



FOR SALE

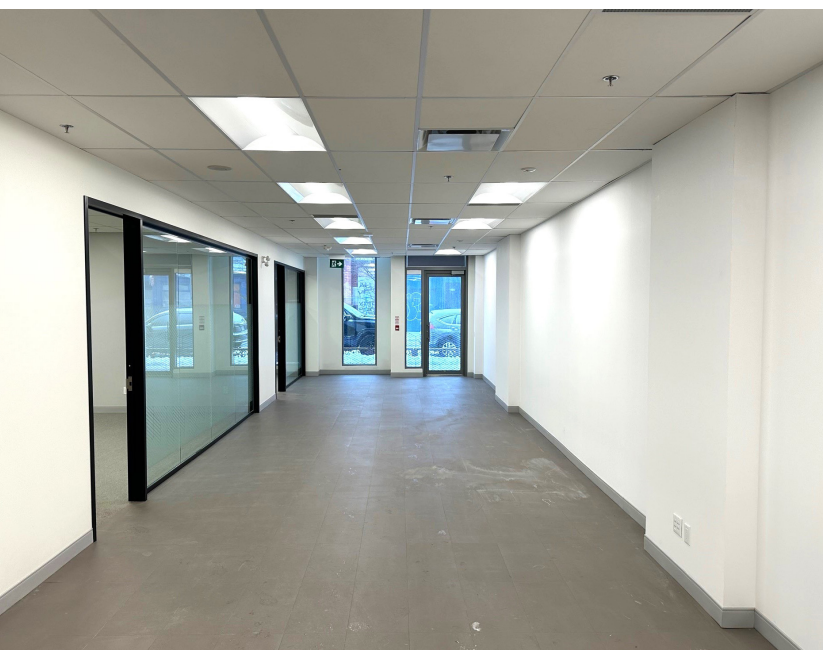
BUILT-OUT RETAIL/OFFICE SPACE

3,121 SF LAST REMAINING UNIT

32 GLADSTONE AVENUE, TORONTO

ASKING PRICE: \$1,972,500





Asset Overview



Fully constructed turn-key modern office/retail commercial condominium space. Excellent near-term occupancy option in West Queen West for a wide range of uses.



Adjacent uses in the complex include Dental, Shared Office, Grocery, Medical & Quick Service Retail.



Located in prime West Queen West, high traffic node, adjacent to Liberty Village.

