



FOR SALE | 6,377 SF BOUTIQUE BUILDING

1982 ISLINGTON AVENUE

TORONTO, ON



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).

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 |

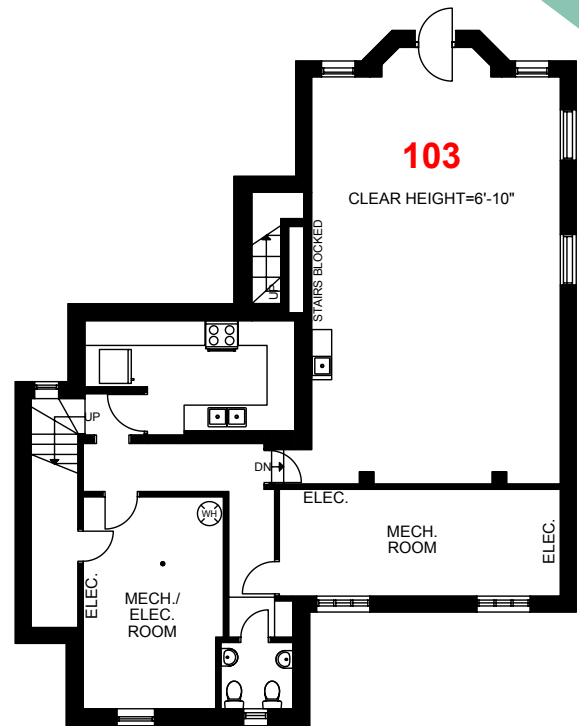
OFFERING DETAILS

| | |
|---------------|--|
| Asking Price | \$3,350,000 (\$525 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 |

