

FOR SALE & LEASE

# 32

# Lisgar Street

TORONTO, ON

ALAN MACDONALD  
SALES REPRESENTATIVE  
C: 416-258-1085  
T: 647-943-2823

SHAFIN JADAVJI  
PRESIDENT &  
BROKER OF RECORD  
C: 416-725-7894

CUBECOM  
FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage | #101-212 King St W, Toronto, ON, M5H 1K5 | [www.cubecom.ca](http://www.cubecom.ca)

FOR SALE & LEASE

# 32

## Lisgar Street

TORONTO, ON

AVAILABLE SPACE	8,653 SF
UNIT	300
PARKING	7 STALLS
ASKING PRICE	\$4,950,000
SEMI-GROSS RENT	\$48.00
TAXES (2025)	\$72,623.31
POSSESSION DATE	FLEXIBLE
HANDICAP ACCESSIBILITY	YES
LEASE TERM	UP TO 10 YEARS

**FOR SALE ONLY**

Office sale includes a leased 1 bedroom residential condominium in the same building, and 7 underground parking spaces.

**FOR LEASE ONLY**


Includes 6 - 7 underground parking spaces

**CUBECOM**  
FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage  
#101-212 King St W, Toronto, ON, M5H 1K5 | www.cubecom.ca




**FUTURE GO-TRAIN:**  
Steps from suite



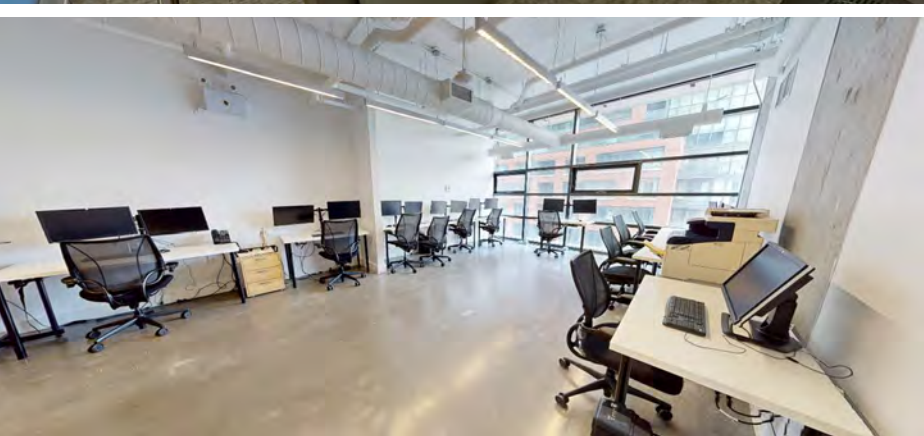
**CLOSE TO QUEEN ST W:**  
Steps from cafés, retail, and transit



**TURNKEY SUITE:**  
\$1 million in leasehold improvements

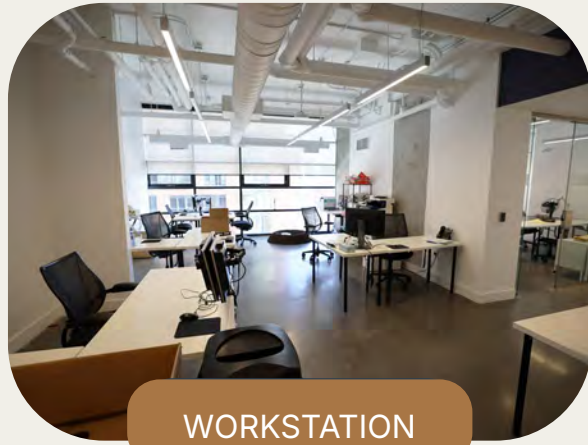


**POSSIBLE USER:**  
Production, media, or tech user



# Site Plan

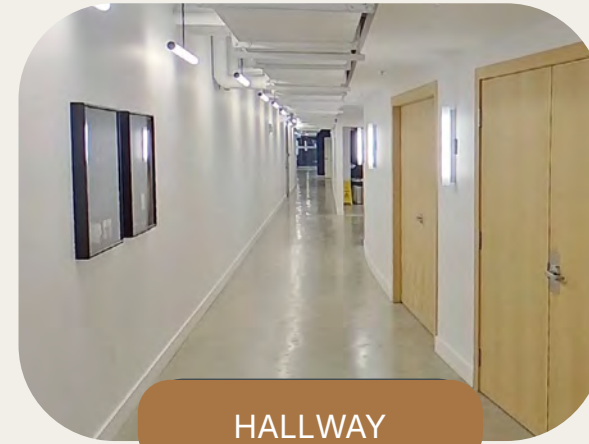
[SEE VIRTUAL TOUR](#)



