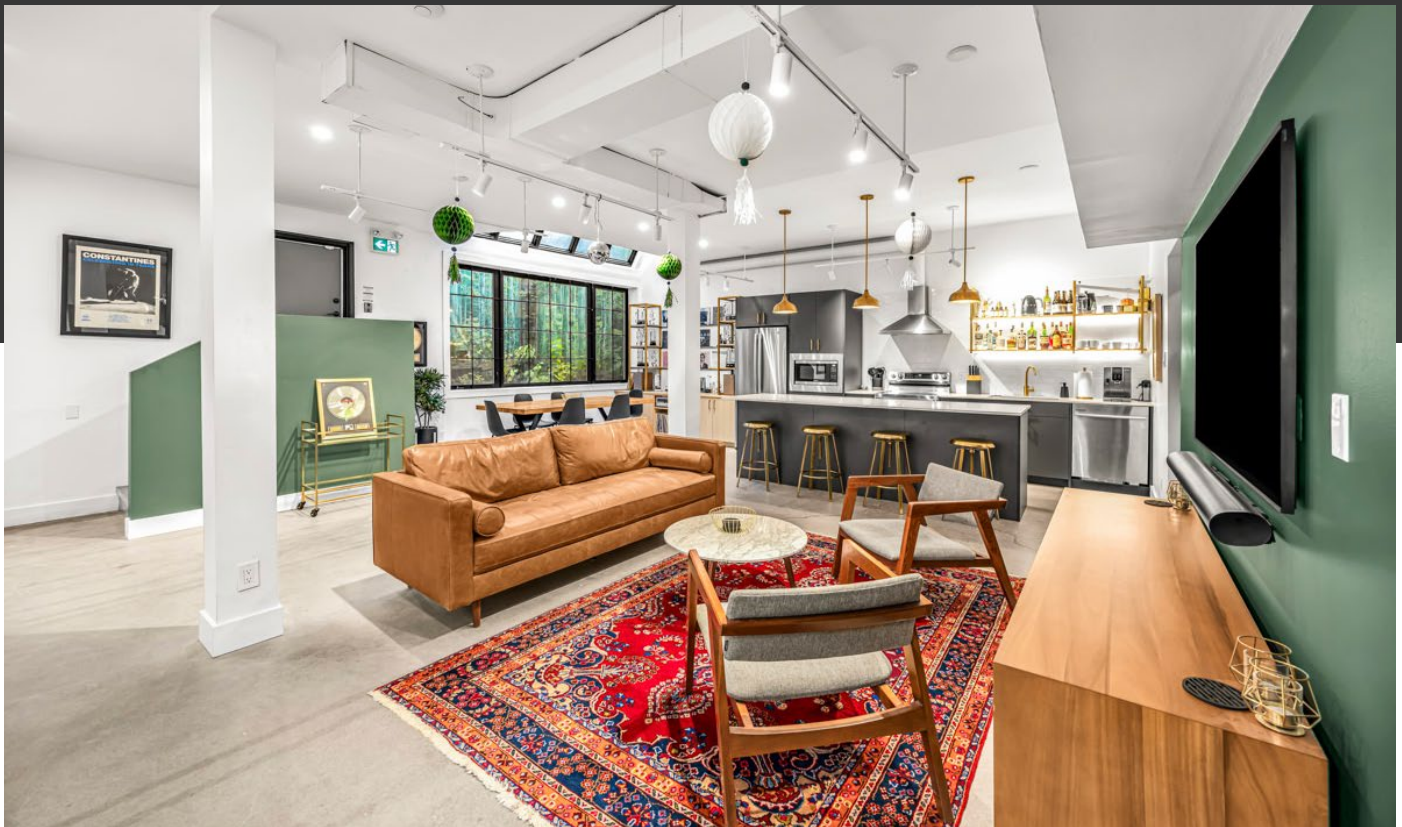


FOR SALE | 5,070 SQ. FT.

CBRE

53-55 BERKELEY ST.

Mixed-Use Property with Turnkey Opportunity



BRIAN PORTER*
Senior Vice President
416 847 3242
Brian.Porter@cbre.com

NICK MORASH
Sales Representative
416 815 2384
Nick.Morash@cbre.com

*Sales Representative

CBRE LIMITED, Real Estate Brokerage
145 King Street West, Suite 1100
Toronto, ON | M5H 1J8 | www.cbre.ca

53-55 BERKELEY ST.

