

FOR SALE

15 GLENFOREST



PRIME LAWRENCE PARK
OPPORTUNITY

BOSLEY

COMMERCIAL

FOR SALE

15 GLENFOREST RD

THE BUILDING



This distinctive yet versatile building, located at the heart of the Yonge and Lawrence Village Community, is calling for a passionate entrepreneur who is looking to enhance their business inside a beautiful, bright and inspiring space.

Perfect for a single-use tenant, this building boasts floor to ceiling windows, three floors of usable office space (totalling 2,755 sq. ft.) including a fully built-out lower level and a stunning rooftop patio space over-looking the tree-lined Glenforest Road.

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FEATURES

CIVIC ADDRESS	15 Glenforest Road, Toronto
SALE PRICE:	\$2,549,000
NEIGHBOURHOOD:	LAWRENCE PARK
TOTAL RETAIL AREA:	+/- 2,755
CROSSROADS:	YONGE AND LAWRENCE
ZONING:	CR
PARKING:	Ample parking in adjacent Green P lot

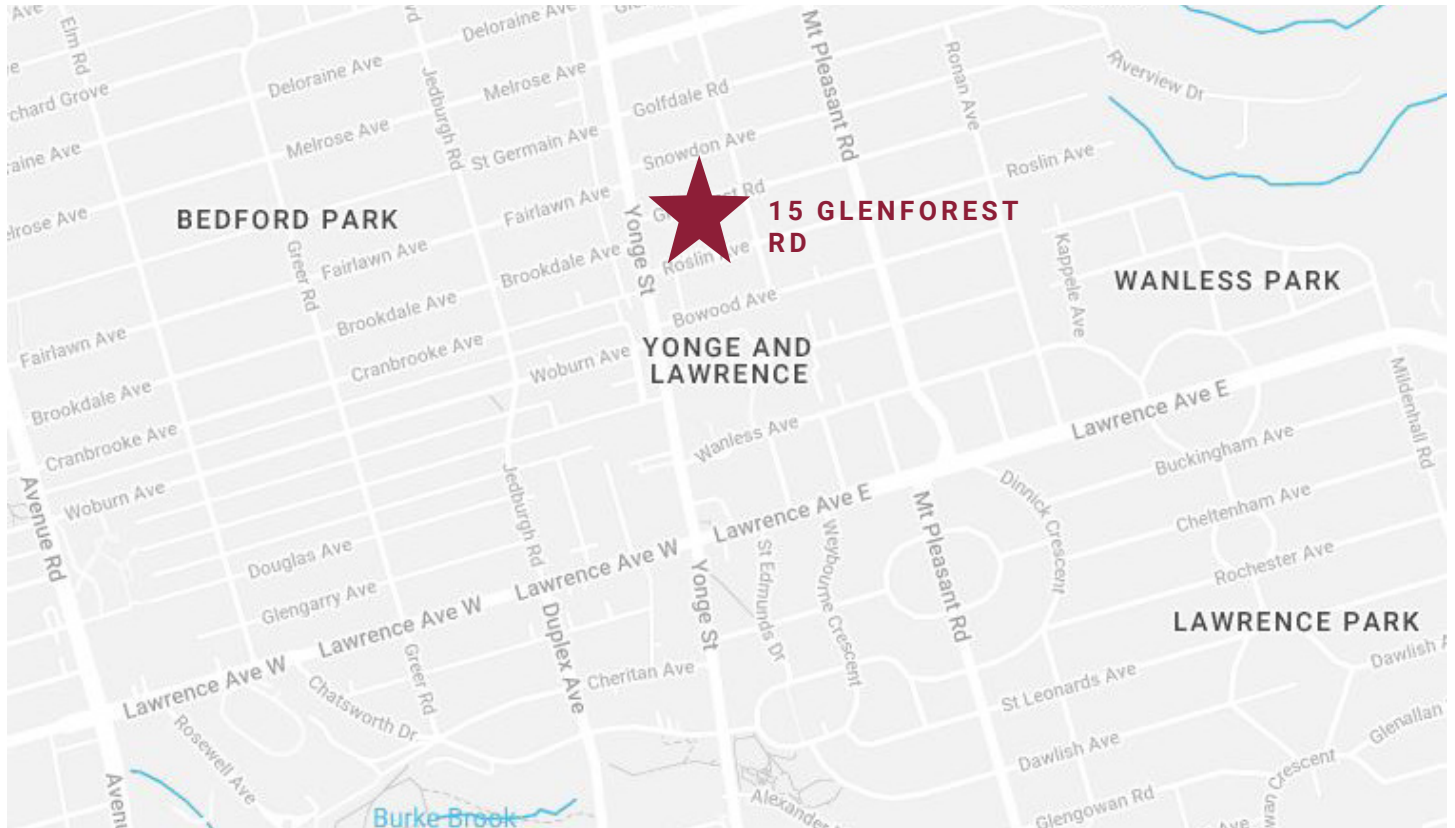
*Income and expenses available upon request



