

221

BROADVIEW AVENUE

INVESTMENT SUMMARY



Accelerating success.

221 BROADVIEW AVENUE

EXECUTIVE SUMMARY

Colliers International (“the Agent”) has been retained to arrange the sale of 221 Broadview (“the Property”), a prominent two-storey office building positioned in the heart of South Riverdale. This property presents a rare opportunity to acquire 10,600 square feet of well-maintained office space, with the structural integrity to support an additional 15,000 square feet of vertical expansion. Featuring high ceilings, a solid architectural framework, and preserved character elements, the property seamlessly blends functionality with timeless design.

Over the years, the building has undergone significant capital improvements, including the addition of a dedicated electrical room, a roof replacement in 2001, and an upgraded freight elevator completed in 2016. The building is currently owner-occupied and will be delivered substantially vacant, with the exception of approximately 2,000 square feet leased through July 31, 2026, subject to a three-month termination clause. Both floors feature an open-concept floor plan that offers exceptional flexibility

for a wide range of users and investors. 221 Broadview offers remarkable visibility and connectivity, centrally positioned within South Riverdale, one of Toronto’s fastest-growing mixed-use corridors, surrounded by acclaimed restaurants, boutique shops, and creative studios. The property offers excellent connectivity to the downtown core and Union Station, with multiple TTC streetcar routes - including the 501 Queen, 504 King, 505 Dundas, and 506 Carlton - providing a convenient 20-minute transit commute. By car, the site offers easy access to major highways, located 2 minutes from the Don Valley Parkway and 10 minutes from the Gardiner Expressway.

Featuring a well-maintained and sound structural foundation, 50 feet of prime street frontage, impressive 11-foot ceiling heights, and a location within one of Toronto’s most highly coveted urban neighborhoods, 221 Broadview offers an outstanding opportunity for private investors and owner-users seeking a standout property positioned within South Riverdale’s thriving community.



Two-storey office building on Broadview Avenue, just steps from Queen Street East



221 BROADVIEW AVENUE

INVESTMENT HIGHLIGHTS

Featuring timeless mid-century architecture and an ideal location, 221 Broadview presents a rare opportunity to acquire a prime office asset in the heart of Toronto's vibrant South Riverdale neighborhood. Originally built in 1950 and thoughtfully renovated over the years for maintenance and upkeep, this 10,600 square foot office property offers an exceptional blend of historic character and modern functionality. The building features red brick masonry construction with large rectangular picture windows that bring abundant natural light into the interior and boasts 50 feet of prominent street frontage along Broadview Avenue.



Turnkey opportunity

Move-in ready with an impeccably maintained interior, the property offers immediate usability for owner-occupiers or investors seeking to lease to office or creative tenants without the need for major improvements. Its open layout and impressive 11-foot ceiling heights allow for a wide range of configurations, making the space ideal for those who prioritize open, airy environments for collaboration and modern fit-outs.



Prime East- End Location

221 Broadview Avenue East is located in South Riverdale, one of Toronto's most vibrant and well-connected east-end communities. The property offers seamless citywide connectivity through a strong TTC network, featuring a streetcar stop immediately adjacent to the site with service to Broadview Station (Line 2) in just 11 minutes, and convenient access to an additional streetcar stop within a three-minute walk on Dundas Street, providing a direct 15-minute connection to Queen Station (Line 1). The Don Valley Parkway (DVP) on-ramp via Dundas Street East is only a two-minute drive from the property, providing quick access to one of Toronto's main north-south highways.



Development Potential

A structural engineering report confirms the feasibility of adding three additional floors totaling 15,000 square feet to the existing structure, positioning the site for significant development potential and long-term value creation. In the interim, the property can be leased to generate stable cash flow while planning and entitlements are advanced, allowing an investor to capitalize on future demand for high-quality, transit-oriented rental housing once market conditions improve.



221 BROADVIEW AVENUE

PROPERTY OVERVIEW

The building offers 10,600 square feet of well-designed space across two floors, complemented by an additional 600 square feet in the basement, which includes two washrooms (one undergoing renovation) and backflow valve that is monitored and inspected by the City annually.