OVERVIEW

Address

53-55 Berkeley Street

Location

Located in the east side of Berkeley Street, north of King Street East

Frontage

38.12 Feet

Depth

53.00 Feet

Shape

Irregular

Gross Leasable Area

5,070 sq. ft.

Parking

Street and On-Site Parking

Official Plan

Commercial Residential

2025 Final Realty Tax Bill

\$28,921.69

Asking Price

\$3,290,000



Zoning | CR SS1 (x339)

- CR designation permits the entire building to be used for either commercial or residential or any combination in between
- A height limit of 16.0 metres

Legal Description

PLAN TOWN OF YORK PT STOYELL'S BLK PLAN 7A AND EXP PLAN AT6513809 PART 2

Demographics - 3km Radius



CURRENT
POPULATION
330,163



TOTAL DAYTIME
POPULATION
651,704



AVERAGE
HOUSEHOLD
INCOME
\$128,091



POPULATION WITH
POST SECONDARY
EDUCATION
61%



MEDIAN
AGE
34

PROPERTY DETAILS

Mixed-use property with turnkey opportunity for a variety of businesses.

Newly renovated building suitable for both commercial and residential use. Possibility to convert the entire space into offices, or lease out one or both units as an investment opportunity.

The lower 2 floors boast 3,000 sq.ft. of bright and airy office and retail space. Built out with a modern kitchen, offices/boardrooms, 3 bathrooms, and private backyard.

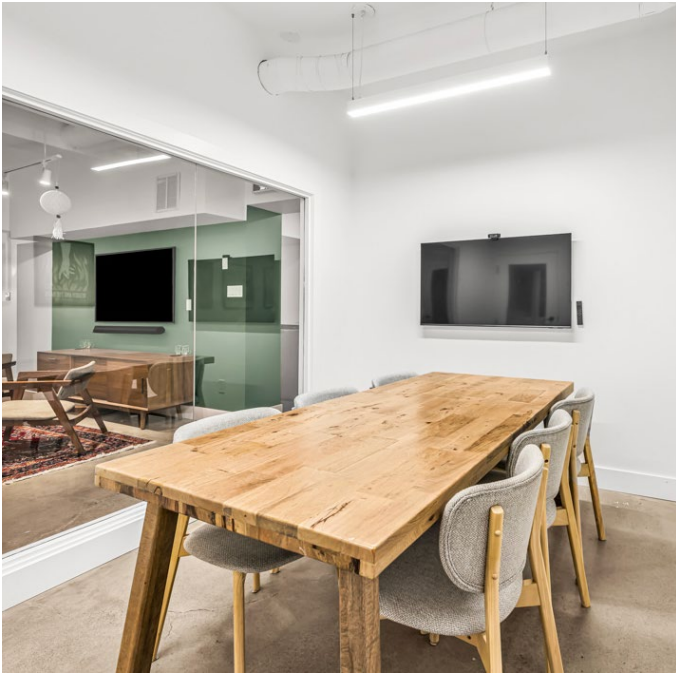
The upper 2 floors feature a spacious 2,000 sq.ft. loft with 2 terraces, a fireplace, 2 bedrooms and 2 bathrooms.



FOR SALE
53-55 BERKELEY ST.

CBRE

PROPERTY PHOTOS



FOR SALE
53-55 BERKELEY ST.

CBRE

PROPERTY PHOTOS




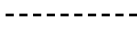
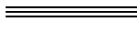

FOR SALE
53-55 BERKELEY ST.

