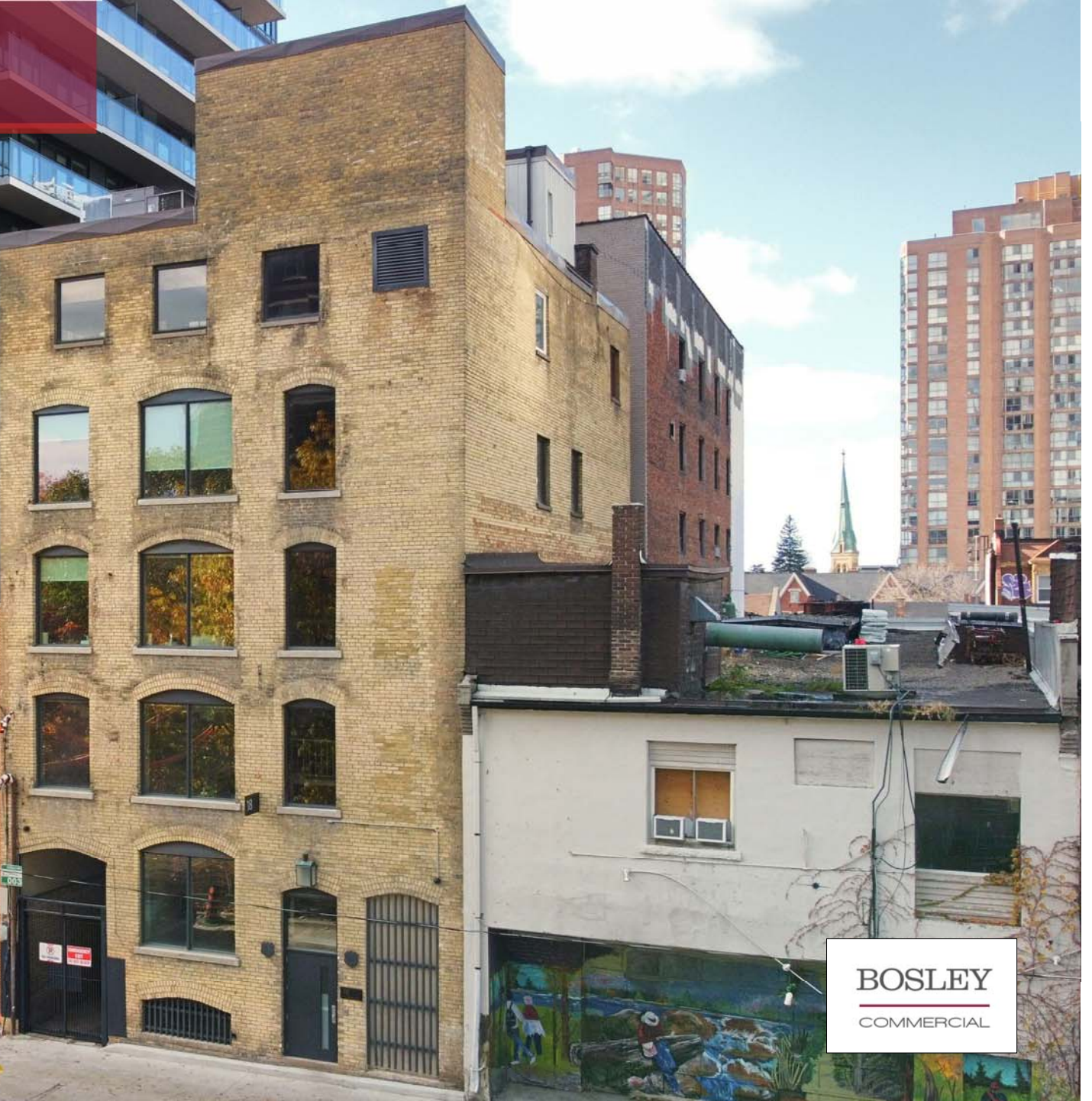


18

FOR SALE

Gloucester
Lane



BOSLEY
COMMERCIAL

FEATURES

BUILDING DETAILS

Building Size :	11,739 sq. ft.
Parking:	Green 'P' with 15 spots immediately outside front entrance.
Lot Size:	35.50 x 60.00 feet
Realty Taxes (2023):	\$43,305.22
Legal Description:	PT LT 14 PL 667 CITY WEST AS IN CA698261;
Asking Price:	\$8,495,000.00

PROPERTY HIGHLIGHTS

- ◆ Located steps to Yonge Street on charming lane fronting on Norman Jewison Park a short walk from Bloor Street
- ◆ 5½ Storeys plus full basement of mixed-use office/creative/residential space with restaurant/retail potential.
- ◆ Excellent opportunity for a user or investor with stable income from well-established Tenants with great up-side potential.
- ◆ Substantial recent renovations include complete refurbishment of 2nd, 3rd & 4th floors, common areas, and most windows.
- ◆ Heritage building with deep historical past as film production and furniture manufacturing facility



18

Gloucester
Lane



PROPERTY DESCRIPTION

18 Gloucester Lane is a unique historical building filled with character offering an excellent opportunity for a user looking for supplementary income or room to expand. The post and beam construction allows for warm, expansive spaces. There has been extensive recent work completed on the building especially to the 2nd, 3rd and 4th floors which feature updated kitchenettes, wash-rooms, separately controlled and metered HVAC systems and updated mechanicals including wiring, plumbing and cabling.

