



FOR SALE

65,000 SF Building

User/Investor Opportunity



555 DAVENPORT ROAD, TORONTO



Offering at a Glance

Cushman & Wakefield ULC. (the “Advisor”) has been retained to offer for sale a 100% freehold interest in 555 Davenport Road, Toronto, Ontario (the “Property”). The Property features 65,360 square feet of building area across four floors, on 0.56 acres of land. The Property has an exceptional location in midtown Toronto with excellent transit and amenity access, as well as benefiting from approximately 20 onsite parking spaces making it an ideal opportunity for a potential owner-occupier and/or investor to control the entire building or supplement income from third party tenants if desired. The building was previously occupied by the George Brown School of Dental Health, School of Health & Wellness, School of Health Services management, and the Interprofessional Learning Clinic. All floors are currently leased on a short-term basis by Liberty Entertainment for storage and workshop uses related to operating Casa Loma.

The Property also offers future development upside, having in place approvals for a 10-storey mixed use building with a total gross floor area of 139,952 square feet and 168 residential units. This offers flexibility and upside for the future owner should they wish to resell the property in the future and/or redevelop the property.

The Property is offered for sale at the asking price of \$27,000,000. Offer submissions can be submitted at anytime. All inquiries and offers should be addresses to the attention of Jeff Lever, Matt McTavish, Brian Opoku-Serebour, and Mike Murray.



Opportunity Highlights



Exceptional Urban Location

The Property is situated in Toronto's prestigious Casa Loma neighbourhood, offering an exceptionally central location with convenient access to Downtown and the City's most affluent residential districts, including Rosedale, Summerhill, and Forest Hill. Transit connectivity is anchored by Dupont Station on Line 1 (Yonge-University), located approximately 350 metres from the Property, providing efficient access to Bloor-Yonge, the Bloor-Danforth Line, Union Station, and the Financial District. In direct proximity to George Brown Polytechnic's Casa Loma Campus, the Property is also a short subway ride to the University of Toronto (St. George Campus) and Toronto Metropolitan University. The surrounding area is well served by a strong amenity base, including major retailers such as LCBO, Loblaws, Shoppers Drug Mart, and Sobeys, with shops and restaurants along Dupont Street within approximately 5 minutes and the Avenue Road/Davenport node within approximately 15 minutes. The neighbourhood has also emerged as a premier destination for distinctive, high-quality dining, with numerous acclaimed restaurants located nearby.



Freestanding Building with Parking

A rare opportunity to acquire a freestanding 65,360 sf building spanning four levels, featuring an efficient typical floorplate of approximately 16,300 sf that is well suited for an owner-occupier or investor seeking scalable, multi-level space that can be demised for single- or multi-tenant occupancy. The Property offers approximately 20 on-site parking spaces, elevator service, and a prominent corner location that enhances visibility, access, and overall identity for an end user or investor. Previously utilized for institutional purposes, the building's layout and infrastructure readily support continued institutional use or provide a blank canvas for an owner-occupier to customize. Additional public paid parking is available just south along Macpherson Avenue in a city-owned lot, while a drive-in door accessed from the parking area adds functional flexibility. The lower level further benefits from three rooms with double-height ceilings, creating opportunities for specialized uses or enhanced design potential.



Future Redevelopment Potential

The Vendor has enhanced the Property by advancing and securing key planning approvals that reposition the Property for future redevelopment. Approvals have been obtained for a 10-storey mixed-use development with 168 residential units over 139,952 square feet. For an owner-occupier and/or investor, these approvals provide tangible long-term flexibility, with the ability to utilize the existing building today while holding a clearly defined, value-enhancing entitlement framework that can be leveraged over time as needs evolve and market conditions change.