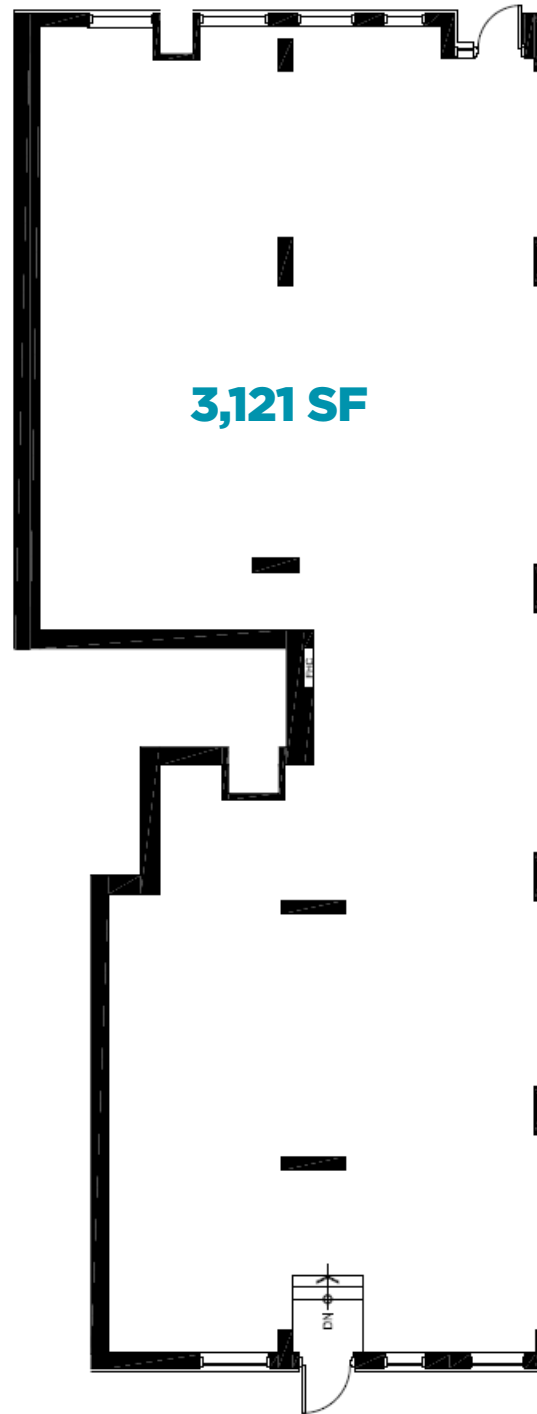
Property Details

Address 32 Gladstone Avenue, Toronto

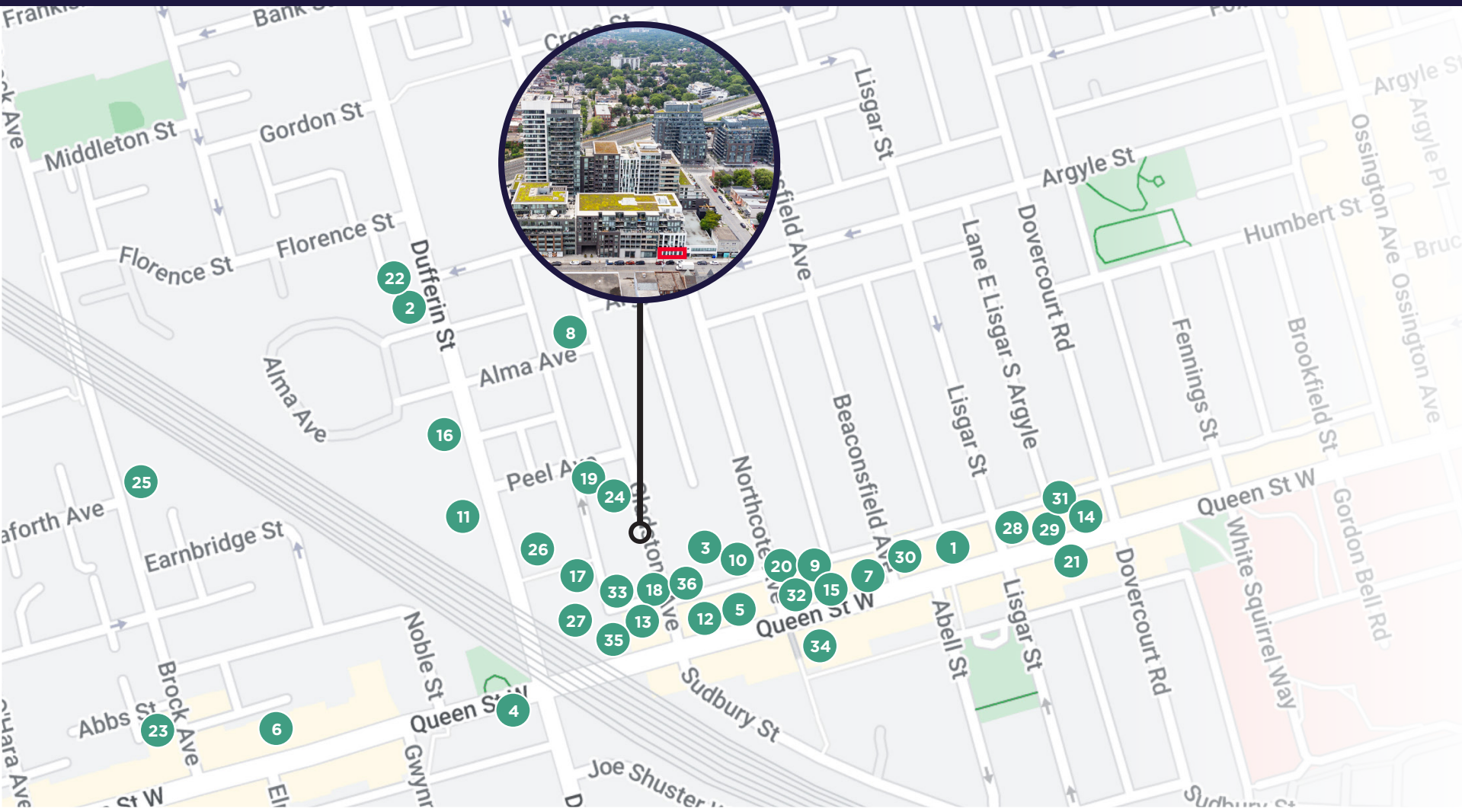
Unit Sizes
UNIT B:
Option 1: 6,541 SF -- \$4,125,000
Option 2: Unit B-1: 3,121 SF - \$1,972,500
Option 3: Unit B-2: 3,413 SF -- \$2,152,500 **Sold**

CAM & Tax Rate \$13.91 (2025)

Floor Plan











Asking Price
6,541 SF — \$4,125,000
UNIT B-1: 3,121 SF - \$1,972,500
UNIT B-2: 3,413 SF — \$2,152,500 **SOLD**



Neighbourhood Amenities

- | | |
|-------------------------------|--------------------------|
| 1. Bar Prima | 19. Pavilion |
| 2. Bather | 20. Pizzaiolo |
| 3. BMO | 21. Rexall |
| 4. Bom Dia Café & Bakery | 22. Rooms Coffee |
| 5. Boogie | 23. Sam James Coffee Bar |
| 6. Craigs Cookies | 24. Smythe |
| 7. Death & Taxes Free House | 25. SOMA chocolatemaker |
| 8. Fix Coffee + Bikes | 26. Spaces |
| 9. Florette | 27. Starbucks |
| 10. FreshCo | 28. The Burger's Priest |
| 11. G Mercato Italian Kitchen | 29. The Dog & Bear Pub |
| 12. J's Steak Frites | 30. The Drake |
| 13. Metro | 31. The Good Son |
| 14. Motiv Pilates | 32. The Goods |
| 15. Neon Tiger | 33. The Running Physio |
| 16. One More Round Boxing | 34. Tim Hortons |
| 17. Paik's Bakes | 35. Wine Shop |
| 18. Island Foods | 36. Gladstone House |

Demographic - 5km

| | |
|---|---|
|  Population 221,057 |  Traffic Score 87 |
|  Daytime Population 335,602 |  Pedestrian Score 99 |
|  Total Households 112,428 |  Transit Score 92 |
|  Avg. Household Income 118,047.5 |  Incoming Building Units 2,007 |



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 32 Gladstone Avenue, Toronto, Ontario. The Property is offered for sale at a price of \$1,972,500. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

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