First Floor

Spanning 5,000 square feet, the main level is divided into two suites. The north suite spans 2,000 square feet, featuring an in-unit washroom, and is tenanted through July 31, 2026, by Animal Alliance of Canada, a long-standing occupant, with a flexible three-month termination clause. The south suite features two street-facing private offices and an open, adaptable layout - perfect for a lobby, client area, or collaborative workspace.

Second Floor

The upper level adds another 5,000 square feet, including three additional street-facing offices, two double-stalled bathrooms, and a galley kitchen. The open-concept design is ideal for flexible workstations and collaborative zones. A partial basement beneath the front portion of the building also includes a bathroom, enhancing the property's functionality.

Flexibility & Opportunity

221 Broadview offers versatile floor plates that can easily be customized for a variety of office users and fit-out options. The layout provides separate access to each suite, with a central staircase connecting both floors for seamless flow. Owners can occupy the entire building, lease out one or more suites for additional cash flow, or pursue a combination of both—making this a truly flexible investment opportunity.

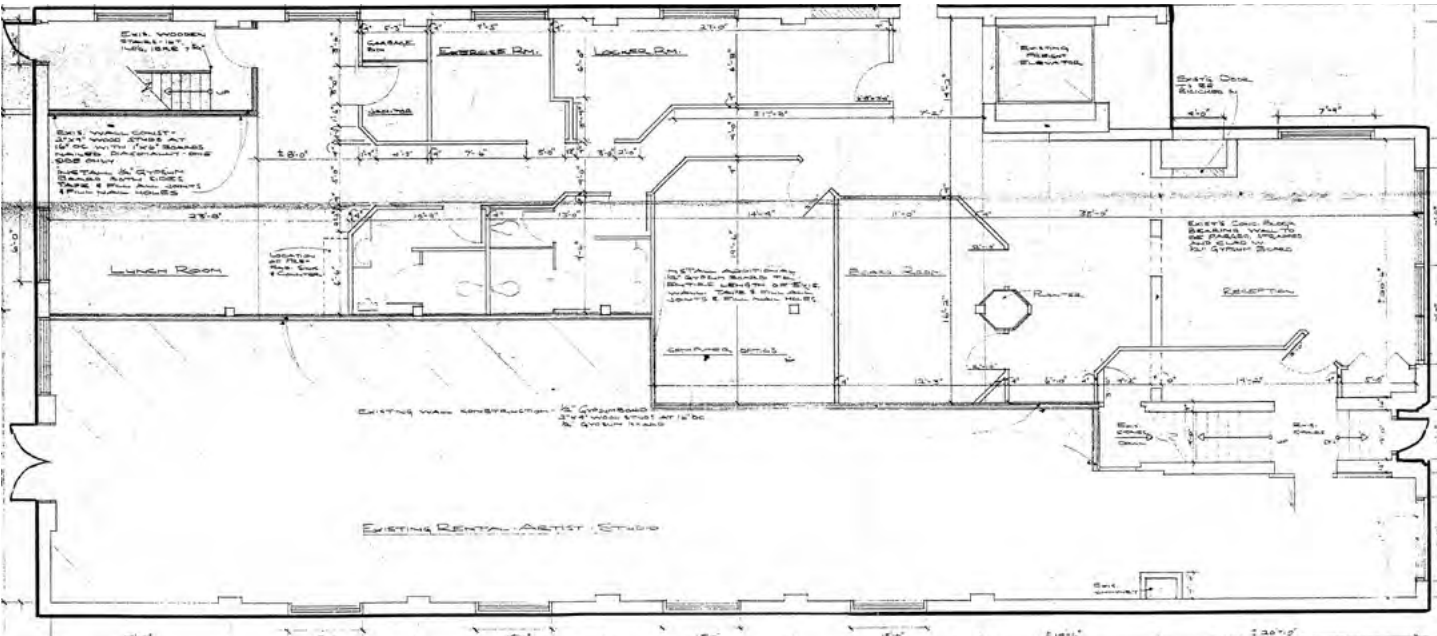
A compelling opportunity to acquire
10,600 SF of turnkey office space

