



Live-Work/User/Investment Opportunity  
240 Sterling Road, Toronto.







## BUILDING DETAILS

Building Size :	3,610 sq. ft. above grade
Lot Size:	30.05' x 117.26'
Realty Taxes (2021):	\$7,827.08
Zoning:	R (0.6) non-conforming permitted commercial uses: Studio/Gallery.
Legal Description:	Plan M44 Pt Lots 15, 16 Now 66R 19415 Part 2
Asking Price:	<b>\$2,675,000.00</b>

## PROPERTY HIGHLIGHTS

- ◆ Loft style building with 16 foot exposed wood ceiling, green roof and polished concrete floors.
- ◆ Mostly open space with mezzanine currently configured with bedroom, and stunning ensuite bathroom.
- ◆ Parking for 1 legal spot plus 1 additional spot.
- ◆ Excellent location in emerging arts hub close to transportation and new development.
- ◆ This property has been featured in Dwell and Toronto Life.

Live-Work/User/ Investment Opportunity  
240 Sterling Road, Toronto.

**BOSLEY**  
REAL ESTATE



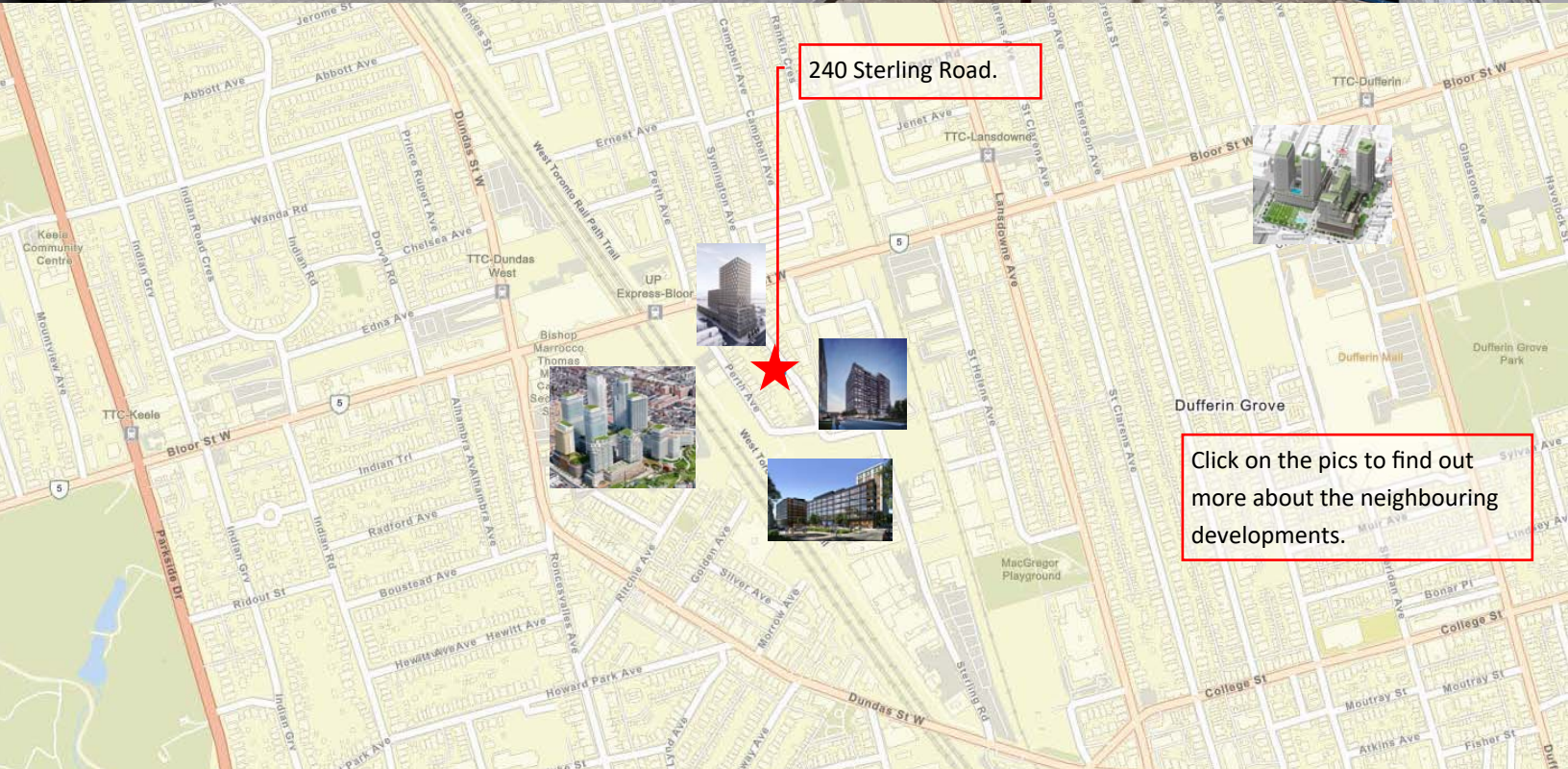
**BUILDING HISTORY AND IMPROVEMENTS:** 240 Sterling Road was completely renovated in 2009 into a loft-style Live/Work space by a prominent Canadian Artist. At the time, the green roof, wiring, plumbing, HVAC, kitchen, mezzanine, enclosed front-yard courtyard and front window and door assembly were completed. The current owner has continued it's use as a commercial studio and living space and has complemented the existing reno with the addition of more storage space, a stunning ensuite washroom, sleeping nook word-burning stove and kitchen Island.

