

For Sale | 2,161 SF

11 Carlaw Avenue

Flex Office / Industrial Space



Open Concept Loft Style Condo

Shayla Esakov
Sales Representative
Shayla.Esakov@cbre.com
+1647 965 6966

Joe O'Reilly*
Associate
Joseph.OReilly@cbre.com
+1647 943 4202

*Sales Representative

CBRE



Property Details

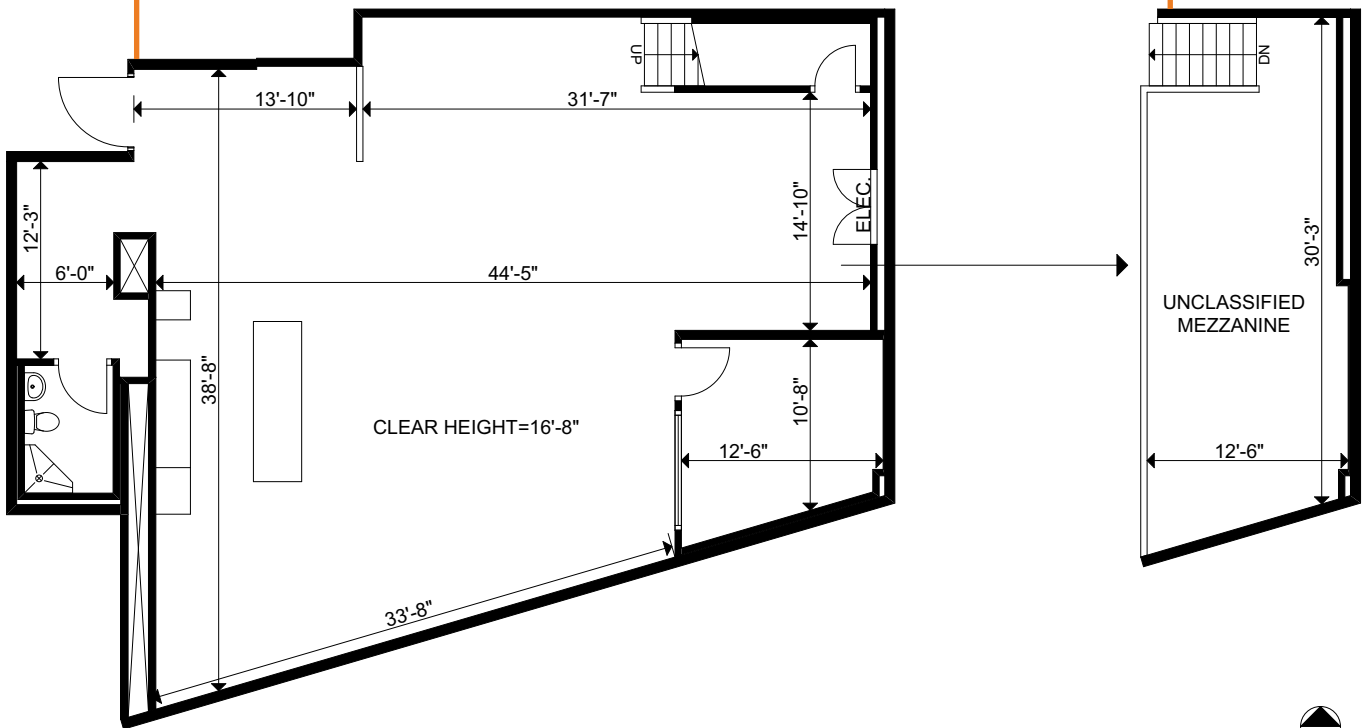
Location	Carlaw Avenue & Lake Shore Blvd E		Taxes (2024)	\$6,706
Total Size	First Floor	±1,793 Sq. Ft.	Condo Fees	\$845 Per Month
	Second Floor	±368 Sq. Ft.	Possession	60-90 Days
	Total Size	±2,161 Sq. Ft.	Zoning	E3 (Employment Industrial)
Asking Price	\$1,475,000.00			

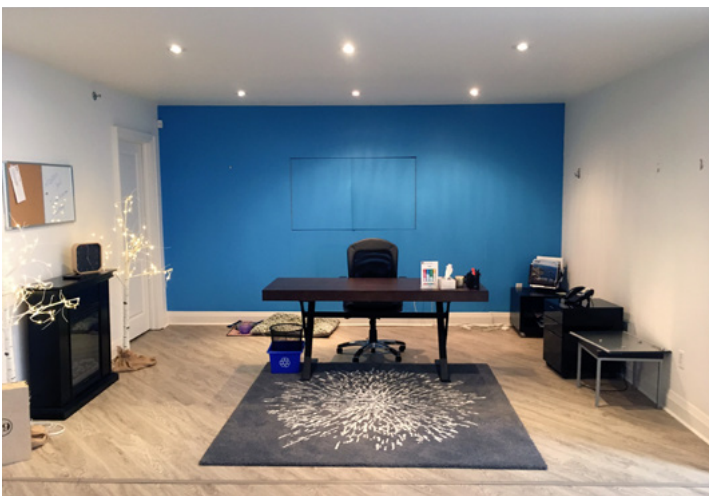
- Flex office / industrial open concept loft style condo with mezzanine (included in the total square footage)
- Space includes 1 bathroom (with shower), boardroom, full kitchen, 1 private office, 1 office cove, 1 tech closet and wired for VoIP technology
- Use of 2 parking spaces
- Possibility for some of the existing furniture to be made available
- Located at the corner of Carlaw Avenue & Lake Shore Blvd East with immediate access to the Gardiner Expressway