Address	221 Broadview Avenue
Lot Size	5,124 SF (0.118 acres)
Building Area	10,600 SF (including 600 SF basement)
Year Built	1950
Product Type	Two-storey commercial office building
Frontage	49.83 Feet
Depth	112 Feet
Legal Description	PT LT 1 PL 142E TORONTO AS IN CT974928; T/W CT974928; CITY OF TORONTO
Official Plan	Residential / Major Transit Station Area (EHON designation)
Zoning	CR (MCRT 2.5 10D R 2.5/3.0)
Structure	Red brick masonry, two-storey, open-concept design
Washrooms	4
Windows	Large rectangular picture windows providing abundant natural light. Street-facing glass entry and secondary rear service access
Property Taxes	\$32,153 (\$2.97 per square foot)
Freight Elevator	6' x 7'; upgraded in July 2016
Loading Dock	1 Truck-Level Door, 8' wide street-access loading laneway accommodating up to a 5-ton truck.
Signage	Illuminated electrical signage spans the two ground-floor offices (2 1/2' high by 16' wide) on a dedicated electrical circuit.
Accessibility	Wheelchair ramp
Electrical	600 Volts / 700 Amps
Roof	Flat roof, Asphalt
Back Laneway	10' wide
Parking	1 outdoor parking space on site. Street-metered parking with two city lots one block away.
Offer Price	\$4,600,000



