



FOR SALE

BUILT-OUT RETAIL/OFFICE SPACE

UP TO 6,541 SF




**20 GLADSTONE AVENUE
TORONTO**

ASKING PRICE: \$4,125,000





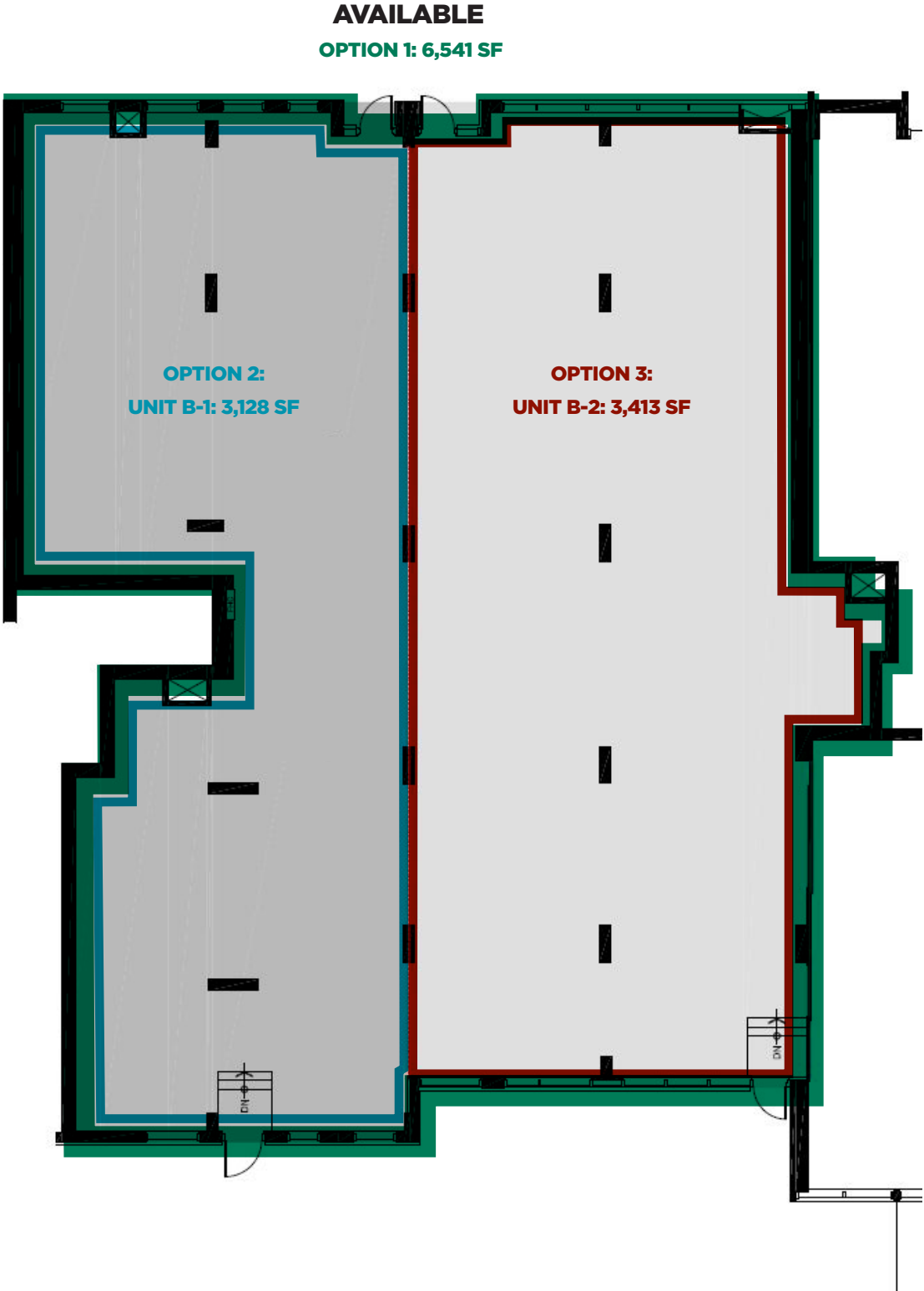
Asset Overview

-  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

