

# 920 YONGE STREET

**Second Floor** | 10,492 Square Foot Office Condominium

**INVESTMENT SUMMARY**



**Colliers**



# Executive Summary

Colliers International, as exclusive agent, is pleased to offer for sale the second floor of 920 Yonge Street (the “Property” or “920 Yonge”) in Toronto’s prestigious Midtown corridor at the intersection of Yonge Street and Davenport Road. This 10,492 square foot office condominium presents a rare opportunity to acquire move-in-ready space in one of Toronto’s most centrally connected and amenity-rich neighbourhoods.

The Property is currently improved as a school with 12 classrooms and a 300-student capacity, offering a flexible buildout well-suited for educational, professional, or not-for-profit users. With strong surrounding demographics and proximity to affluent residential communities such as Rosedale, Yorkville, and Deer Park, the Property is uniquely positioned to serve a broad range of occupiers seeking a premium Midtown address.

From a location standpoint, 920 Yonge boasts unmatched connectivity. The building is within walking distance of both Rosedale and Bloor–Yonge subway stations, providing direct access to Toronto’s most important north–south and east–west transit lines. The neighbourhood itself blends executive composure with urban vibrancy,

surrounded by boutique retailers, fine dining, fitness centres, and luxury hotels. Outdoor amenities such as Ramsden Park and the Rosedale Ravine Trail further enhance the employee experience.

As an investment, the Property offers stable fundamentals with potential to capture rental growth in a tightening Midtown office market. Based on a pro forma rent of \$40 per square foot, the opportunity could deliver a net operating income of approximately \$201,696 annually. With condominium fees (which include hydro, water and electrical) and property taxes totaling \$214,000, the offering provides both predictable operating costs and the long-term security of ownership in a well-managed Class B office environment.

In summary, 920 Yonge Street represents an exceptional opportunity for users or investors to secure a strategically located, highly functional office condominium in the heart of Midtown Toronto. With strong transit connectivity, affluent surrounding demographics, and an adaptable institutional-quality buildout, the Property offers both immediate utility and long-term value creation.



## Property Profile

|                       |   |
|-----------------------|---|
| Address               | 920 Yonge Street, Floor 2   |
| Gross Floor Area (SF) | 10,492  |
| Year Built            | 1974  |
| Current Use           | School  |
| Units (Classrooms)    | 12  |
| Student Capacity      | 300   |
| Condominium Fees      | \$180,000 per Annum   |
| Property Tax (2024)   | \$34,611  |
| Parking               | Underground guest parking available, with monthly passes available for purchase |
| Asking Price          | \$4,200,000   |



# Investment Highlights

Floor 2 is improved with flexible, institutional-quality buildout, making it suited for educational uses seeking move-in-ready space.

The surrounding area is comprised of affluent residential communities, boutique retailers, and a growing population of professionals, supporting tenant demand.

## OPPORTUNITY

Situated at the intersection of Yonge Street and Davenport Road, 920 Yonge Street offers the opportunity for prospective users to acquire second-floor office space in one of Toronto's most coveted and centrally connected locations.

Just steps from Rosedale and Bloor-Yonge subway stations, the property provides access to city transit and an amenity-rich environment frequented by professionals, students, and residents.



Dance Studio



Classroom

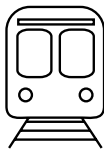


### Premier Location



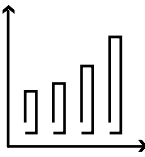
Located at the intersection of Yonge Street and Davenport Road, minutes from Yorkville, Rosedale, and Deer Park. The neighbourhood blends executive composure with urban vibrancy, surrounded by premium residential communities and boutique commercial activity.

### Excellent Accessibility



Just steps to Rosedale and Bloor-Yonge subway stations, providing direct access to Toronto's primary north-south and east-west subway lines. Exceptional Walk Score (100) and Transit Score (89) support both staff and client accessibility. Close to Line 5 Eglinton Crosstown (under construction) with enhanced east-west access. Multiple TTC bus routes (97 Yonge, 82 Rosedale, etc.) expand commuting options.