The property is nestled on a lane-way running behind the buildings fronting on the East side of Yonge Street between Isabella and Gloucester Streets. The lane-way also contains a row of Green P parking spaces and the building overlooks Norman Jewison Park.

Both the Wellesley and Bloor Subway Stations are a 5 minute walk to the property. The area is going through a dramatic change. There are over 8 recent mixed-use condo high-rise developments either planned or constructed within 500 meters of the property which will double the population within the next 5 years. This has not only added new affluent residents to the neighbourhood but will improve services and amenities.

The main floor and basement may be suitable for restaurant or café use. Please contact the listing agents for more details.

The upper penthouse levels feature over 2,500 sq. ft. of live/work space and could be renovated into a spectacular owner's suite.



18

Gloucester
Lane



THE BUILDING



18

Gloucester
Lane

PROPERTY HISTORY



18 Gloucester Lane A Piece of History in the Heart of the City

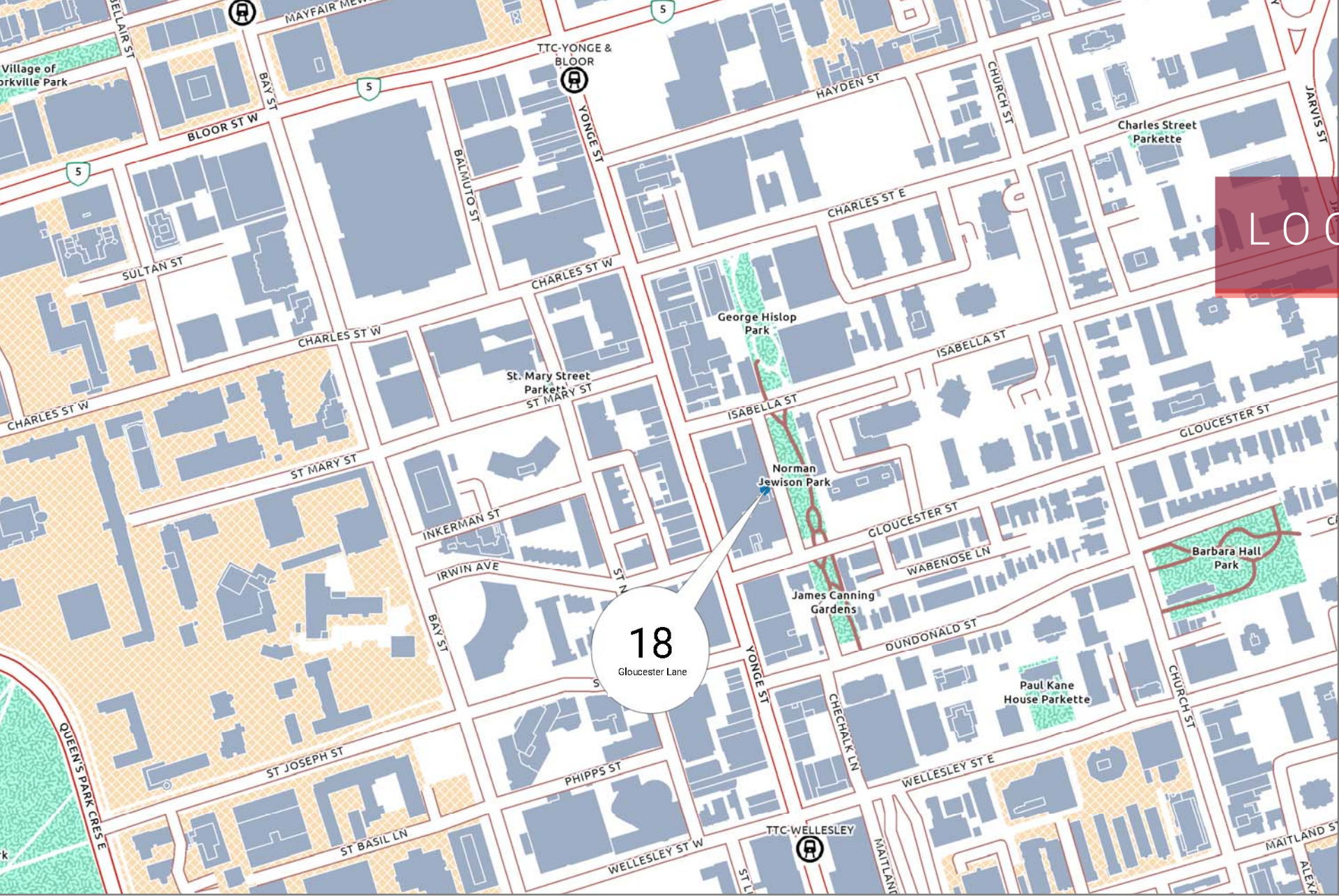
This 5 and half storey property was built for light industrial uses by Lionel Rawlinson, a prominent Toronto cabinet maker and furniture dealer in 1911. Original photos of the cabinetry business still hang on the walls of the newly-renovated 18 Gloucester Lane.

The site was acquired by the internationally acclaimed film director and producer Norman Jewison following his return to Canada in 1978. Many of Norman's films were developed in the building with writers flying to Toronto to work on scripts along with the production teams doing their magic. The rooms were alive with editors and creatives producing masterpieces such as Agnes of God, Moonstruck, Only You, The Hurricane, and The Statement; to name a few.