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LOCATION



WALK SCORE*

84

TRANSIT SCORE*

79

BIKE SCORE*

69



YONGE AND
LAWRENCE



2,610
SQ.FT.



DOMINANT
SIGNAGE



LAWRENCE PARK
POPULATION 14,485**



AVG HOUSEHOLD
INCOME \$550,837**



AVERAGE AGE
20-54 YEARS**



AMPLE
PARKING



GREAT CAR
ACCESS

FOR SALE
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Includes 26 parking stalls in GreenP lot

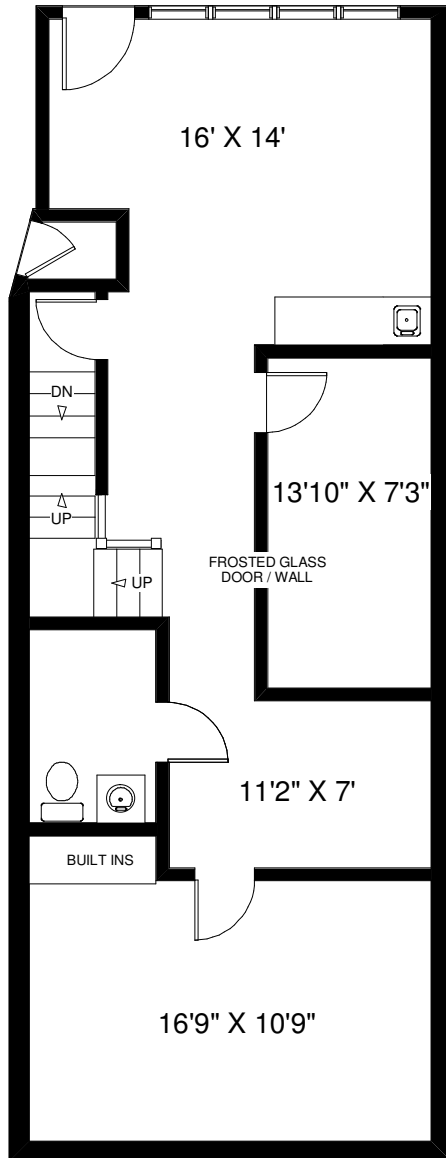


Short walk from Yonge and Lawrence Subway

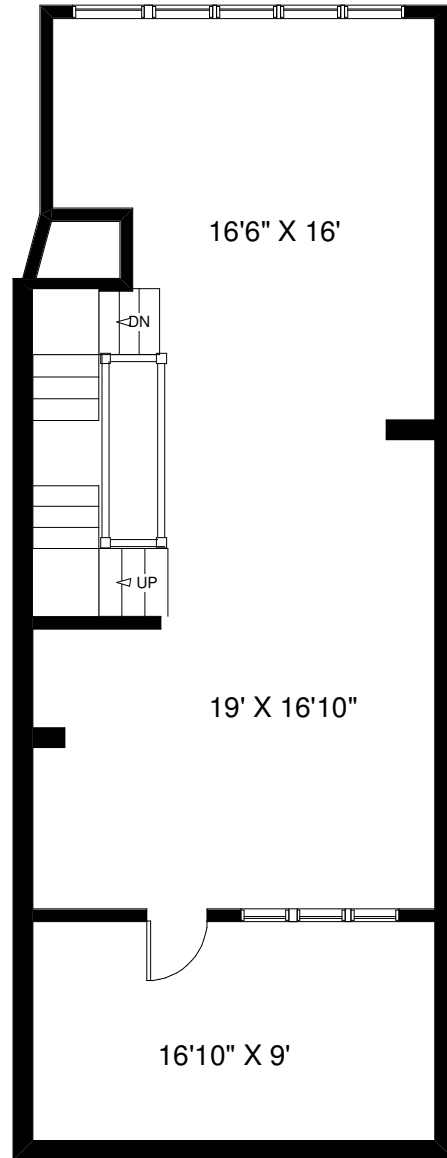
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FLOORPLANS



