



# FOR SALE

## BUILT-OUT RETAIL/OFFICE SPACE

### 3,128 SF




**32 GLADSTONE AVENUE  
TORONTO**

**ASKING PRICE: \$1,972,500**





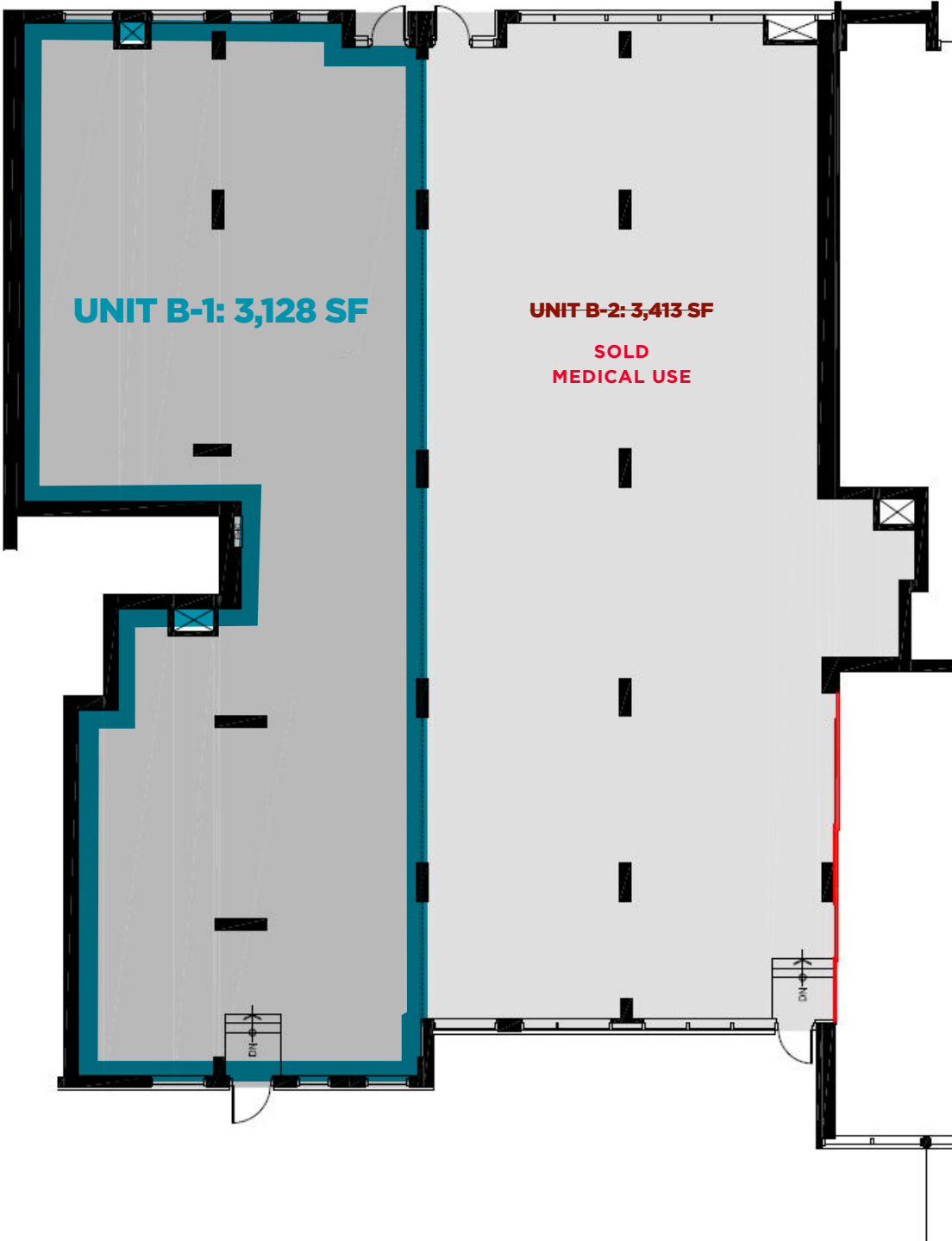
## Asset Overview

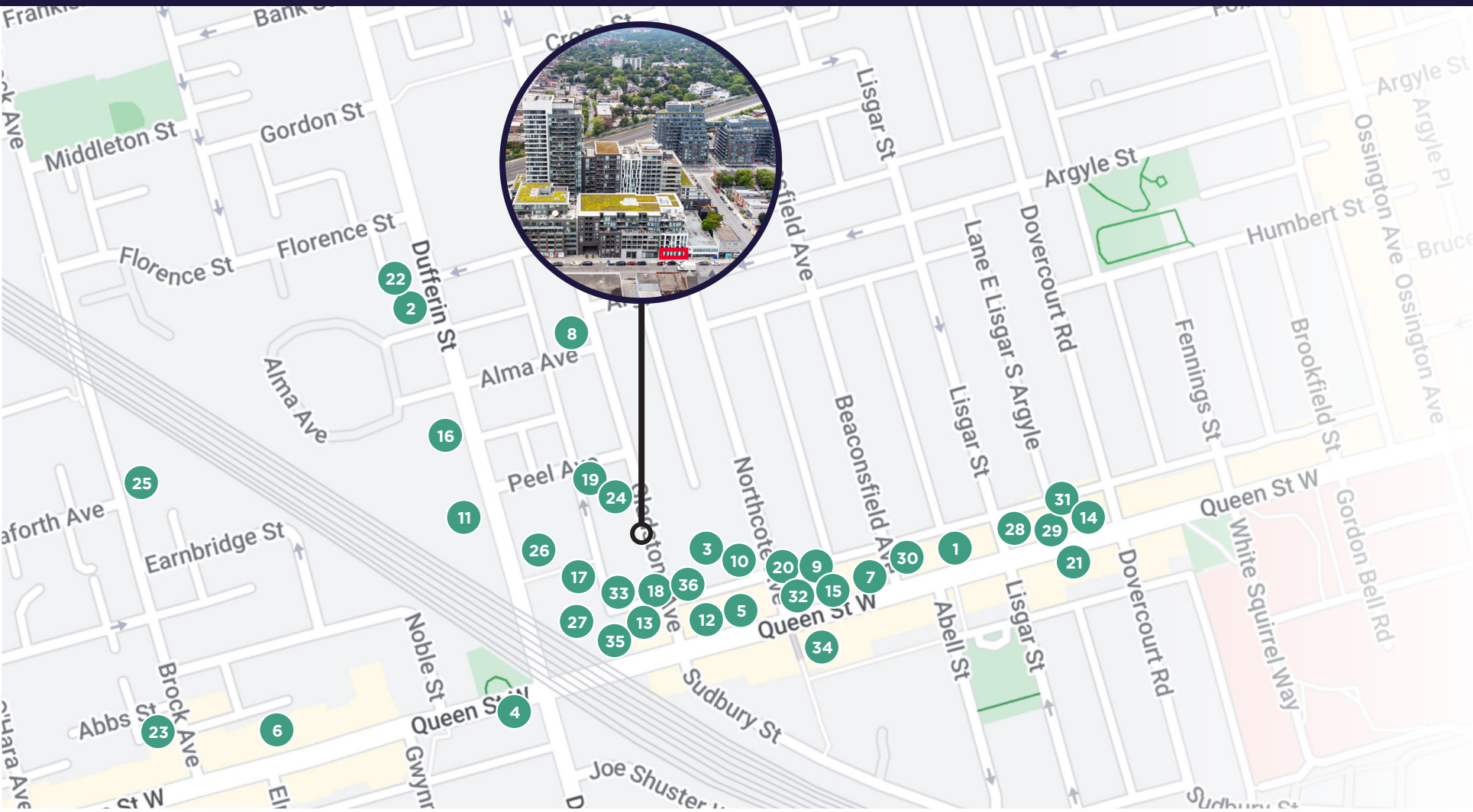
-  Fully constructed turn-key modern office/retail commercial condominium space. Excellent near-term occupancy option in West Queen West for a wide range of uses.
-  Adjacent uses in the complex include Dental, Shared Office, Grocery, Medical & Quick Service Retail.
-  Located in prime West Queen West, high traffic node, adjacent to Liberty Village.

## Property Details

Address	20 Gladstone Avenue, Toronto
Unit Sizes	UNIT B: Option 1: 6,541 SF -- \$4,125,000 Option 2: Unit B-1: 3,128 SF - \$1,972,500 Option 3: Unit B-2: 3,413 SF -- \$2,152,500 <b>Sold</b>
CAM & Tax Rate	\$13.91 (2025)

Floor Plan





Neighbourhood Amenities

1.

Bar Prima
2.

Bather
3.

BMO
4.

Bom Dia Café & Bakery
5.

Boogie
6.

Craigs Cookies
7.

Death & Taxes Free House
8.

Fix Coffee + Bikes
9.

Florette
10.

FreshCo
11.

G Mercato Italian Kitchen
12.

J's Steak Frites
13.

Metro
14.

Motiv Pilates
15.

Neon Tiger
16.

One More Round Boxing
17.

Paik's Bakes
18.

Island Foods
19.

Pavilion
20.

Pizzaiolo
21.

Rexall
22.

Rooms Coffee
23.

Sam James Coffee Bar
24.

Smythe
25.

SOMA chocolatemaker
26.

Spaces
27.

Starbucks
28.

The Burger's Priest
29.

The Dog & Bear Pub
30.

The Drake
31.

The Good Son
32.

The Goods
33.









The Running Physio
34.

Tim Hortons
35.

Wine Shop
36.

Gladstone House

Demographic - 5km

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



## Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") to seek proposals for the disposition of 20 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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