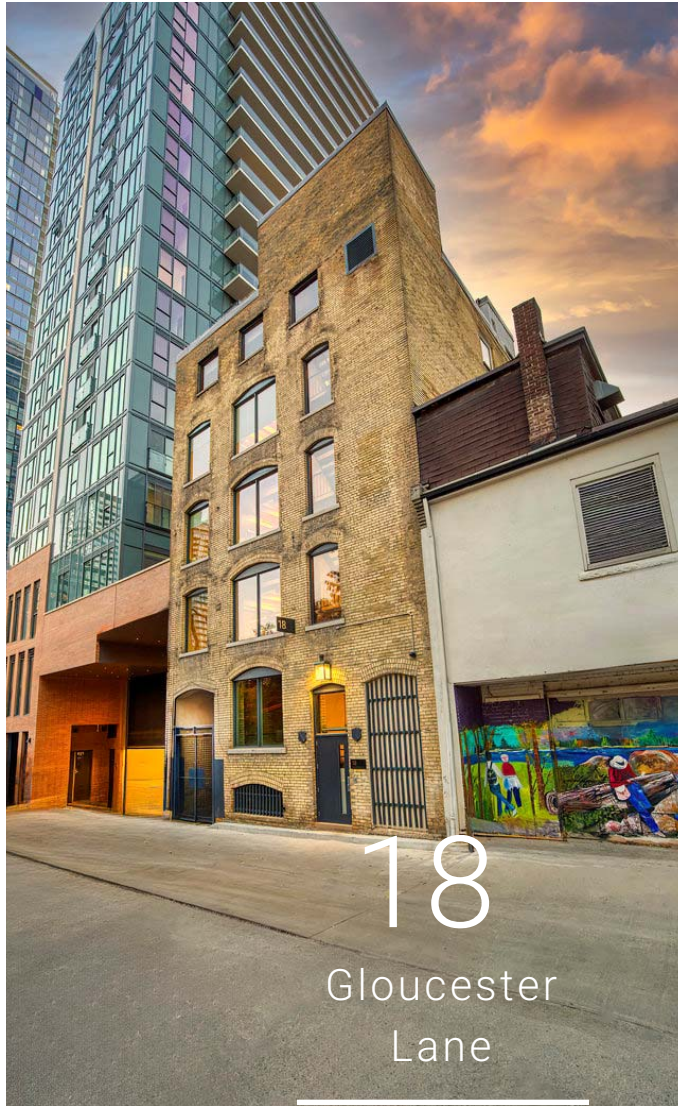
In recognition of Mr. Jewison's contribution to the city, the parkette which the property overlooks was named the Norman Jewison Park. The park is in the midst of a major renovation with a scheduled completion of the Summer 2024 with new access to the park just steps from the front door.

18

Gloucester
Lane



LOCATION



18

Gloucester Lane

Norman Jewison Park - Perspective



Entry from Gloucester Street into Norman Jewison Park, looking north toward the dog relief area and Barney's Fountain.



Norman Jewison Park - Perspective

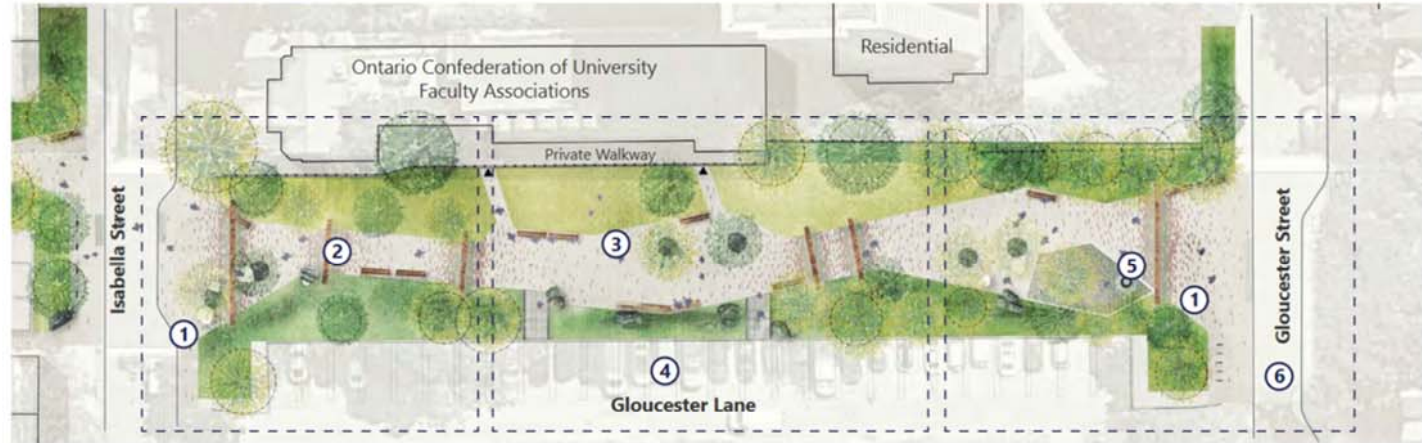


Norman Jewison Park, looking southward toward the central lawn, feature bench, and interpretive bioswale.