### Turnkey Opportunity



10,492 SF of institutional-quality office condominium improved as a school with 12 classrooms and a 300-student capacity. Flexible buildout suitable for educational, professional, or institutional users. Pro forma rent of \$40/SF generates ~\$201,696 net operating income annually. Condominium fees (which cover all utilities including, water and hydro), and property taxes would total ~\$214,000.







# Area Overview

## MIDTOWN



100

Walker's Paradise



90

Excellent Transit



75

Very Bikeable

The office space at 920 Yonge Street, is located in a premium location perched right at the heart of Midtown Toronto, at the intersection of Yonge and Bloor. This area blends urban energy with executive composure. It's part of a dynamic commercial corridor just 5 minutes' walk from upscale Yorkville, the leafy enclaves of Rosedale, and 2 subway stops from densely populated Midtown communities like Deer Park and Forest Hill.

Transit access at this location is about the best in the city—multiple subway stations, including Bloor, Rosedale and nearby Eglinton (soon to connect with the new Line 5 LRT), put the office space at 920 Yonge within easy reach of both clients and staff. The building itself, constructed in the 1970s, features large windows offering panoramic city views, 24-hour access,

onsite management, and amenities like retail frontage and public parking—all hallmarks of a high-functioning Class B office environment. Add to that a perfect Walk Score (100), excellent Transit Score (89), and very bikeable rating (79), and it's clear this location effortlessly accommodates diverse commuting preferences.

In short, the neighbourhood surrounding 920 Yonge Street offers a compelling mix of prestige, convenience, and adaptability. It's situated in a flourishing business district, with premium residential pockets and commercial vibrancy just steps away. Whether you're attracting clients or commuting staff, this location aligns both lifestyle and functionality in one of Toronto's most sought-after corridors.

## Amenities

The area surrounding 920 Yonge Street is packed with amenities that make it attractive for office owners and employees alike. Just steps away, you'll find the luxury retail and dining hub of Yorkville, home to high-end boutiques, fine restaurants, and hotels such as the Four Seasons and Park Hyatt. Everyday conveniences are close at hand, including banks, fitness centres, and grocery options like Rabba and Whole Foods. For business lunches or after-work gatherings, there is a wide selection of cafés and eateries along Yonge and Bloor, from casual spots to upscale dining. Green space is also nearby, with Ramsden Park and the Rosedale Ravine Trail offering outdoor retreats for employees looking to recharge. Transit access is excellent with Bloor-Yonge, Rosedale, and Bay subway stations within walking distance, while multiple public parking garages serve those who drive. Together, these amenities enhance the appeal of the neighbourhood as a well-rounded and prestigious office destination.