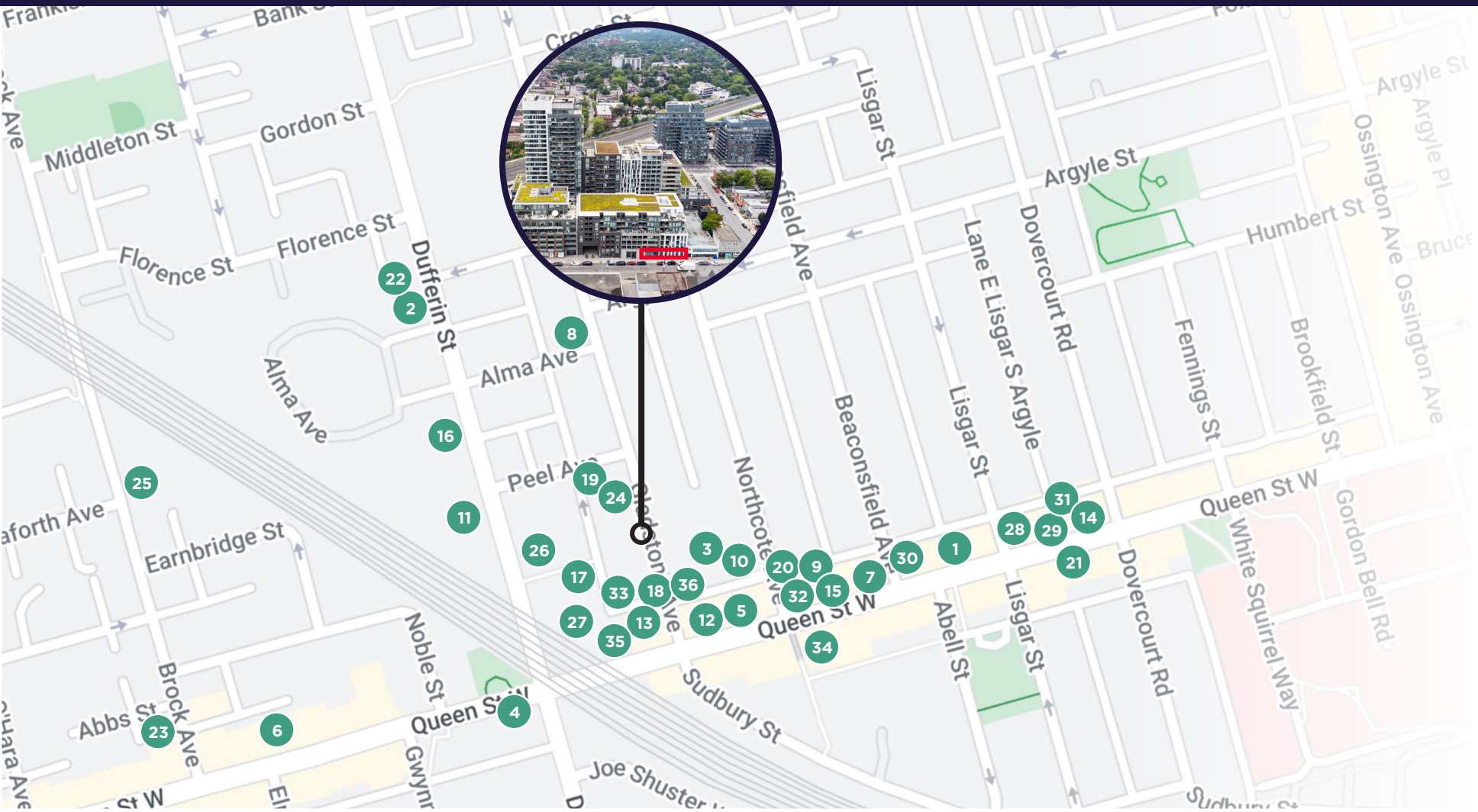
Address	20 Gladstone Avenue, Toronto
Unit Sizes	UNIT B: Option 1: 6,541 SF - \$4,125,000 Option 2, Unit B-1: 3,128 SF - \$1,972,500 Option 3, Unit B-2: 3,413 SF - \$2,152,500
CAM & Tax Rate	\$13.91 (2025)