MAIN FLOOR
APPROXIMATELY 875 SQ FT

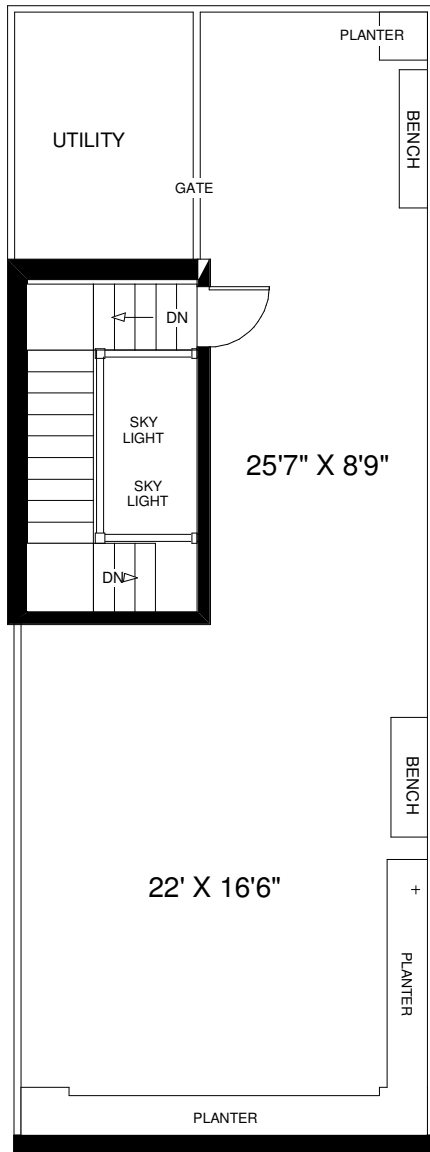


SECOND FLOOR
APPROXIMATELY 875 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

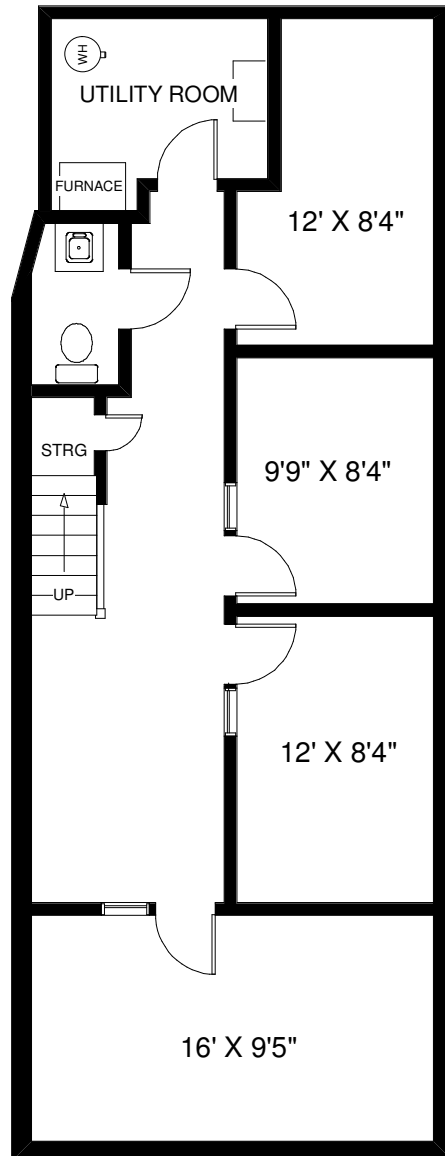
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THIRD FLOOR
APPROXIMATELY 130 SQ FT

ROOF TOP PATIO
APPROXIMATELY 600 SQ FT



LOWER FLOOR
APPROXIMATELY 875 SQ FT

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* [HTTPS://WWW.WALKSCORE.COM/SCORE/1153-QUEEN-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1153-queen-st-w-toronto-on-canada)

** COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)