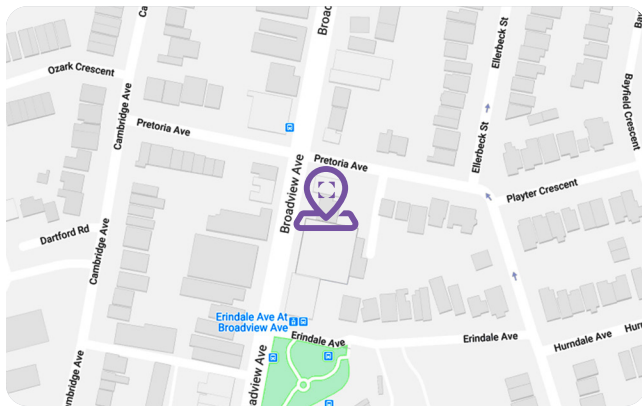




# Albany Medical Clinic

807 Broadview Avenue, Toronto, Ontario



## Leasing Inquiries



**George Bitaxis**  
Leasing Manager

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## Location Highlights



### Major Intersection

Broadview Avenue and  
Danforth Avenue



### Nearest Hospital

3.9 km Toronto General Hospital  
3.3 km Michael Garron Hospital



### Public Transit Access

TTC - Broadview Subway Station  
TTC - Bus 8 Broadview



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807 Broadview Avenue, Toronto, Ontario



## Property Description

Albany Medical Clinic is a five-storey, 47,774-square-foot medical office building that is home to one of Canada's oldest full-service healthcare clinics. Albany Medical Clinic's co-located Family Health Group is staffed by 30+ family doctors and 40+ specialists, complemented by a team that includes nurses and other direct physician supports, providing patients with walk-in and comprehensive healthcare services in one location. The building is also tenanted by LifeLabs and a diagnostic imaging centre. Easy access is available via public transit or car, via Broadview Station or the nearby Don Valley Parkway.

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## Property Highlights

<b>Building Size</b>	47,774 sq.ft.
<b>Floors</b>	5
<b>Asking Rent</b>	Market
<b>Additional Rent (est. 2025)</b>	
Operating Costs	\$6.93
Realty Taxes	\$5.36
In Suite Cleaning Costs	N/A
<b>Total</b>	<b>\$12.29 psf</b>
<b>Bike Storage</b>	Indoor
<b>Parking</b>	N/A
<b>Electric Vehicle Chargers</b>	No
<b>WiredScore</b>	Silver