Floor Plan



Gallery





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

Population
221,057

Daytime Population
335,602

Total Households
112,428

Avg. Household Income
118,047.5

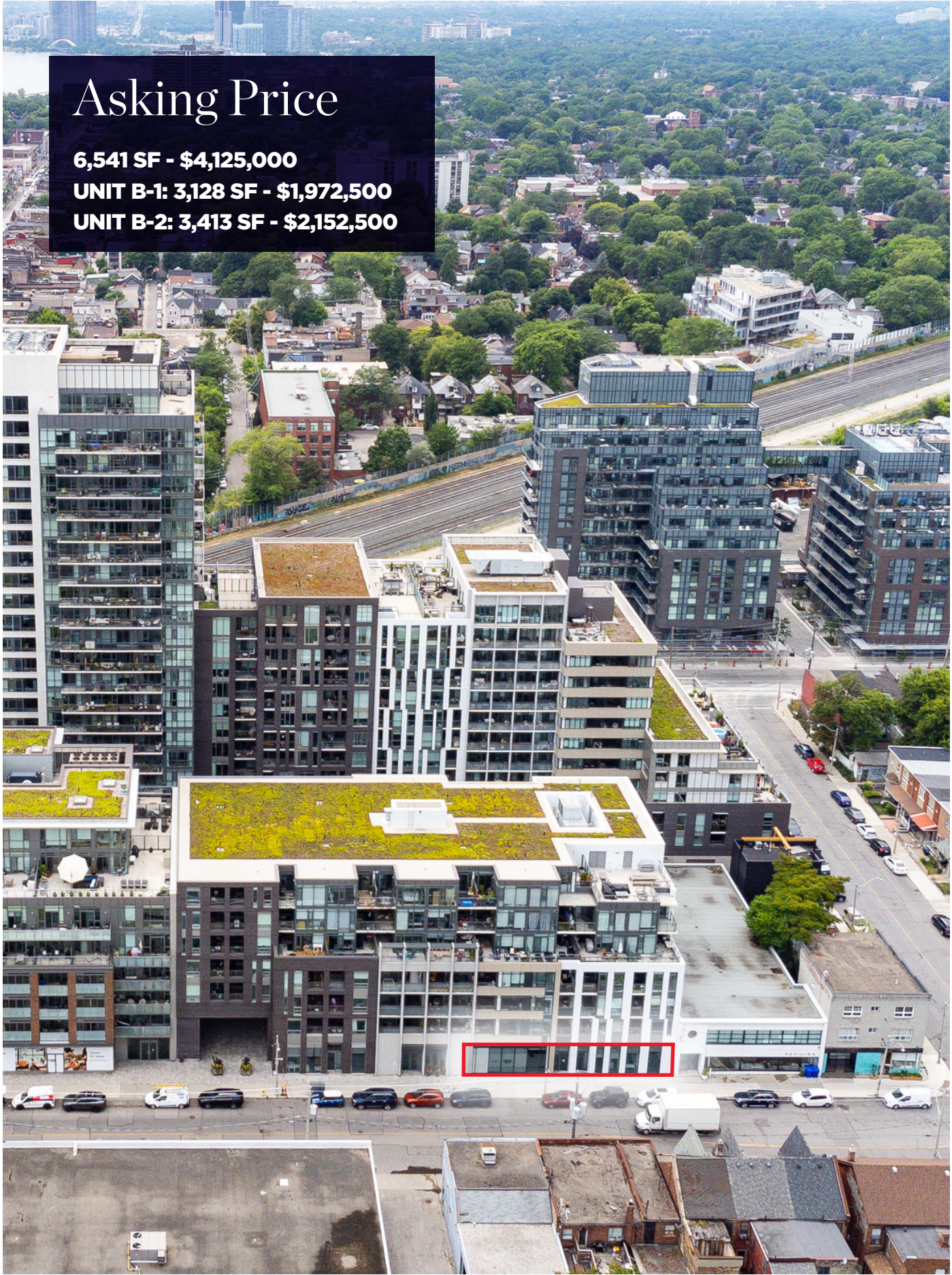
Traffic Score
87

Pedestrian Score
99

Transit Score
92

Incoming Building Units
2,007





Asking Price

6,541 SF - \$4,125,000
UNIT B-1: 3,128 SF - \$1,972,500
UNIT B-2: 3,413 SF - \$2,152,500

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 \$4,125,000. 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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