Norman Jewison Park

Preferred Concept Plan



- ① Entry Plaza
- ② Corten Steel Arch w. Lighting
- ③ Central Lawn
- ④ TPA Parking Lot
- ⑤ Dog Relief Area & Barney's Fountain
- ⑥ Pedestrianized Crossing

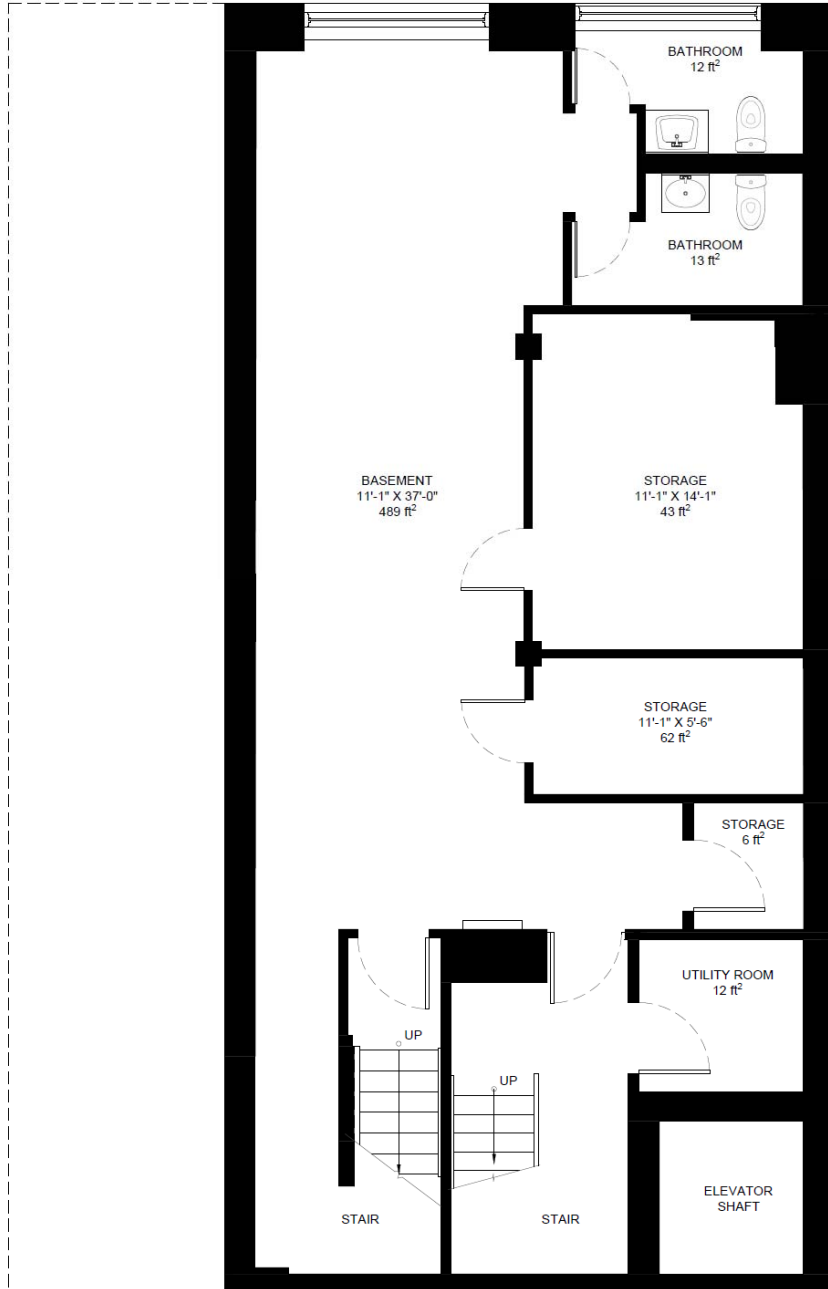


NORMAN JEWISON PARK

18

Gloucester Lane

BASEMENT



FLOOR PLANS

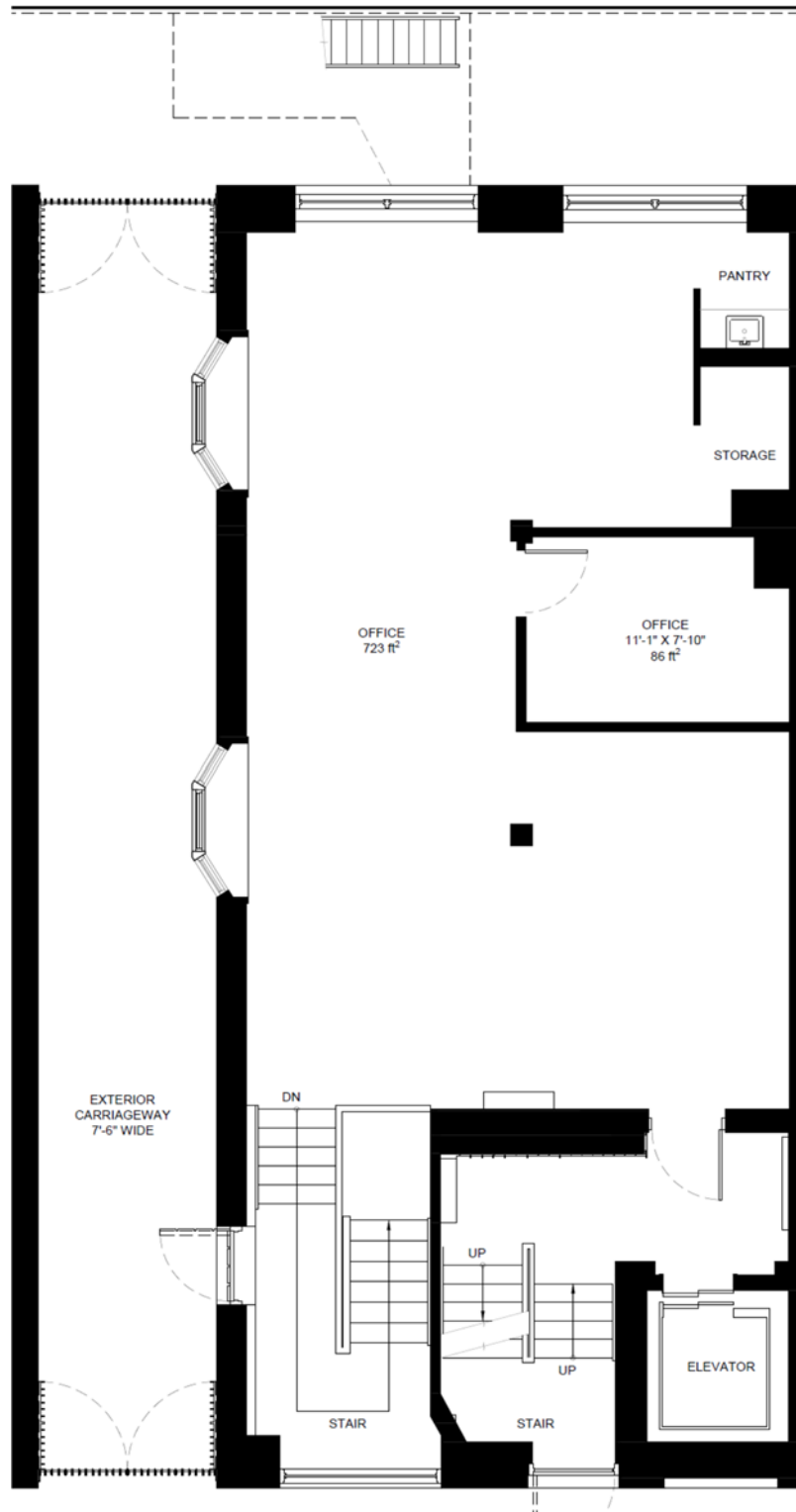
Size: 1,438 sq. ft.