**AREA SUMMARY:** Sterling Road is in the midst of one of the most profound transitions of any street in the City of Toronto. In 2018 The Museum of Contemporary Art (MOCA) moved in to new premises at 158 Sterling Road in a repurposed industrial space in the heart of the Junction Triangle. This was the catalyst leading to the conversion of most of the remaining industrial building into creative uses. In addition, a number of mixed-use condominium developments are approved or planned within close proximity of the property. This increased density is supported by a number of transportation infrastructure projects that are recently completed, in construction, or in the final stages of approval. Projects include: the UP Express and Go Train stations (entrance is 2 blocks from 240 Sterling); the road alignment underway at Sterling and Bloor W.; the construction and planned extension of the West Toronto Rail Path Trail; and a new transit hub featuring 10 towers, to be built on a 13 acre site on Dundas West, 250 meters from 240 Sterling. The proposal calls for the construction of a new pedestrian bridge over the rail tracks offering easy access to the property.

**OCCUPANCY AND USE:** Although most of Sterling Road has commercial and industrial uses, 240 Sterling Road is included along a row of residential properties with residential zoning. The property, however, is taxed commercially and residentially since its repurposing as a as a mixed-use commercial/residential building in 2009. It has been used as a live/work studio and residence ever since. The property is owner occupied and will be vacant on closing.

