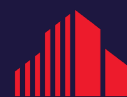


FOR SALE | 6,377 SF BOUTIQUE BUILDING

# 1982 ISLINGTON AVENUE

TORONTO, ON

PRICE REDUCTION



CUSHMAN &  
WAKEFIELD



# 1982 ISLINGTON AVENUE TORONTO, ON



## OPPORTUNITY OVERVIEW

Welcome 1982 Islington Avenue, also commonly referred to as Briarcrest Manor. The building was originally designed for a single occupier, and is now home to three tenants that share common entrance to the building. This boutique commercial property and beautiful lands come with a rich history and significant charm. This 6,377 SF building (inclusive of 1,122 walk-out basement) is situated on 1.55 acres of which 0.9 acres are protected ravine lands and not developable without further application and municipal/ministry approval.

The property is currently tenanted by a children's daycare (3,146 SF), a legal office (500 SF) and a massage therapist (292 SF), all on month to month or short-term leases and there is approximately 2,500 SF of vacant space available for immediate occupancy. The property is zoned CL (Limited Commercial) and allows for a wide range of uses (see next page 4).

The Vendor has conducted a recent building condition report which is available upon NDA. The roofing (premium grade composite resin shake) was replaced in 2018, at an approximate cost of \$200,000 and comes with a lifetime warranty.

This is an excellent opportunity for a new beginning at a building with a storied past.

## TENANTS USES IN PLACE:

Daycare	3,146 SF (exclusive access to playground area on north side)
Massage Therapy	292
Lawyer	499
Vacant Area	2,440

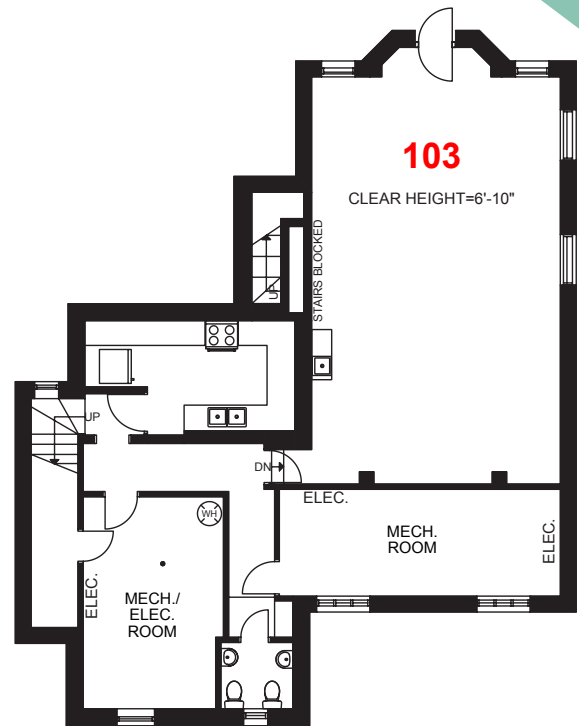
## OFFERING DETAILS:

Asking Price	\$2,950,000 (\$463 PSF)
Building size	6,377 SF (includes 1,122 walk out basement)
Land Size	1.53 Acres (0.63 developable)
Tenants	3
Taxes	\$28,563.96 (2025)
Year Built	1936
Developer	Frank Ridley