Tenancy: Common Area.
Washrooms used by main floor tenant.

Description: 2 washrooms, storage and utility area with high ceilings.



MAIN FLOOR

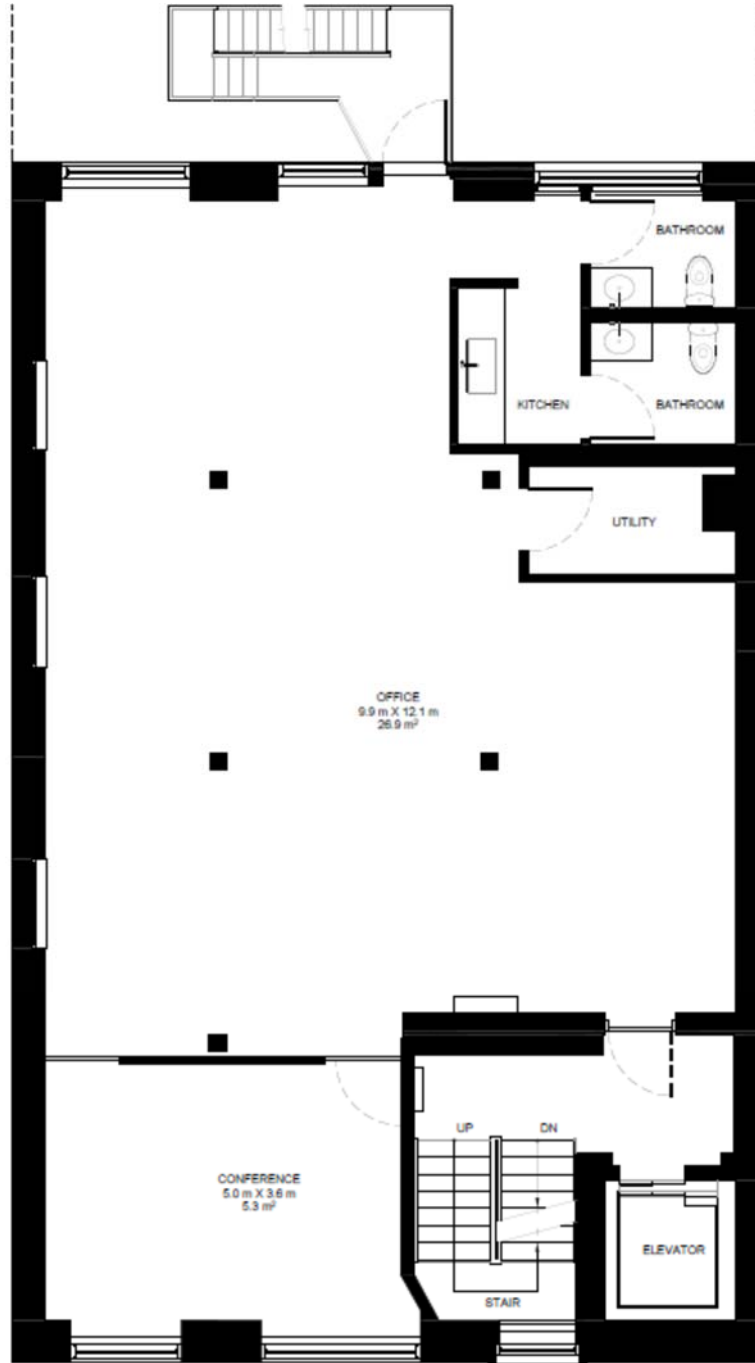


FLOOR PLANS

- Size: 1,947 sq. ft. including Exterior Carriageway.
- Tenancy: Leased until June 30, 2025 with relocation clause.
- Description: 1 private office, Large Open Area, pantry & storage



SECOND FLOOR



18 COLCHESTER - SECOND FLOOR PLAN
SCALE 1:50
OCTOBER 23, 2023

Gross Floor Area - 180.9 m²

FLOOR PLANS

Size: 1,947 sq. ft.