WORKSTATION



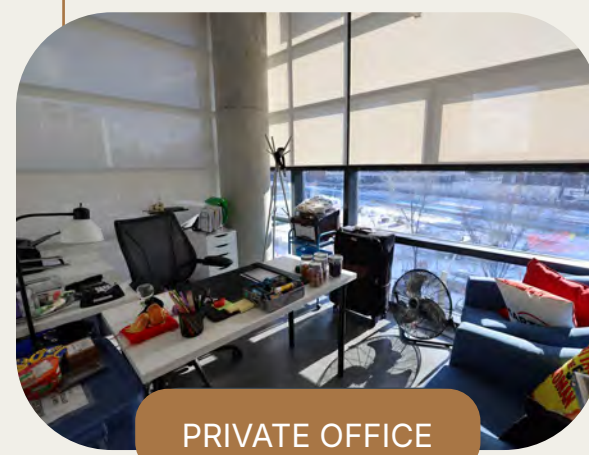
THEATER



HALLWAY



KITCHEN



PRIVATE OFFICE



RECEPTION



BOARDROOM



WORKSTATION



STORAGE

# Area Overview



## Transit Info



**STREETCAR**  
2 min walk to  
Queen streetcar



**TTC**  
30 min by streetcar  
to Queen Station



**GO TRAIN**  
1.4 km to  
Exhibition Go

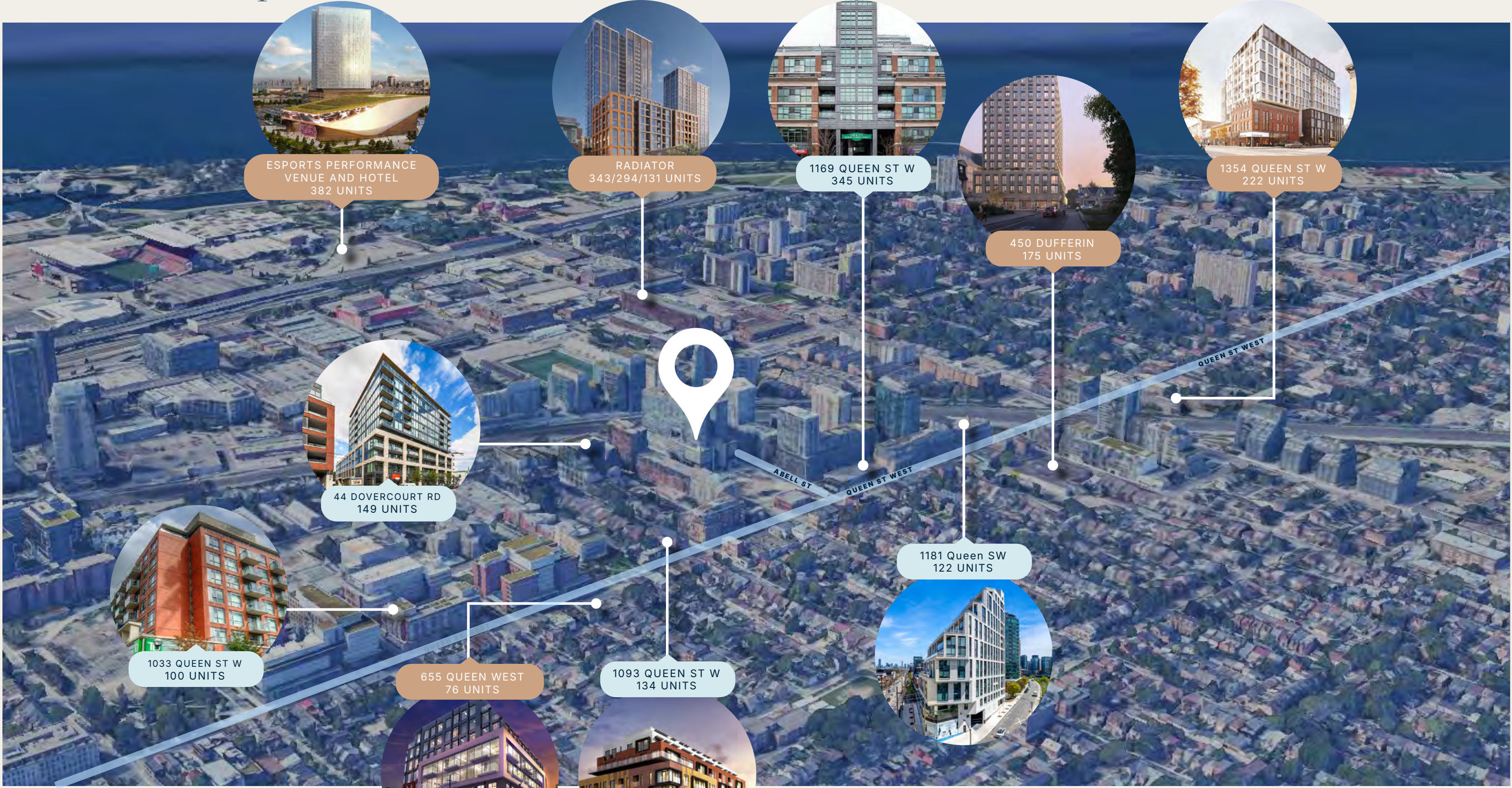


**AIRPORT**  
31 min by car

**CUBECOM**  
FULL SERVICE REALTY

**Cubecom Commercial Realty  
Inc. Brokerage**  
#101-212 King St W, Toronto,  
ON, M5H 1K5  
[www.cubecom.ca](http://www.cubecom.ca)

# Existing Condos & New Area Development



■ UNDER CONSTRUCTION
 ■ EXISTING CONDOS



**ALAN MACDONALD**  
SALES REPRESENTATIVE  
C: 416-258-1085  
T: 647-943-2823

**SHAFIN JADAVJI**  
PRESIDENT &  
BROKER OF RECORD  
C: 416-725-7894

**CUBECOM**  
FULL SERVICE REALTY

**Cubecom Commercial Realty Inc. Brokerage** | #101-212 King St W, Toronto, ON, M5H 1K5 | [www.cubecom.ca](http://www.cubecom.ca)

The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time.