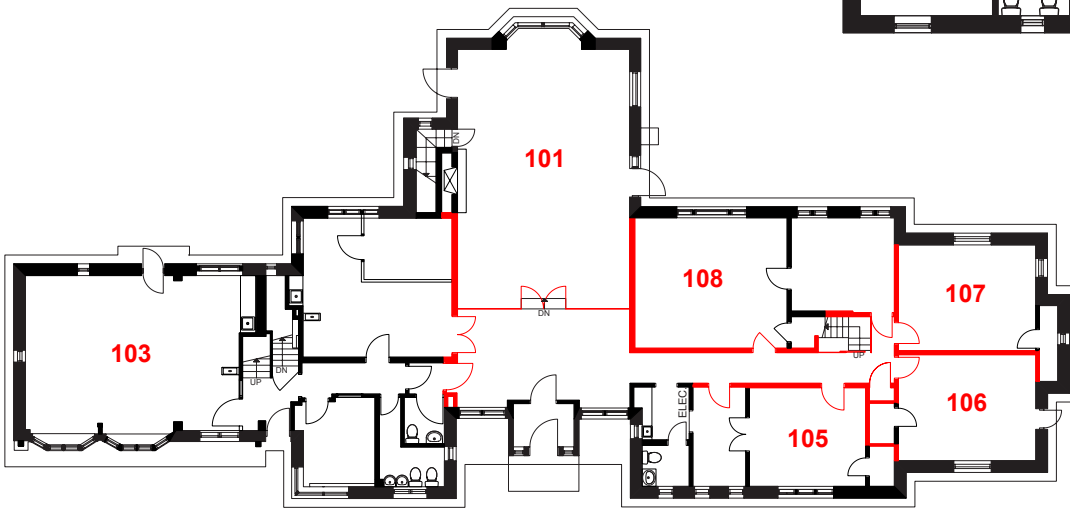
# FLOOR PLANS

1982 ISLINGTON AVENUE  
TORONTO, ON

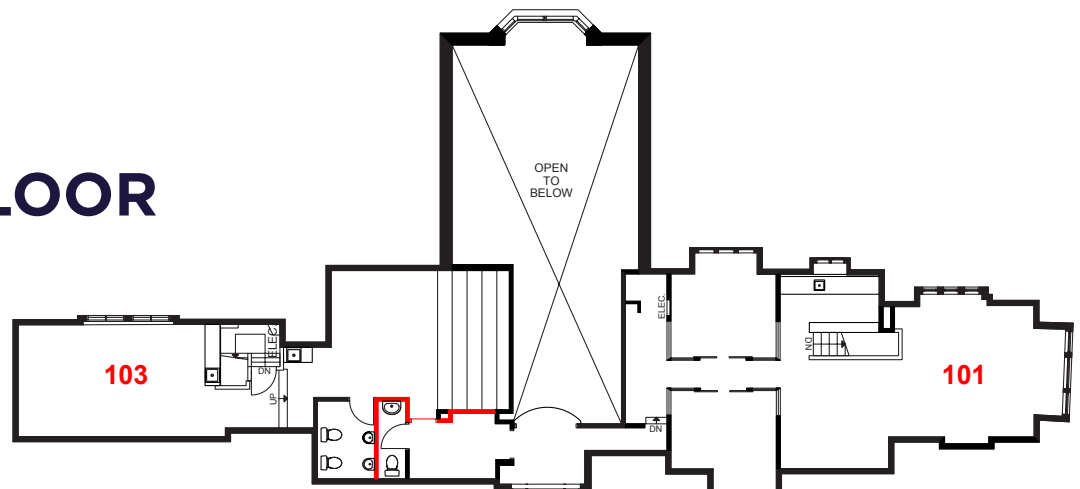
## BASEMENT



## FIRST FLOOR



## SECOND FLOOR



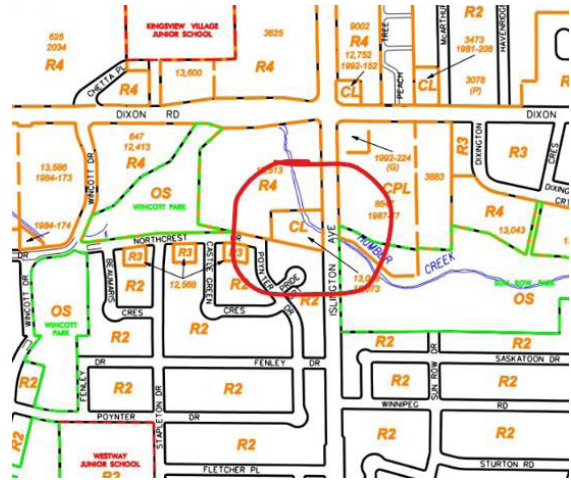
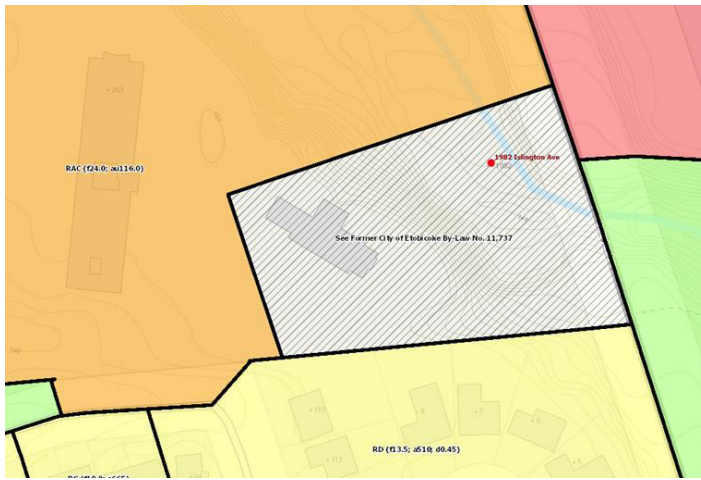
# ZONING PERMITTED USES & SURVEY