Tenancy: Leased until February 29, 2028.

Description: Fully Renovated Open Area with Conference Room, 2 washrooms & Kitchenette



THIRD FLOOR



FLOOR PLANS

Size: 1,947 sq. ft.

Tenancy: Leased until April 30, 2024.

Description: Fully Renovated with reception, 1 private offices, Conference Room, 2 washrooms & Kitchenette



FOURTH FLOOR



FLOOR PLANS

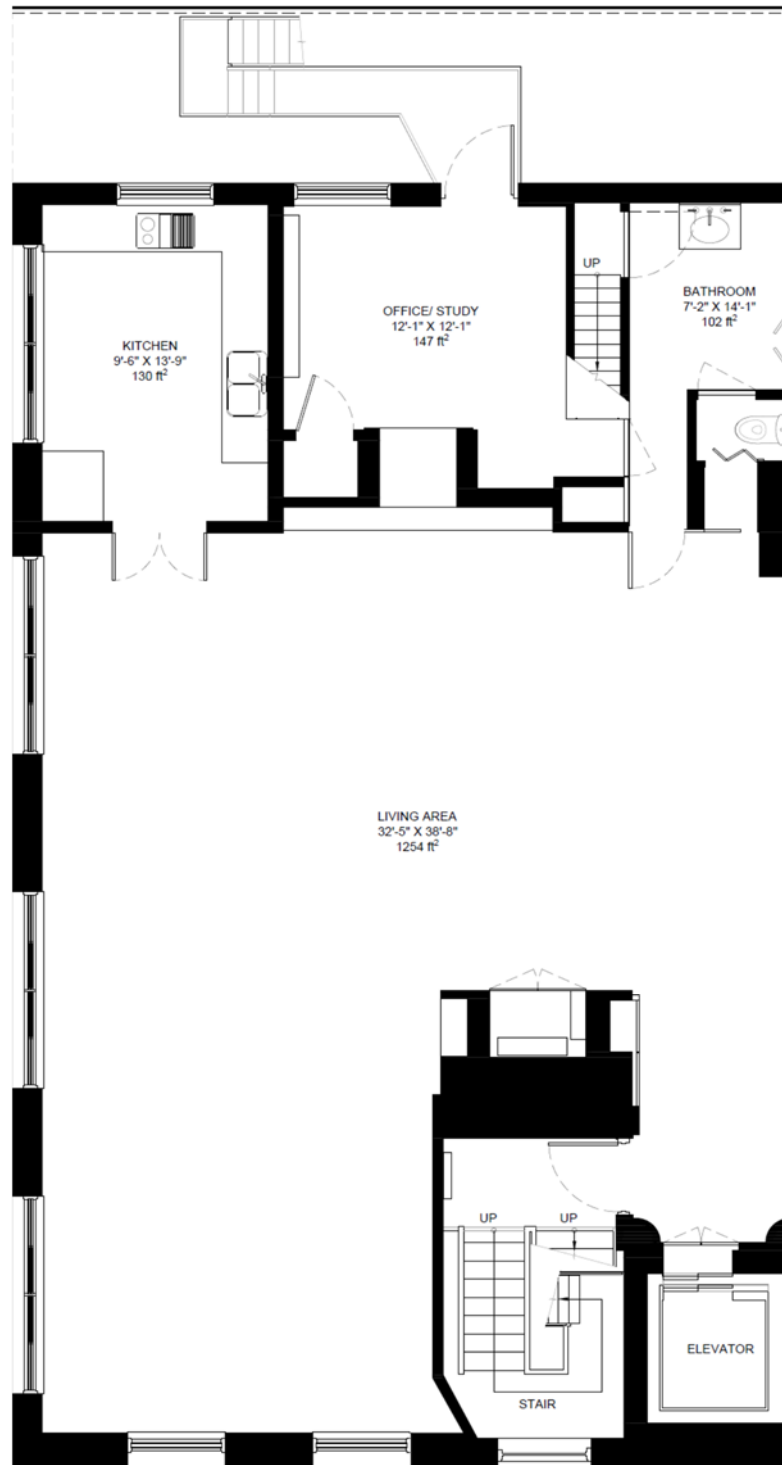
Size: 1,947 sq. ft.

Tenancy: Leased until January 31, 2026 with 5 year renewal option.

Description: Fully Renovated with reception, 2 private offices, Large Open Area, 2 washrooms & Kitchenette



FIFTH FLOOR



FLOOR PLANS

Size: 1,947 sq. ft.

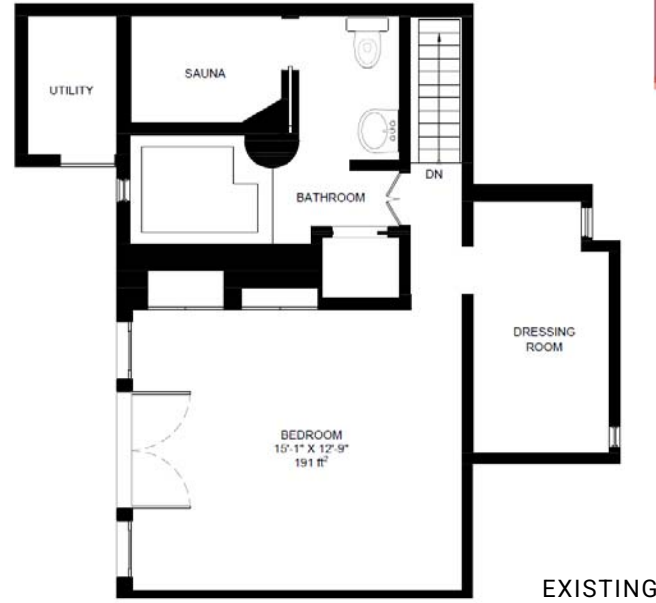
Tenancy: Owner occupied

Description: Combined w/ 6th Floor. Currently Live/Work space with living area, kitchen, large open space, and fireplace.