FLOOR
PLANS

1st Floor



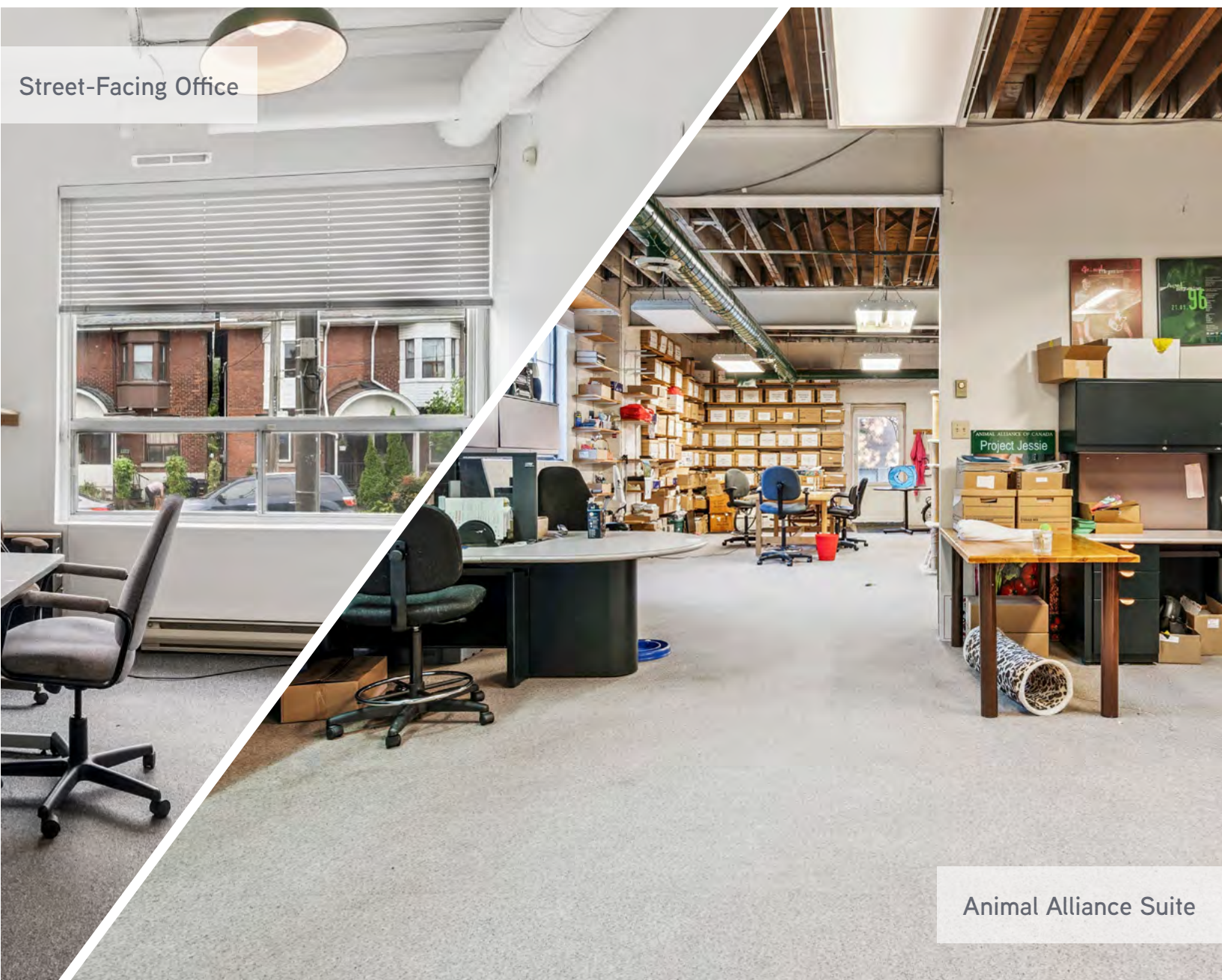
5,000 Square Feet



Street-Facing Office



South Rear Unit



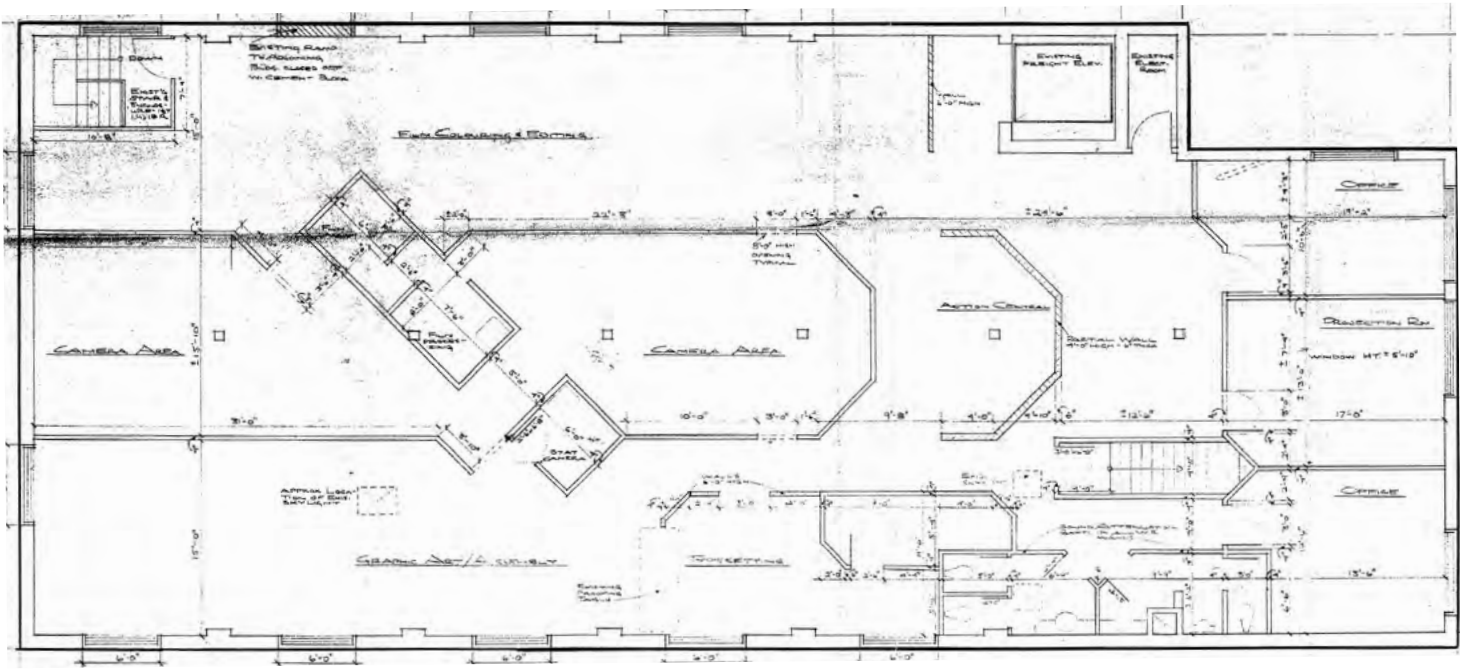
Animal Alliance Suite



Street-Facing Office

FLOOR
PLANS

2nd Floor



5,000 Square Feet



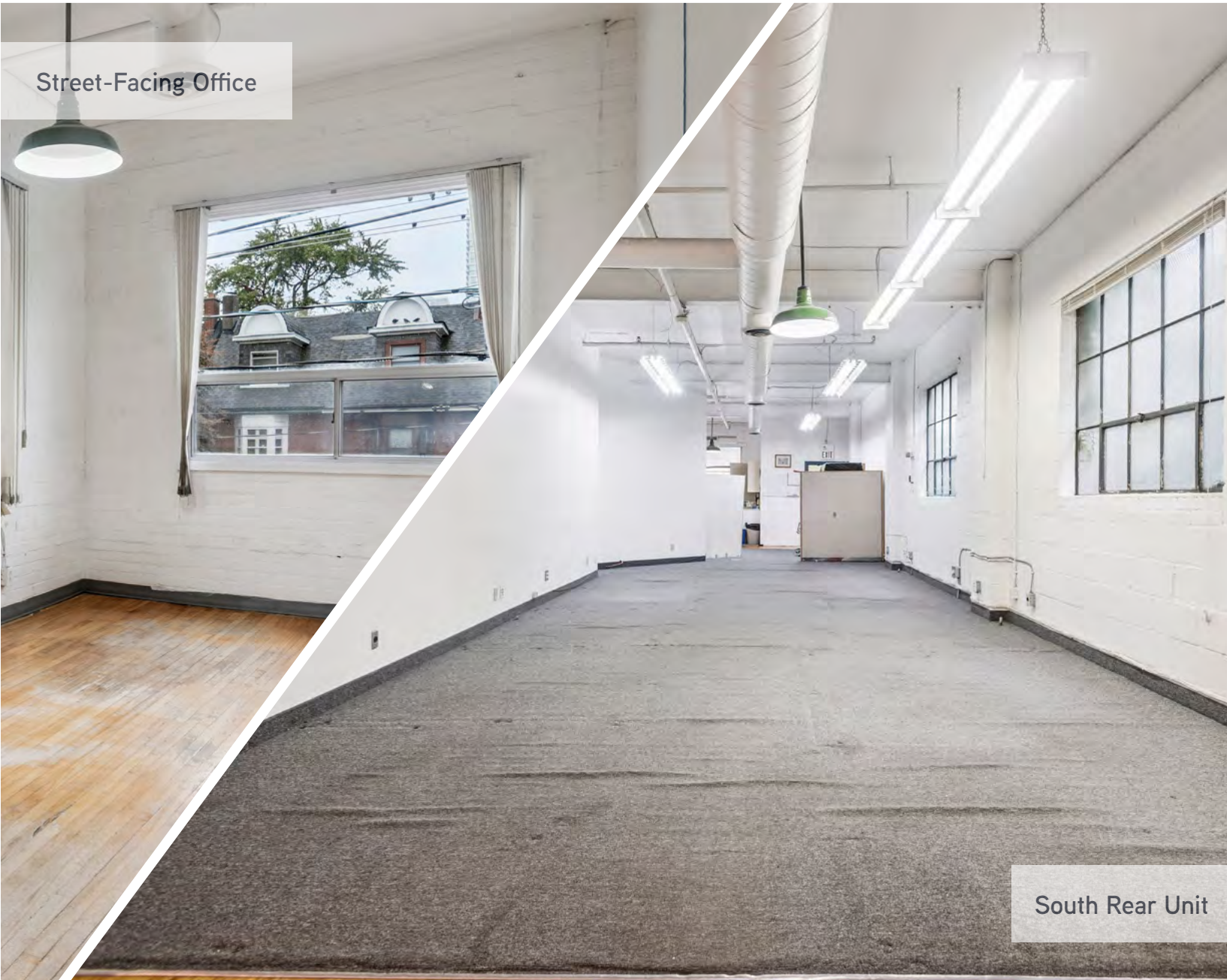
Entrance Way

Northeast Wing



Kitchen

Street-Facing Office



South Rear Unit

221 BROADVIEW AVENUE

AREA OVERVIEW



South Riverdale is a vibrant Toronto neighborhood celebrated for its historic character, thriving local businesses, and exceptional connectivity to the downtown core. With roots dating back to the late 1800s, Riverdale has evolved from its early origins into a dynamic and highly sought-after community.

