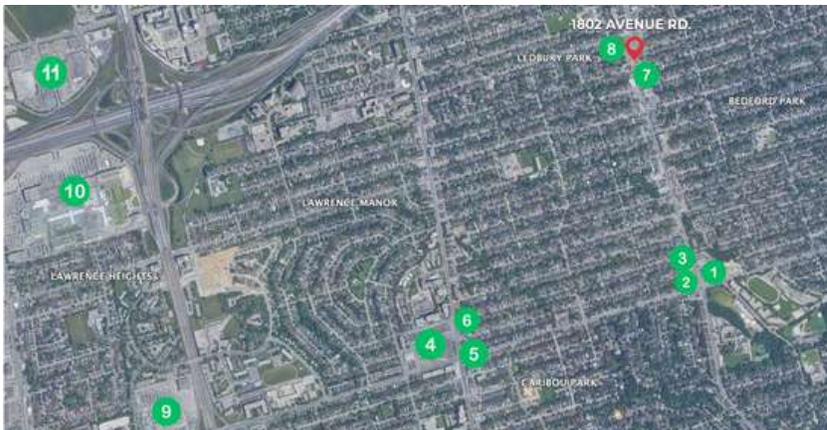
# PROPERTY PHOTOS



## 1802 AVENUE ROAD MEDICAL SERVICE PROVIDERS

- Established in 2009 the clinic includes three distinguished medical service providers:
- Ground Floor: Avenue Plastic Surgery - <https://www.avenueplasticsurgery.ca/>
- Second Floor: Cosmetic & Laser Clinic - <https://www.avivaclinic.ca/>
- Lower Level: Massage Therapy Clinic - <https://diegoricetto.com/>

## LOCATION AND AMENITIES MAP



**1. Starbucks / Fancy Franks Burgers and Hotdogs / Maker Pizza Avenue**

**2. Shopper's Drug Mart / Canada Post**

**3. Rosie's Burgers / Pizza Hut / Moto Via Panini**

**4. Lawrence Plaza**

**5. Esso**

- a. Winners
- b. Scotia Bank
- c. The Shoe Company
- d. Metro
- e. TD Bank
- f. LCBO
- g. Second Cup Café
- h. Carter's OshKosh

**6. Shell / Pet Valu**

**7. No Frills / Harvey's**

**8. LCBO**

**9. RioCan Lawrence Allen Centre**

- a. Canadian Tire
- b. Freedom Mobile
- c. Ardene
- d. Toys "R" Us
- e. Fido
- f. BMO
- g. Tim Hortons
- h. Structube
- i. PetSmart
- j. HomeSense
- k. Dollarama
- l. Bell
- m. Value Village

**10. Yorkdale Shopping Centre**

- a. Pickle Barrel
- b. The Cheese Factory
- c. Earls Kitchen
- d. Aldo
- e. Harry Rosen
- f. Café Landwer
- g. Garage
- h. CIBC
- i. Thai Express
- j. Scotia Bank
- k. Joey
- l. Apple
- m. Hugo Boss
- n. Gucci
- o. Prada
- p. DIOR
- q. Holt Renfrew
- r. EB Games

**10. Yorkdale Shopping Centre**

- s. Best Buy
- t. Kate Spade
- u. Bath & Body Works
- v. Fendi
- w. The Body Shop
- x. Pottery Barn
- y. Banana Republic
- z. Indigo
- aa. Moxie's
- bb. H&M
- cc. Chipotle
- dd. Cineplex
- ee. Williams-Sonoma
- ff. Lululemon
- gg. Canada Goose

**11. Costco / Best Buy / LCBO / Michael's / The Home Depot**

### BROKERAGE REMARKS

Contact List Agents Directly to Book Tours

Co-op Commission Shall Be Reduced by 50% If Space/Property Shown By Listing Brokerage.



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