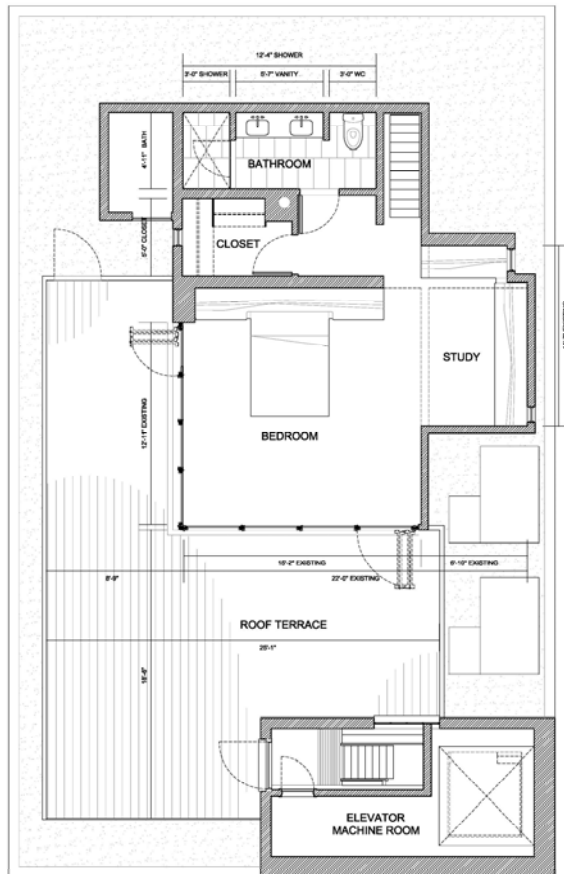


SIXTH FLOOR

FLOOR PLANS



EXISTING



RENOVATION CONCEPT



VIEW

Size: 566 sq. ft.

Tenancy: Owner occupied.

Description: Combined w/ 5th Floor. Currently Live/Work space with potential for large deck overlooking park.



RECENT DEVELOPMENTS

8 Gloucester Street



Name	The Ivy
Status	Under Construction
Stories	34
Units	232

646 Yonge Street



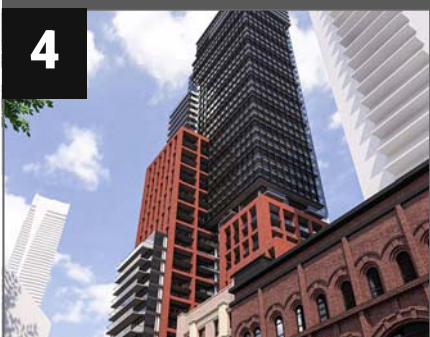
Name	
Status	Pre Construction
Stories	75
Units	548