Floor Plan

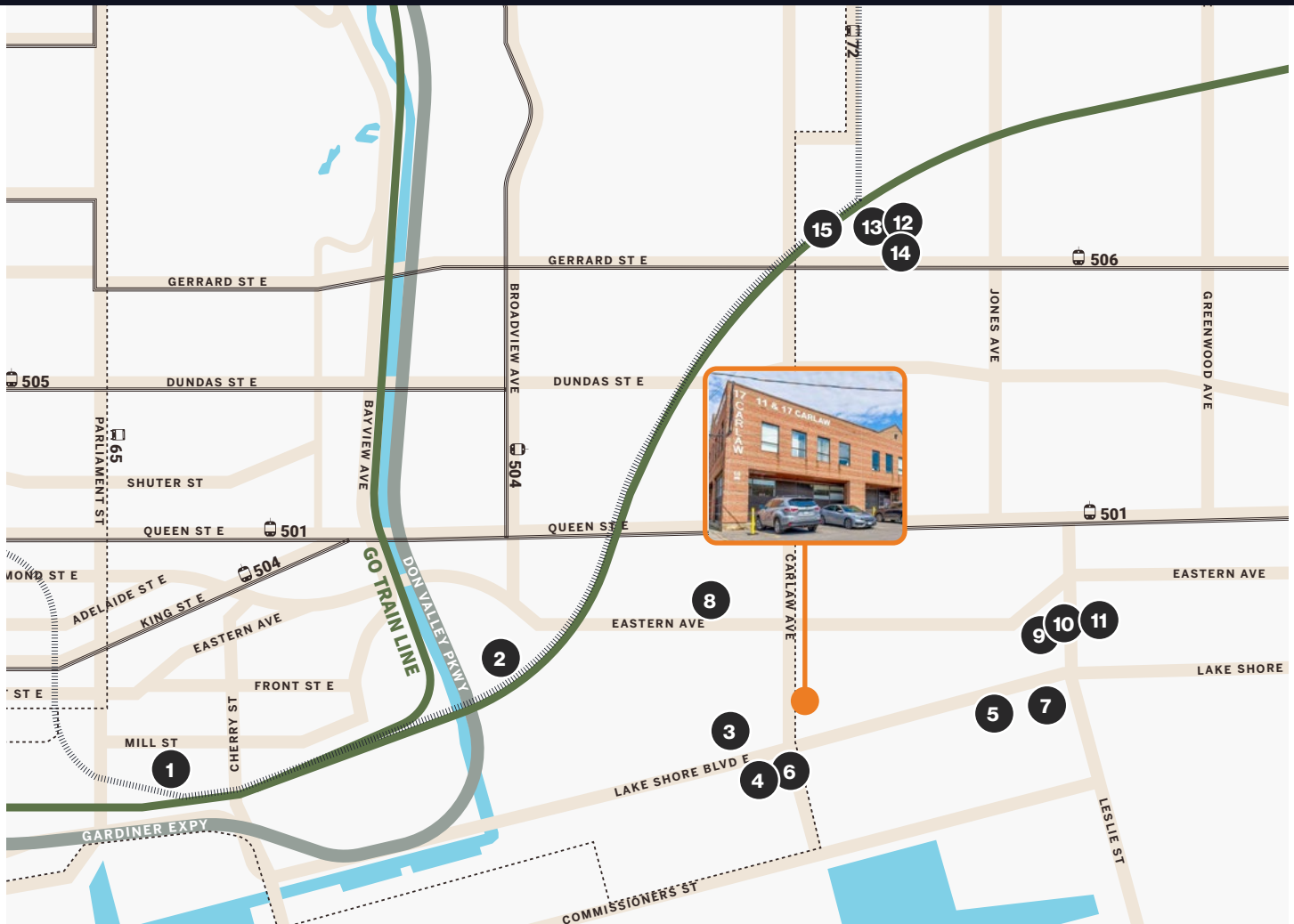
1st Floor
±1,793 SF

2nd Floor
±368 SF





Amenities



- | | | |
|-----------------------|-----------------|---------------|
| 1 Distillery District | 6 Tim Hortons | 11 Loblaws |
| 2 BMW | 7 Canadian Tire | 12 Walmart |
| 3 Reid's Distillery | 8 Value Village | 13 McDonald's |
| 4 Esso | 9 Freshco | 14 Home Depot |
| 5 Farm Boy | 10 Starbucks | 15 NoFrills |

LEGEND

- Streetcar
- Bus
- Go Transit

Shayla Esakov
 Sales Representative
 Shayla.Esakov@cbre.com
 +1647 965 6966

Joe O'Reilly*
 Associate
 Joseph.OReilly@cbre.com
 +1647 943 4202

*Sales Representative

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON | M5H 1J8 | +1 416 362 2244 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.