## 1982 ISLINGTON AVENUE

### TORONTO, ON

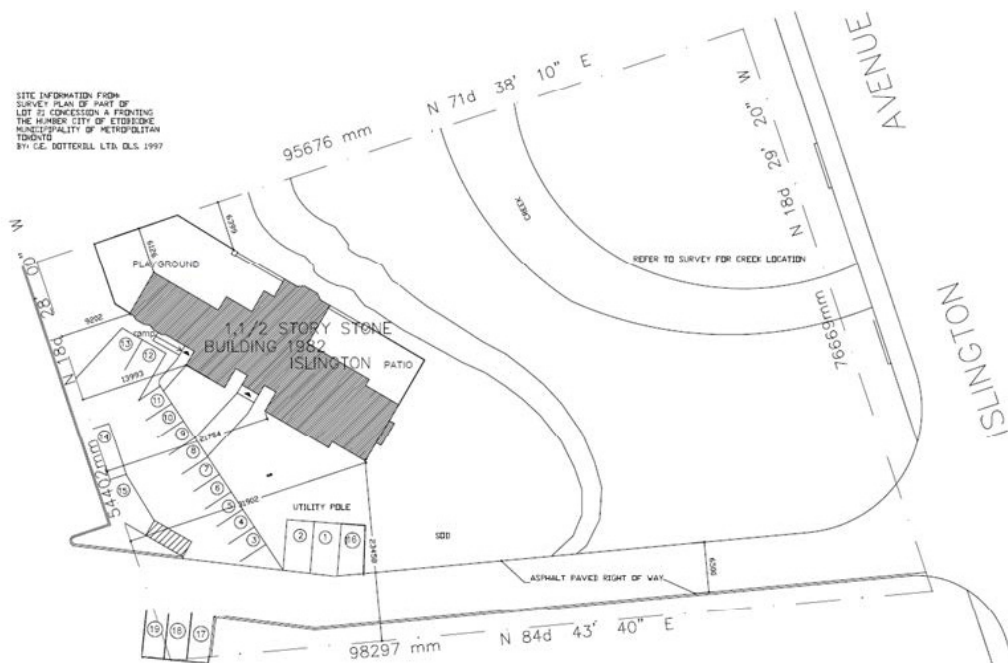
The property is is zoned CL (Limited Commercial Zone) which allows for a variety of uses as seen below.

Subject to section 320-9B of the Zoning By-Law, no building or structure shall be erected, structurally altered, enlarged or maintained to exceed fourteen (14) meters in height.



## PERMITTED USES

- General office uses (wide range)
- Restaurant
- Private Club
- Schools (Public, private, separate)
- College
- Museum
- Day Nurseries and Nursery School
- Church
- Church Halls
- Library
- Art Gallery
- Fraternal societies





# 1982 ISLINGTON AVENUE

## TORONTO, ON

### FLOOR AREAS

	Boundary Areas	Exclusions	Floor Rentable Areas	Tenant Usable Area	Occupant Areas	Floor Usable Area	Building Service Area	Floor Allocations Ratio	Floor Allocations	Building Amenity & Service Areas	Rentable Areas	Load Factors
BASEMENT												
Suite 103				936.97	936.97	936.97			936.97		1,122.20	1.1977
Building Service Area							533.28			533.28		
Floor Totals	1,470.25	0	1,470.25	936.97	936.97	936.97	533.28	1.0000000	936.97	533.28	1,122.20	
FLOOR 1												
Suite 101				621.90	621.90	621.90			621.90		744.84	1.1977
Suite 103				1,042.14	1,042.14	1,042.14			1,042.14		1,248.16	1.1977
Suite 105				243.57	243.57	243.57			243.57		291.72	1.1977
Suite 106				211.76	211.76	211.76			211.76		253.62	1.1977
Suite 107				211.47	211.47	211.47			211.47		260.46	1.1977
Suite 108				416.87	416.87	416.87			416.87		499.28	1.1977
Building Service Area							519.35			519.35		
Floor Totals	3,369.63	96.57	3,273.06	2,753.51	2,753.71	2,753.71	519.35	1.0000000	2,753.71	519.35	3,298.09	
FLOOR 2												
Suite 101				986.51	986.51	986.51			986.51		1,181.53	1.1977
Suite 103				647.51	647.51	647.51			647.51		775.52	1.1977
Floor Totals	1,698.76	64.74	1,634.02	1,634.02	1,634.02	1,634.02		1.0000000	1,634.02		1,957.05	
Building Totals	6,538.64	161.31	6,377.33	5,324.70	5,324.70	5,324.70	1,052.63		5,324.70	1,052.63	6,377.33	

# HISTORICAL ATTRIBUTES

## 1982 ISLINGTON AVENUE

### TORONTO, ON

The existing building has been commonly referred to as Briarcrest Manor. It is a small two-story building located on a raised plateau of land on the west side of Islington south of Dixon road, overlooking a ravine and a small Humber creek tributary. It is constructed with a field stone on the ground floor building fascia and recently redone premium grade composite resin shake roofing that comes with a transferable lifetime warranty. The layout is dissected by a central grand hall with a hipped roof connecting the main front entrance to the rear large two storey bay window overlooking the ravine.