599 Yonge Street



Name	The Gloucester on Yonge
Status	Completed
Stories	44
Units	528

619-637 Yonge Street



Name	The Ivy
Status	Pre Construction
Stories	57
Units	606

645 Yonge Street

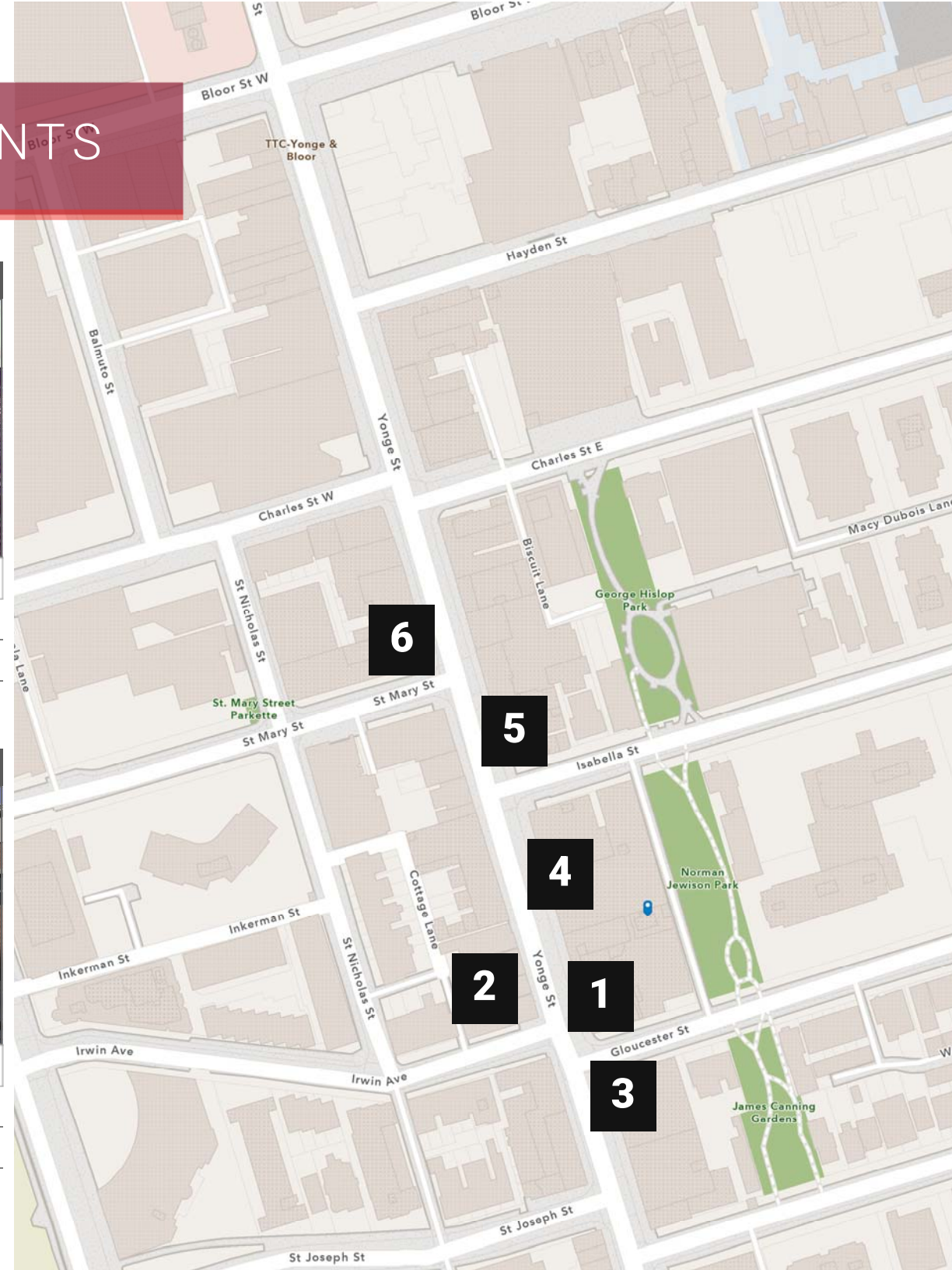


Name	
Status	Pre Construction
Stories	76
Units	678

10 St. Mary Street



Name	
Status	Pre Construction
Stories	50
Units	495





DEMOGRAPHICS

BOSLEY
COMMERCIAL

TRENDING REPORT

18 Gloucester Lane, Toronto, Ontario, M4Y 1L5

18 Gloucester Lane, Toronto, Ontario, M4Y 1L5

0.3 kilometers

32,793
Population

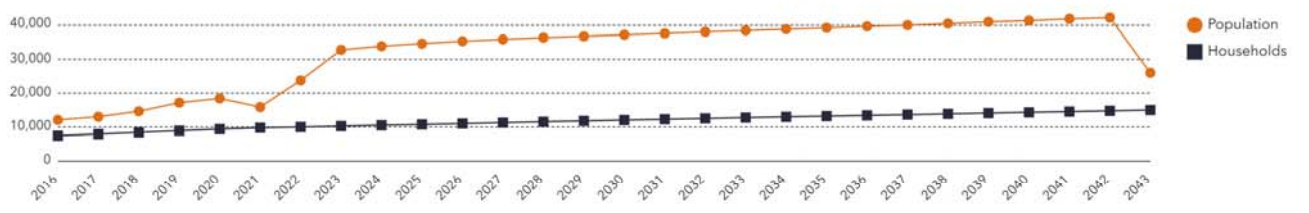
31.7
Median Age

10,288
Households

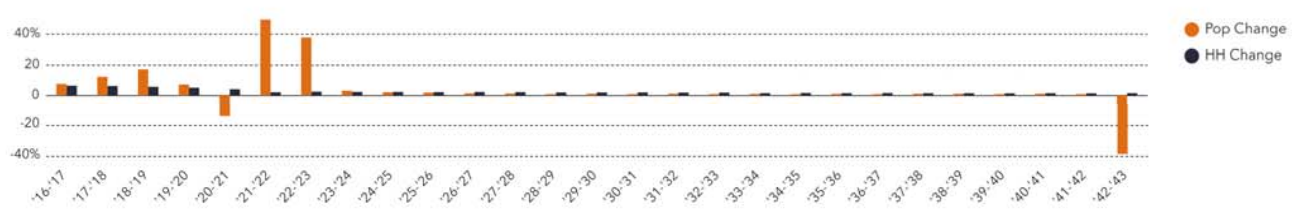
CA\$65,811
Median Income



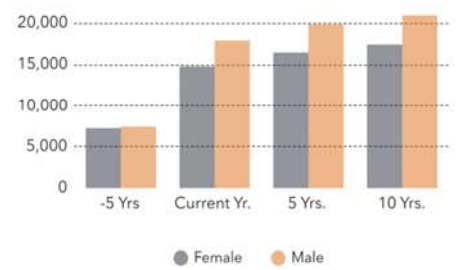
Population and Household Counts



Population and Household Percent Changes



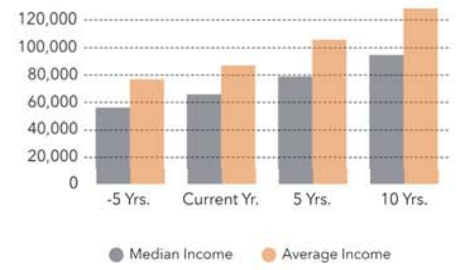
Gender Population Trends



Houses & Apartments Trends



Median & Average Income Trend



18

FOR SALE

Gloucester
Lane

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Realtor
Vice-President - Commercial Division

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