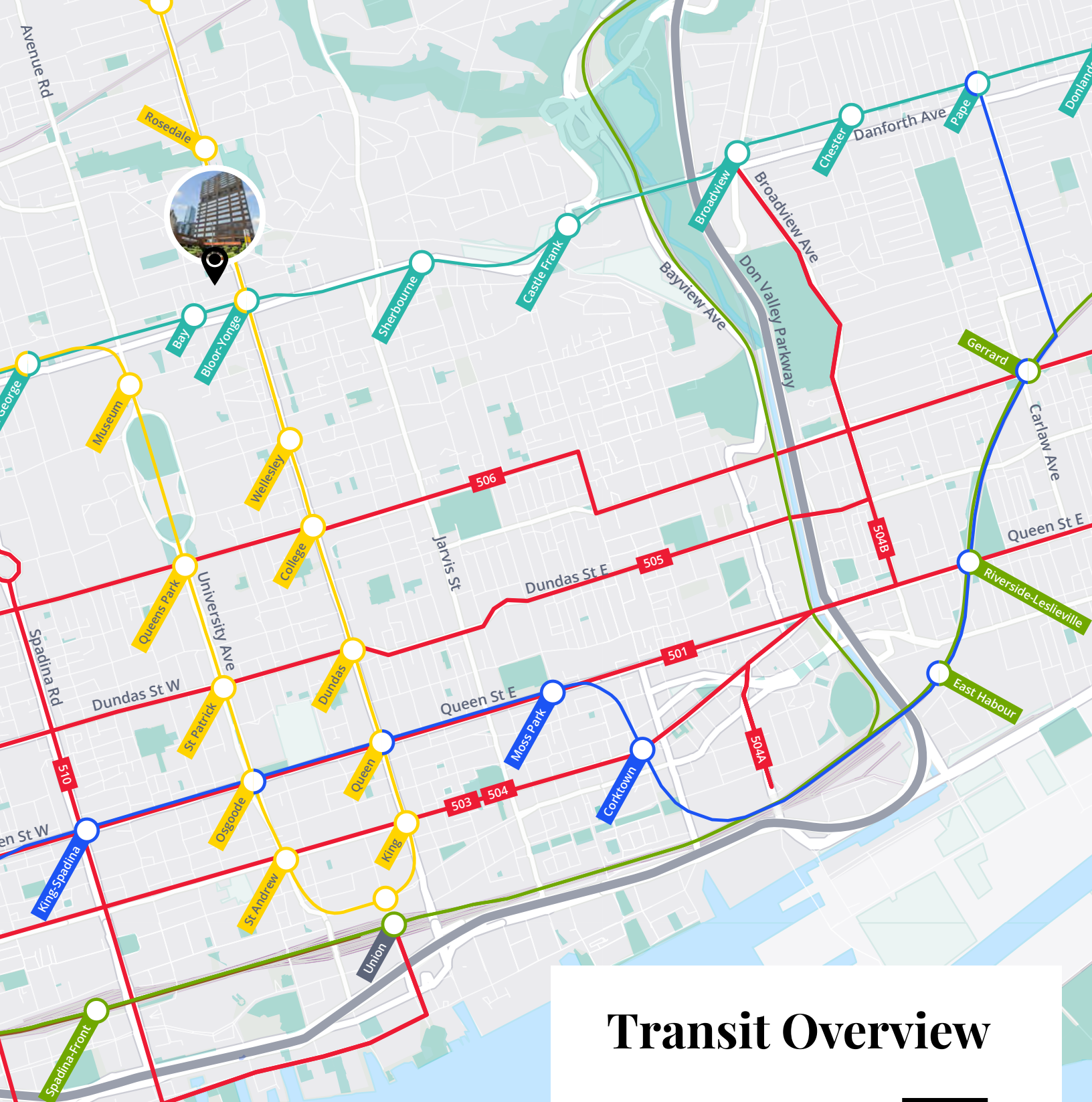
## Demographics

The neighbourhood around 920 Yonge Street, situated within Toronto's Annex (and overlapping into University-Rosedale), is characterized by a relatively affluent, educated, and stable population. The Annex houses approximately 14,140 residents as of the 2021 Census, with a notably high population density of around 9,685 people per km². Median ages are between 39 and 42 years, reflecting a professionally established demographic—not just students but also long-time residents and working professionals.

Income levels in the area are strong: individual average incomes range from \$171,500 to nearly \$200,000, placing the community well above city averages. And from a broader perspective, approximately 28% of residents in the Annex earn over \$80,000 annually — significantly more than the Toronto-wide baseline. Employment tends toward professional and service sectors. Occupations in education, law, social/community services, business, finance, and administration are most common—together representing over 35% of the workforce. Furthermore, the median household income in the Annex surpasses the national average, while the unemployment rate remains approximately 19% below the national benchmark—signalling economic resilience.







## Transit Overview

The neighbourhood offers exceptional transit connectivity—a major draw for businesses and their employees. The property benefits from an 89 Transit Score, a strong indicator of how easy it is to navigate the city from that location. The Rosedale subway station (Line 1 Yonge–University) is only a 4 minute walk, while Bloor Station (Line 2 Bloor–Danforth) is also nearby, providing seamless north-south and east-west subway access. A variety of TTC bus routes serve the area too: the 97 Yonge regular bus and the 320 Yonge night bus run right along the street, plus additional routes like 6 Bay, 82 Rosedale, and 300 Bloor–Danforth Night Bus are within very short walking distance. Service is frequent and reliable—subway trains run every 2–3 minutes during rush hour and every 4–5 minutes off-peak on Line 1.







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