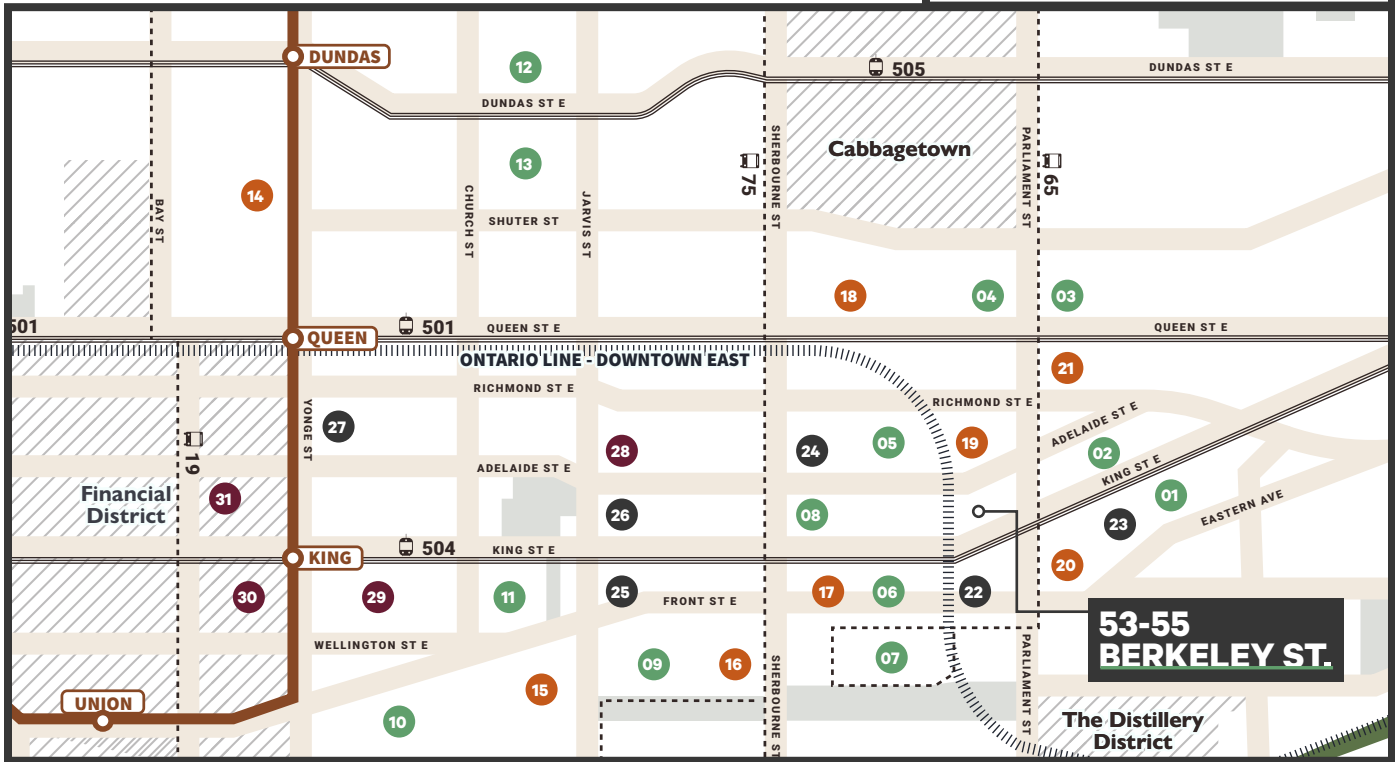
CBRE

AMENITY MAP

Located in a vibrant neighbourhood with new developments nearby and just a short walk from the future Corktown stop on the Ontario line.

Legend:

-  TTC Subway - Line 1
-  TTC Bus Route
-  TTC Streetcar Line
-  Ontario Line



Food & Drink

- | | |
|---|--|
| <ul style="list-style-type: none"> 01. Forno Cultura 02. Reyna on King 03. The Bullger Burger & Steak 04. Figs Breakfast Lunch 05. Banknote Bar Corktown 06. Pumpernickel's | <ul style="list-style-type: none"> 06. Rooster Coffee House 07. St. Lawrence Cafe 08. The Black Canary Espresso 09. Big Pita 10. Amano Trattoria 11. Chatime Bubble Tea 12. Gyukatsu Kyoto Katsugyu 13. Grillies |
|---|--|

Shopping

- 14. Eaton Centre
- 15. St. Lawrence Market
- 16. Rabba Fine Foods
- 17. Rocco's NOFRILLS
- 18. Acadia Art & Rare Books
- 19. Alfa Romeo of Toronto
- 20. The Corner Convenience
- 21. Shoppers Drug Mart

Fitness

- 22. Body + Sould Fitness
- 23. All Day Fit
- 24. Empact Fitness
- 25. F45 Training
- 26. 6S Fitness+
- 27. Goodlife Fitness

Hotels

- 28. Holiday Inn Express
- 29. The Omni King Edward Hotel
- 30. One King West Hotel
- 31. St. Regis Toronto

FOR SALE
53-55 BERKELEY ST.



53-55 BERKELEY ST.

BRIAN PORTER*

Senior Vice President

416 847 3242

Brian.Porter@cbre.com

NICK MORASH

Sales Representative

416 815 2384

Nick.Morash@cbre.com

*Sales Representative

CBRE

CBRE Limited, Real Estate Brokerage, 145 King Street West, Suite 1100, Toronto, Ontario Canada, 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"). 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.