Riverdale combines tree-lined streets, charming Victorian and Edwardian houses, and a thriving local business scene with abundant green spaces and excellent transit access, offering a cozy retreat from the urban hustle while keeping downtown Toronto just a quick trip away.

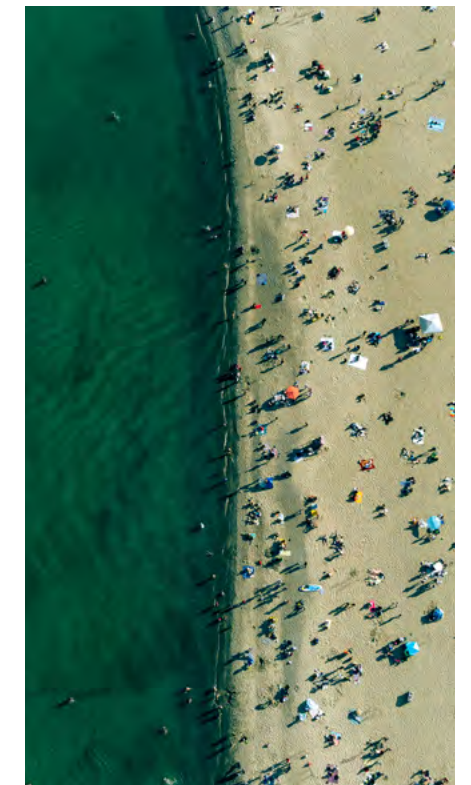
Located on Broadview Avenue, the property benefits from steady foot traffic and strong visibility while maintaining a more established, professional streetscape. Just steps from the bustling energy of Queen Street East - lined with independent boutiques, vintage shops, artisanal cafés, and diverse dining -

Broadview offers a balanced environment, combining vibrancy with a more mature and business-friendly setting.

Located just steps from the transformative East Harbour redevelopment, the property benefits from proximity to one of Toronto's most significant new transit and mixed-use hubs. Spanning over 38 acres, East Harbour will feature the East Harbour Transit Hub, connecting the Ontario Line subway with GO Transit's Lakeshore East and Stouffville lines, creating unparalleled connectivity across the GTA.

The master-planned community will deliver over 10 million square feet of office space, 4,000 new residential units, and 3.5 acres of parks and retail, supporting an estimated 50,000 jobs. This large-scale investment is set to redefine Toronto's east end-positioning nearby assets, like this property, to benefit from strong growth, improved accessibility, and long-term value appreciation.

The area surrounding 221 Broadview Avenue, in the heart of South Riverdale, offers a prime location for owner-occupiers seeking a highly visible and well-connected commercial property. This accessibility, combined with the area's vibrant mix of professional offices, creative businesses, and amenities, makes it an ideal location for companies looking to establish a long-term presence in one of Toronto's most connected and evolving neighborhoods.



Historic Charm and Cultural Energy in Toronto's East End

Anchored by cultural landmarks such as The Broadview Hotel and Hugh's Room Live, the surrounding area blends historic charm with a vibrant arts and hospitality scene.

The Broadview Hotel, a restored 1890s heritage building, stands as a symbol of the east end's revitalization - offering boutique accommodations, dining, and a rooftop venue that attracts visitors citywide. Just steps away, Hugh's Room Live

continues Toronto's rich musical legacy, hosting acclaimed local and international performers in an intimate, community-focused setting.

Together, these institutions contribute to the area's unique character, combining heritage architecture with a lively cultural and social atmosphere that defines this rapidly evolving neighbourhood.

CONTACT

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