





PROPERTY DETAILS

Unit Size :	2,903 Square Feet
Year built:	2014
Lot Size:	104' 2" x 26' 6"
Realty Taxes (2018):	\$31, 173.17
Zoning:	Site specific bylaw available upon request showing permitted uses.
Legal Description:	TSCP 2583 Level 1, Units 5,6,7,8
Asking Price:	\$1,995,000.00

PROPERTY HIGHLIGHTS

- ◆ Over 100' of frontage along a pedestrian lane tucked behind prime Queen St W
- ◆ Located steps to the Drake and all the other fabulous amenities this area has to offer.
- ◆ Ground level commercial space suits many creative uses including design studio, gallery, offices, services, retail and live/work.
- ◆ Polished concrete floor, exposed ceilings w/ LED tracks and raw concrete walls create a loft like environment. 3 washrooms.
- ◆ Huge expanse of floor to ceiling glass along 100' south wall. Green 'P' within steps.
- ◆ Taxes and operating expenses including utilities which are included in the condo maintenance fees = \$14.36 per sq. ft..



UNIT OCCUPANCY AND USE

The owner currently occupies the entire space as a gallery/museum . No long term exhibitions are planned allowing for vacant possession with 60 days notice. The property is subject to a site specific bylaw restricting commercial uses to street related retail and services and or many creative uses.

BUILDING SUMMARY

The units are located in the Epic on Triangle Park Condominium Development constructed in 2014. The owner or Tenant's of the building are permitted access to the condominium amenities including concierge services for pick up and delivery of parcels, fitness and other common area facilities.

AREA SUMMARY

68 Abell Street is located in the heart of West Queen West voted the 2nd coolest area by Vogue magazine. The Drake and Gladstone hotels are steps away. The area is serviced by the 501 Queen Street Streetcar with a stop within 100 meters of the units. A pedestrian bridge will be opening soon offering easy access to Liberty village.

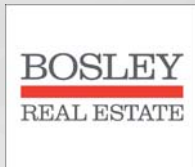
User/Investment Opportunity

68 Abell St., Units 5 to 8, Toronto

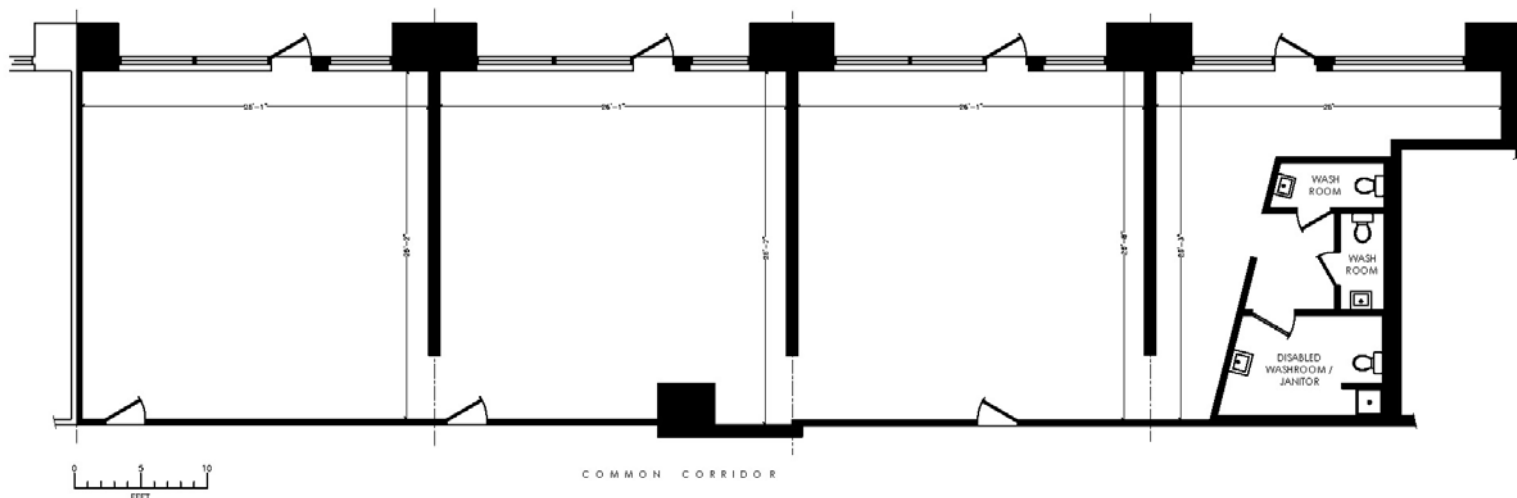
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68 Abell St., Units 5 to 8, Toronto



2,903 SQUARE FEET

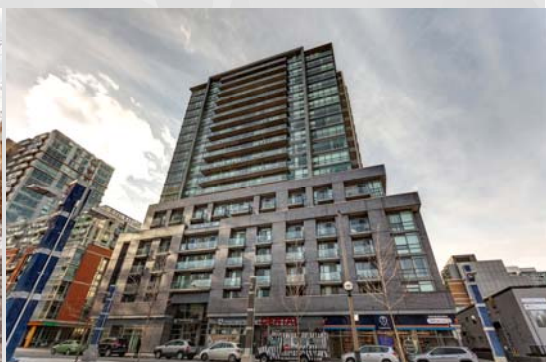


UNIT #8
FLOOR AREA 761 SQ. FT.

UNIT #7
FLOOR AREA 770 SQ. FT.

UNIT #6
FLOOR AREA 764 SQ. FT.

UNIT #5
FLOOR AREA 608 SQ. FT.



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