Property Details

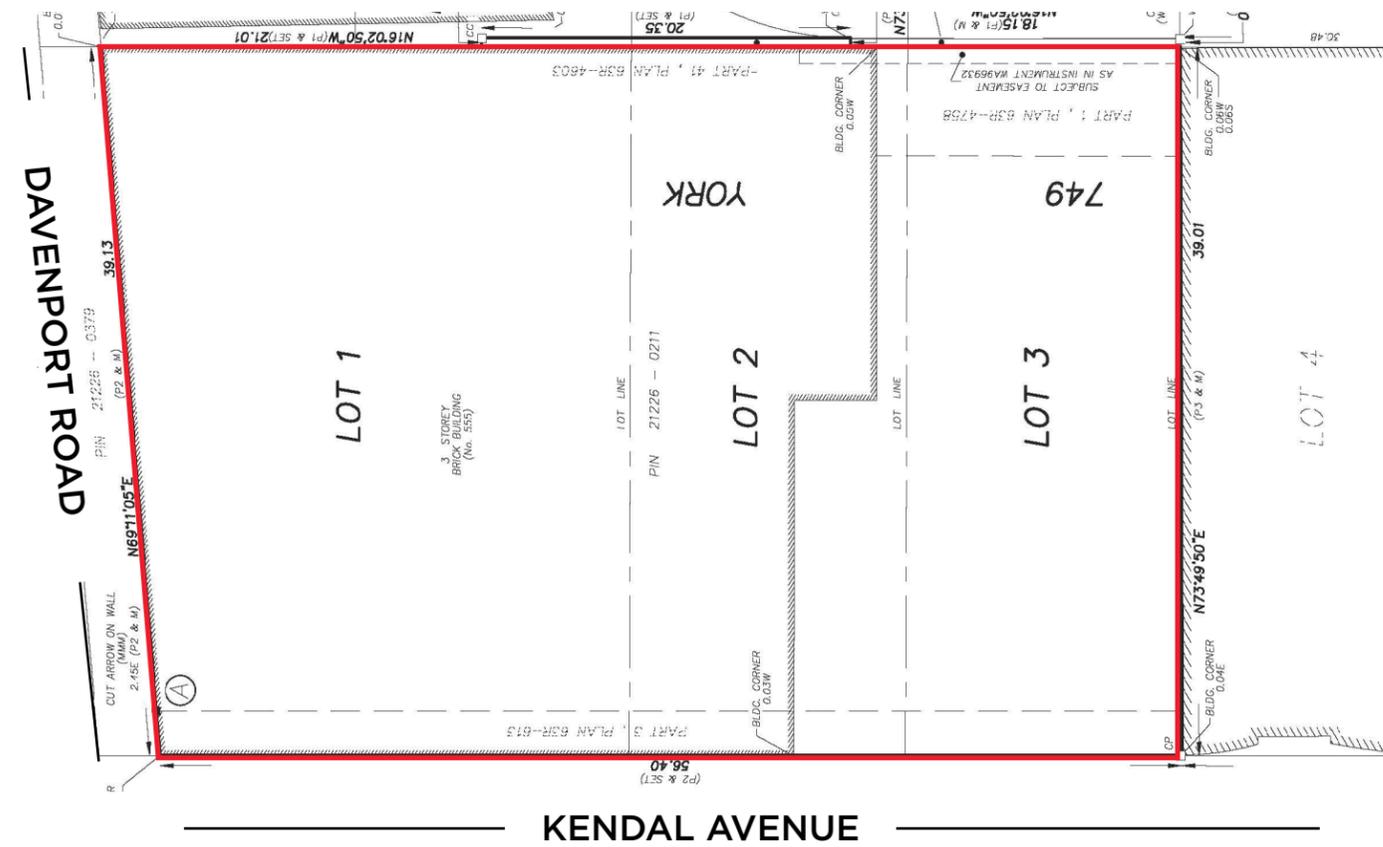
Address	555 Davenport Road, Toronto
PIN	212260211
Legal Description	PT LT 1 PL 749 WYCHWOOD BRACONDALE DOVERCOURT AS IN WA96932 S/T WA96932; LT 2-3 PL 749 WYCHWOOD BRACONDALE DOVERCOURT; PT LT 17-18 PL 749 WYCHWOOD BRACONDALE DOVERCOURT PT 41 63R4603; CITY OF TORONTO
Land Area	0.56 acres (24,423 sf)
Frontage	128.38 ft along Davenport Road
Zoning	RA (x226) - By-law 569-2013
Official Plan	Apartment Neighbourhoods
Historical Designation	None
Summary of Existing Improvements	
Occupancy	All floors leased short-term
Building Size	First Floor - 16,460 sf Second Floor - 16,300 sf Third Floor - 16,300 sf Fourth Floor - 16,300 sf Total - 65,360 sf
Year Built	1930, additions 1960s/70s
Storeys	4
Elevators	1
Estimated Parking	Approximately 20



Building History

The subject Property was constructed between 1929 and 1930 for Barker's Bread Limited. Canadian Food Products purchased the bakery site by August 1945 among other companies and the Barker's name became disused although the site was used for the Woman's Bakery Ltd. which operated until 1955 at which time the building was vacated. Companies making food extracts and oils use the site until 1966. The Ontario Department of Public Works acquired the site for use by the Provincial Institute of Trades and Occupations which, on completion, was absorbed by George Brown Polytechnic when the college opened in 1967. Additional alterations were made in the 1970's with the building remaining in use by the College as the "B" building of its Casa Loma Campus until the 2010's before being sold to the current owner in the early 2020's.