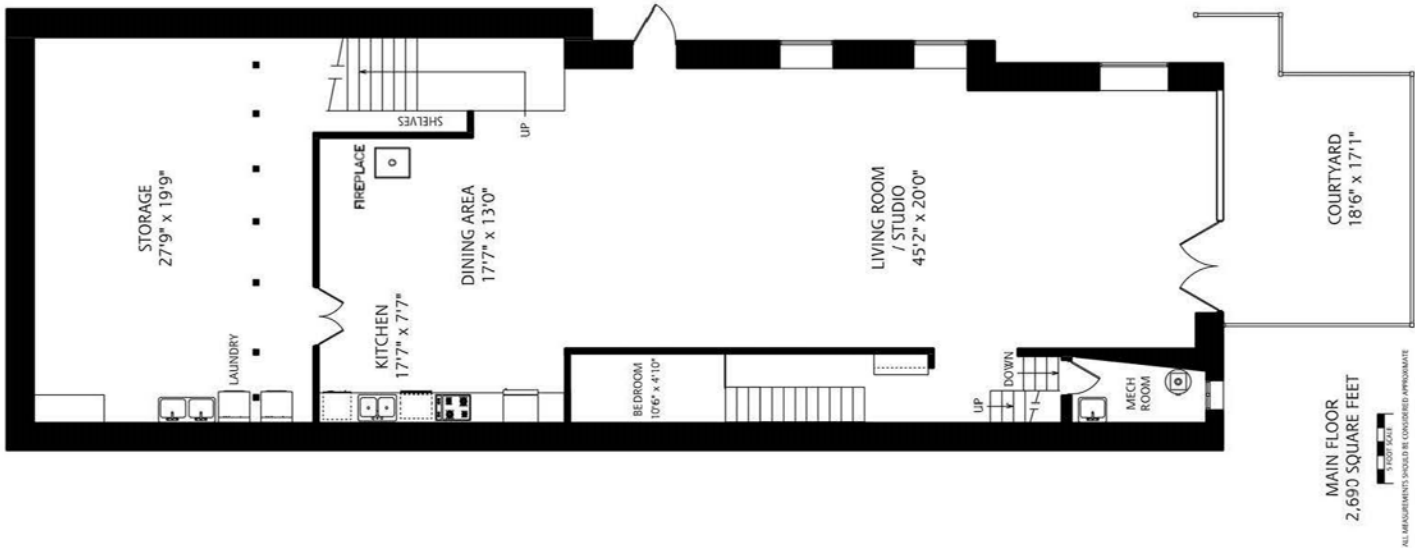
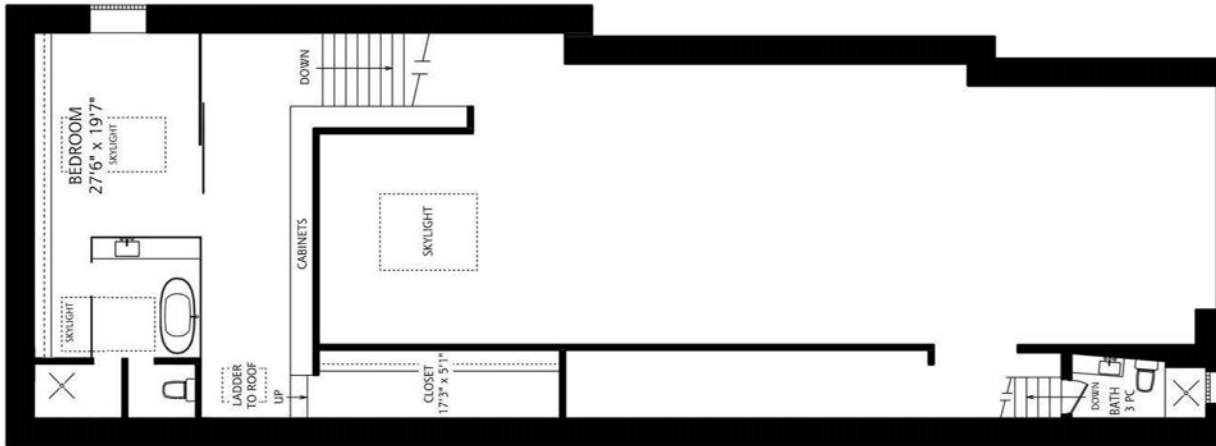


Live-Work/User/ Investment Opportunity  
240 Sterling Road, Toronto.





Live-Work/User/ Investment Opportunity  
 240 Sterling Road, Toronto.



**Bosley Real Estate Ltd., Brokerage**

1108 Queen St. West  
 Toronto ON M5S 2K3  
 Office: 416-530-1100

**Don Mulholland, CCIM**

Realtor  
 Vice-President - Commercial Division  
 Direct: 416-569-2785  
 dmuholland@ccim.net

Co-listed w/ Jill + Bill Parlee, Realtors

**Chestnut Park Real Estate Ltd.**  
 D: 416-520-4026, O: 416-925-9191  
 parlee@chestnutparkrealestate.com

E.O.& E. The information provided including floor plans and income and expenses is from sources deemed to be reliable, however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is subject to errors, omissions, change of price, rental or other conditions including withdrawal without notice, and is subject to the terms of the exclusive listing agreement.