

For Sale
64 Golden Ave., Toronto.



Office/Creative Loft Building



BUILDING DETAILS

Building Size :	4,611 sq. ft.
Lot Size:	18.66 front , 65.20' rear, 110.00' depth.
Realty Taxes (2021):	\$24,711.49 (2022)
Zoning:	R (D1.0) w/ non-conforming commercial uses.
Legal Description:	Pt Lt 43 Pl 798 Toronto As In Ca92822
Asking Price:	\$3,500,000.00

PROPERTY HIGHLIGHTS

- ◆ Beautifully renovated and designed, loft style, office/creative space in the emerging lower junction area.
- ◆ 15' ceilings w/ clear span. Bright space w/ windows/doors on all sides. Fully wired, 240v & 600v services, fully wired.
- ◆ 10 minute walk to the Subway, Go Station and UP Express (15 minute ride to Union Station & Airport).
- ◆ Access through the rear to the planned Loblaw's mixed-use development & transit hub at Bloor and Dundas St. W.
- ◆ building configured with large open spaces, 9 private offices, boardroom, kitchen and 3 washrooms.

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THE BUILDING: This loft, warehouse building has recently been renovated into office/creative space currently configured with 9 private offices and meeting rooms in a variety of sizes, spectacular central boardroom with seating for 10, washroom area with 3 stalls, and kitchenette. The layout also features abundant open space at the front and rear of the building which could comfortably accommodate another 20 workstations. The building is built on slab with 15' ceilings and clear span supported by large steel members. Preliminary planning and structural investigation suggests that another 2 storeys can be added to the existing structure offering potential capacity for growth. The owners have commissioned renderings showing the replacement of the front garage door with a new front façade featuring large windows and new entrance door (available upon request). The interior of the building is bathed in natural light from large windows on 3 walls.

THE LOT: 64 Golden Avenue is located on triangular shaped lot with the tip facing Golden Avenue. The Golden Ave. entrance features an over-sized garage door and 2 parking spots. The rear of the building expands to approx. 65' and faces parkland and the Loblaws' site which can be accessed through a rear door and gate.

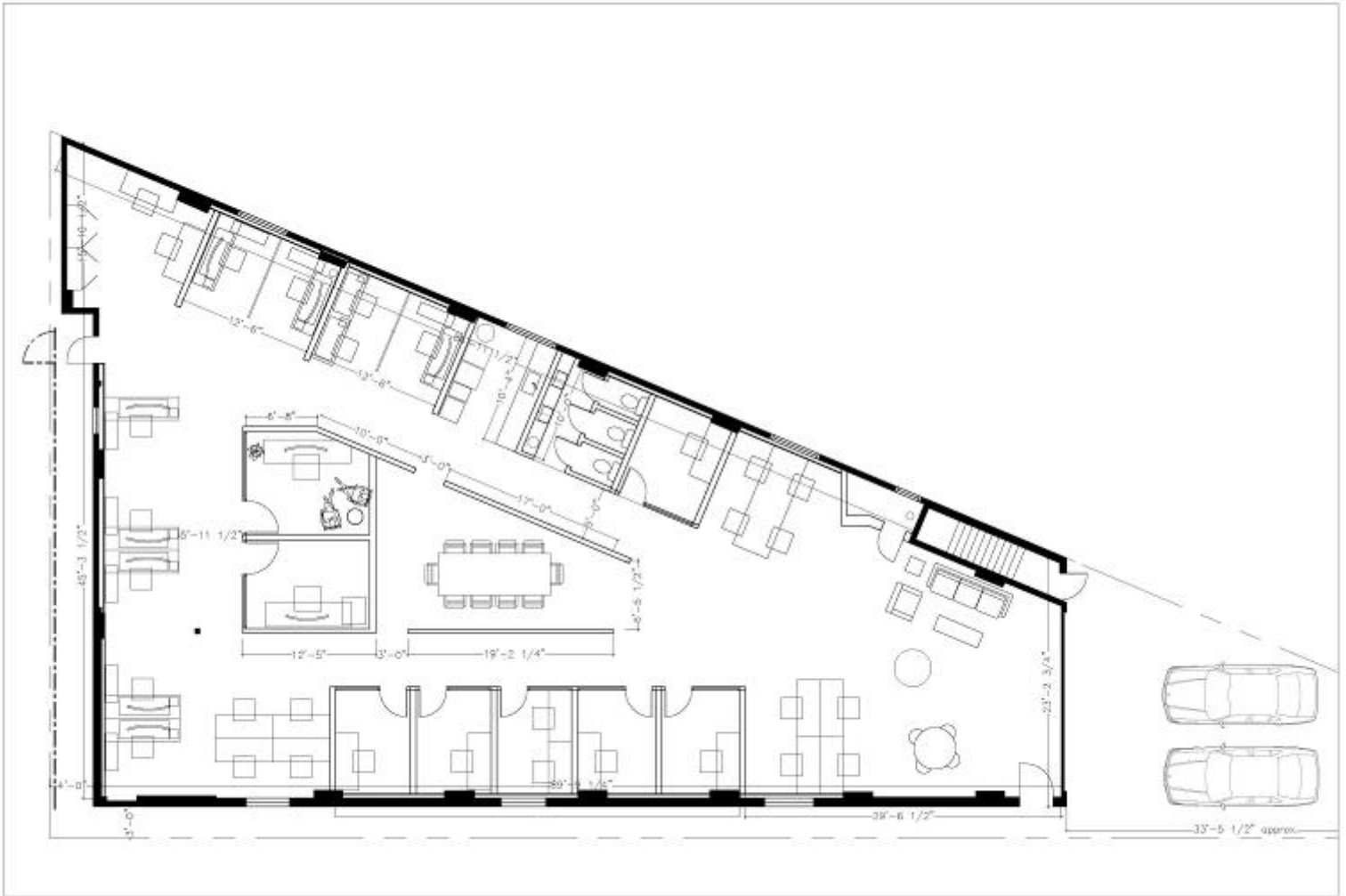
THE AREA: The property is located in the Lower Junction Area an easy walk to the Go Train, Dundas West Subway Station and Bloor West Up Express station. The lot backs onto a 13 acre site owned by Loblaws. The planned development will include a new transit hub, parks, theatre and 10 mixed-use towers. The proposal calls for the construction of a new pedestrian bridge over the rail tracks offering easy access to Sterling Avenue, The Museum of Contemporary Art (MOCA) and West Toronto Rail Path Trail. In addition, as shown on the site map, there are a number of mixed-use condominium developments in construction, approved or planned within close proximity of the property.

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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

dmulholland@ccim.net

Stephanie White - Willits, CCIM

Realty

Direct: 647 297-0697

swhitewillits@bosleyrealestate.com

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