Site Survey



Gallery - Previous Institutional Use

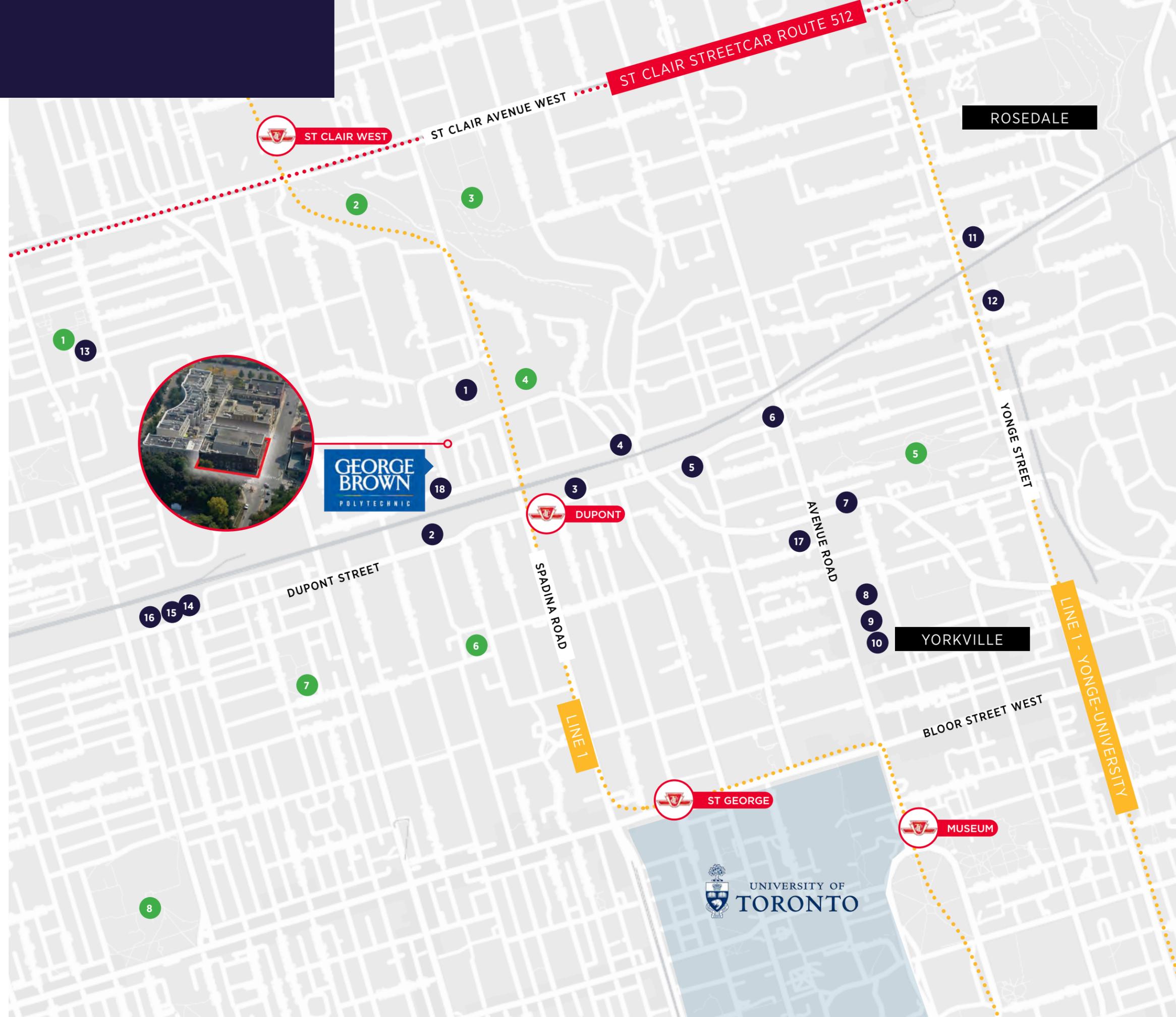


Local Amenities

- 1 Casa Loma
- 2 Fat Pasha
- 3 LBCO
- 4 Esso
- 5 Playa Cabana
- 6 Pisac Peruvian Bistro
- 7 Joso's
- 8 Whole Foods
- 9 Equinox Yorkville
- 10 Barry's Yorkville
- 11 LCBO Flagship
- 12 Terroni
- 13 Wychwood Barns
- 14 Loblaws
- 15 Farm Boy
- 16 LCBO
- 17 Sotto Sotto
- 18 TTC Complex

Parks & Open Space

- 1 Wychwood Barns Park
- 2 Nordheimer Ravine
- 3 Sir Winston Churchill Park
- 4 Spadina Park
- 5 Ramsden Park
- 6 Jean Sibelius Square
- 7 Vermont Square Park
- 8 Christie Pits Park



Submission Guidelines

Cushman & Wakefield ULC has been retained as the exclusive advisor (“Advisor”) to seek proposals for the disposition of 555 Davenport Road, Toronto, Ontario. Interested parties will be required to execute and submit the Vendor’s form of confidentiality agreement prior to receiving additional property information. Offer submissions can be submitted at anytime.

Price

The Property is offered for sale at the asking price of \$27,000,000.

Offers

Offers are to be submitted to the listing team at:

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SIGN CA HERE