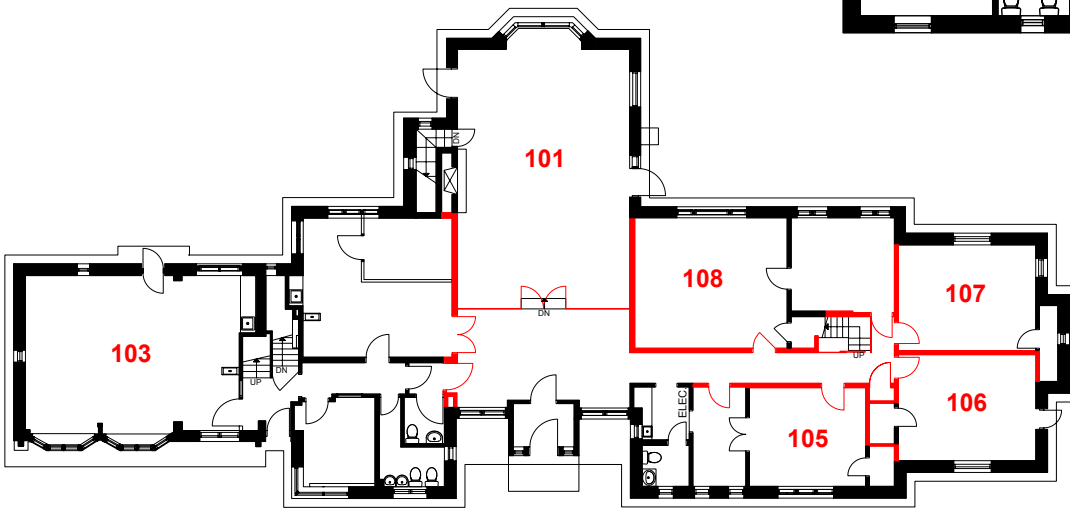
FLOOR PLANS

1982 ISLINGTON AVENUE
TORONTO, ON

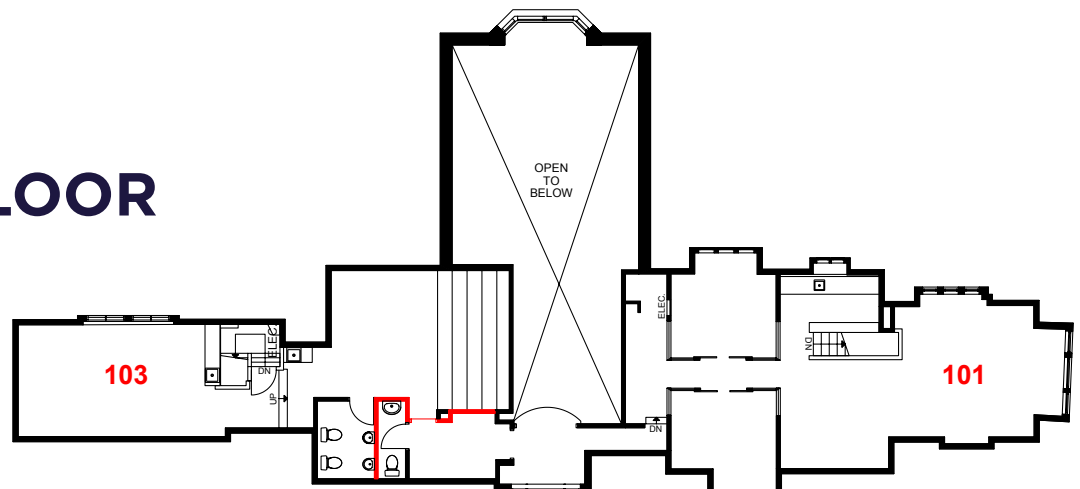
BASEMENT



FIRST FLOOR



SECOND FLOOR



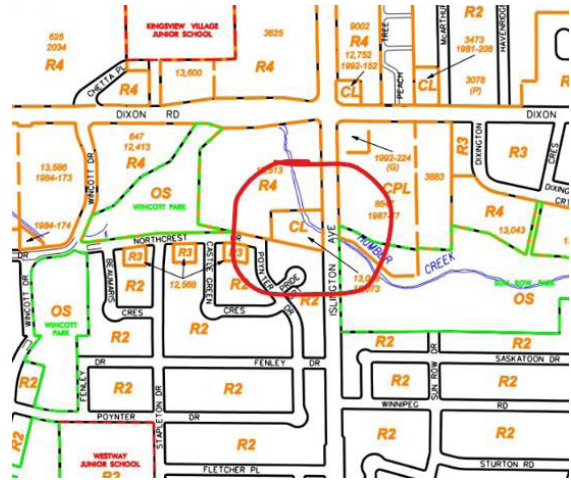
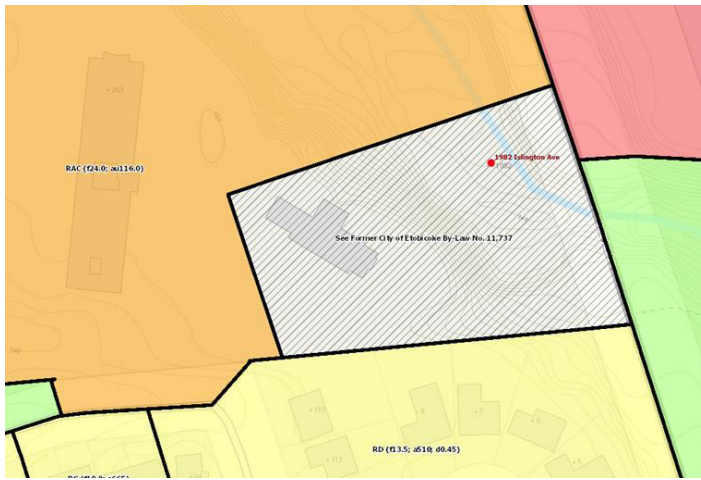
ZONING PERMITTED USES & SURVEY

1982 ISLINGTON AVENUE

TORONTO, ON

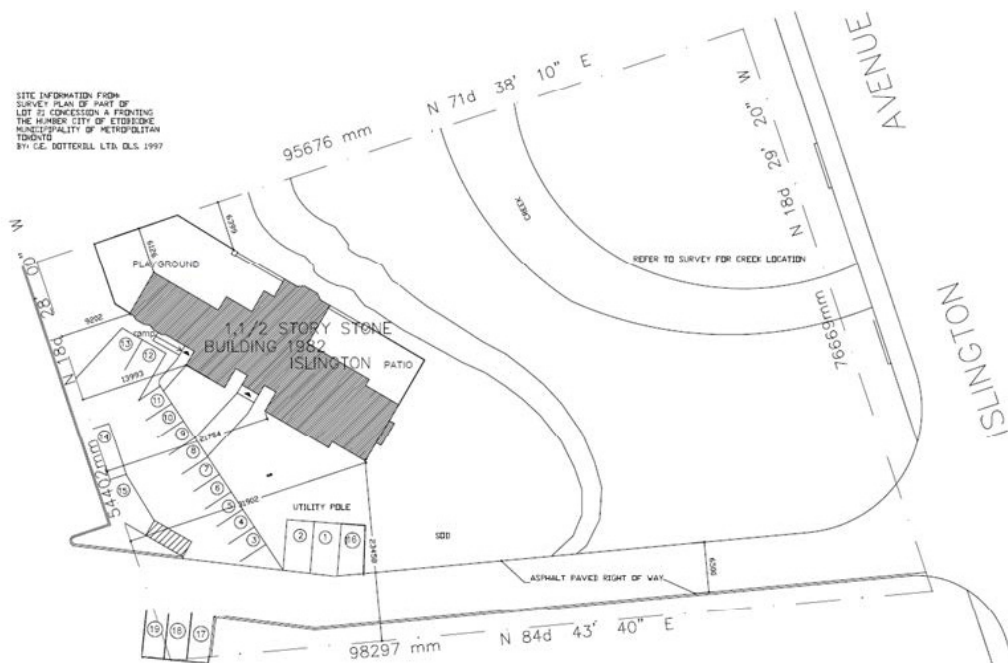
The property is is zoned CL (Limited Commercial Zone) which allows for a variety of uses as seen below.

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 and recently redone cedar shake shingle on the second floor roof. 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

1500 Don Mills Road, Suite 401
North York, Ontario M3B 3K4 | Canada
cushmanwakefield.com

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.