The Manor was commissioned by Mr. Haig an executive in the movie industry, and in 1936 was built by Frank Ridley, one of Canada's foremost amateur archaeologists and a leading Builder in the 1930's Etobicoke's Sunny Lea area.

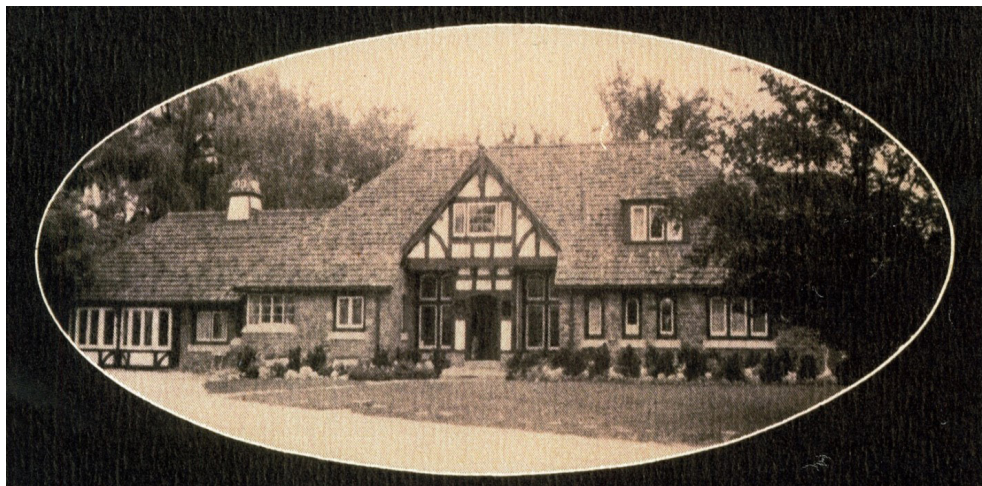
As a Movie executive Mr. Haig was inspired by the Movie sets of a Douglass Fairbank Movies. He therefore directed his builder to build a Tudor style home such as could be seen on the movie sets of the day.

The property was sold to Ernest Byworth, the builder of Kingsview Village, and founder of the Etobicoke "Guardian." The property was then sold to the Langmuir Family during the Second World War, and subsequently sold to A.V. Roe Aircraft Company to be used as a country retreat for their president Walter Deisher and also used by the staff during the development of the Avro Arrow fighter Aircraft. The senior staff of A.V. Roe used the Manor to entertain American air force generals and was also rented by senior staff as a weekend getaway for \$5.00 per visit. Visitors included Viscount Montgomery, Prince Bernard of the Netherlands, C.D. Howe liberal defense Minister, Sir Roy Dobson (head of the A.V. Roe Empire) and Gordon Crawford Jr. A.V. Roe's president at the time.

After the Cancellation of the Avro Arrow by the Diefenbaker Government in 1958 the property was sold to Louis Mayzel a prominent Toronto land developer in the 50's and 60's and left to his estate upon his death.

Since approximately 1969, it has been rented out as a commercial property catering to uses such as a real estate office, a Hairdresser school, a property management office etc.

The property is currently listed as a heritage building although it is not designated as such.



The entrance sculptures and the four totem poles in the basement were hand carved by A.H. Packer, who was Frank Ridley's father-in-law. The four sculptures at the main entrance were done created as a medieval representation of the four social classes being The jester, The Knight, The Lady and The Cleric.



# EXTERIOR PROPERTY PHOTOS

1982 ISLINGTON AVENUE  
TORONTO, ON





# INTERIOR PROPERTY PHOTOS

1982 ISLINGTON AVENUE  
TORONTO, ON







**FOR MORE INFORMATION, CONTACT:**

**PETER MCGOEY\***

Vice President

Occupier & Investment Sales

Direct: +1 416 756 5436

Mobile: +1 416 820 2904

[peter.mcgoey@cushwake.com](mailto:peter.mcgoey@cushwake.com)

1500 Don Mills Road, Suite 401  
North York, Ontario M3B 3K4 | Canada  
[cushmanwakefield.com](http://cushmanwakefield.com)

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