

FOR SALE

HIGH-END, TURN-KEY OFFICE
OPPORTUNITY - 8,459 SF

60 BEDFORD ROAD, TORONTO
THE ANNEX

ASKING PRICE: \$9,950,000



Click for Video

60
BEDFORD ROAD

IRREPLACEABLE LOCATION ANNEX - YORKVILLE

Strategically positioned at the convergence of Yorkville and the Annex, 60 Bedford Road is uniquely situated between two of Toronto's most prestigious and distinctive neighbourhoods. This rare location offers a blend of luxury, culture, and connectivity that is unmatched in the city.

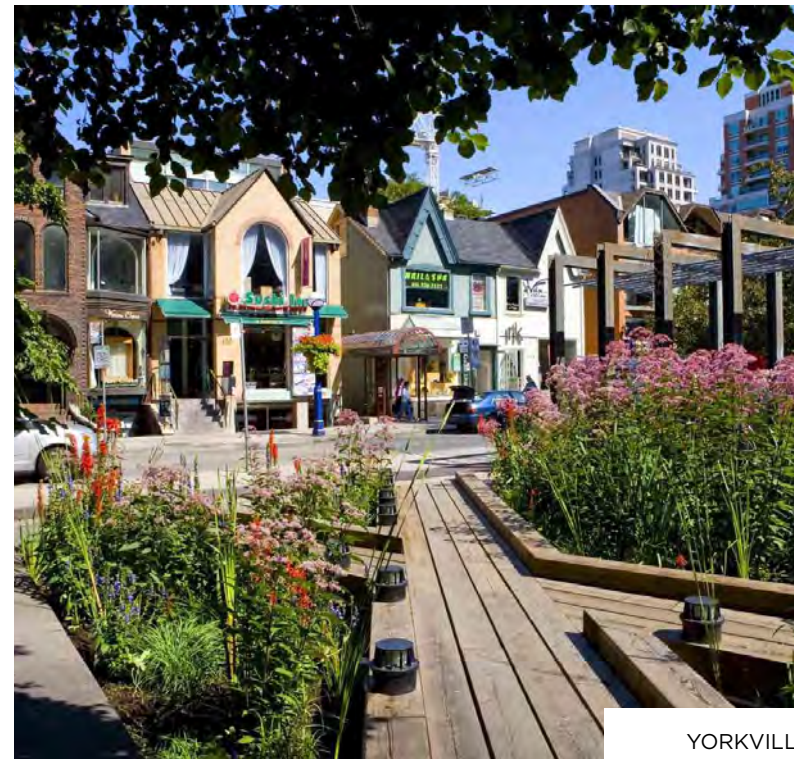
To the south and east lies Yorkville, Toronto's premier luxury district, known internationally for its upscale retail, fine dining, and high-end residential offerings. The neighbourhood features flagship stores of global brands such as Hermès, Chanel, Gucci, and Louis Vuitton, along with luxury department stores Holt Renfrew and Harry Rosen. It is also home to many of the city's top culinary destinations, including ONE Restaurant, Trattoria Nervosa, Aburi Hana, Alobar, and Kasa Moto. Yorkville is the epicentre of Toronto's luxury condominium market, consistently achieving the city's highest price points, and attracting affluent buyers seeking premier design, finishes, and amenities.

Immediately to the west and north, the Annex offers a rich contrast - an established, character-filled neighbourhood known for its historic architecture and vibrant street life. Anchored by the University of Toronto's St. George campus, the Annex is home to an eclectic mix of heritage homes, boutique shops, independent cafes, and cultural institutions such as the Royal Ontario Museum. The neighbourhood has a distinctly local feel, with a strong sense of community and a growing number of mid-rise residential developments that complement its historic streetscape.

With multiple subway stations within walking distance, including St. George, Spadina, and Bay, 60 Bedford Road benefits from exceptional transit connectivity, walkability, and access to downtown Toronto, while being nestled in a pocket that feels both vibrant and residential.



VARCITY CENTRE



YORKVILLE



ROYAL ONTARIO MUSEUM



EATALY



ACCESS TO TRANSIT

60 Bedford Road is ideally located within walking distance of multiple major subway stations, providing outstanding connectivity across Toronto's transit network:

- St. George Station (serving both Line 1 - Yonge-University and Line 2 - Bloor-Danforth): approximately 250 metres
- Spadina Station (Lines 1 and 2): approximately 500 metres
- Bay Station (Line 2): approximately 650 metres

This central location offers convenient, direct access to both east-west and north-south transit routes, making the property highly accessible for staff, clients, and visitors alike.

97 WALK SCORE

99 BIKE SCORE

99 TRANSIT SCORE

IT'S ALL RIGHT HERE

SHOPS & DINING

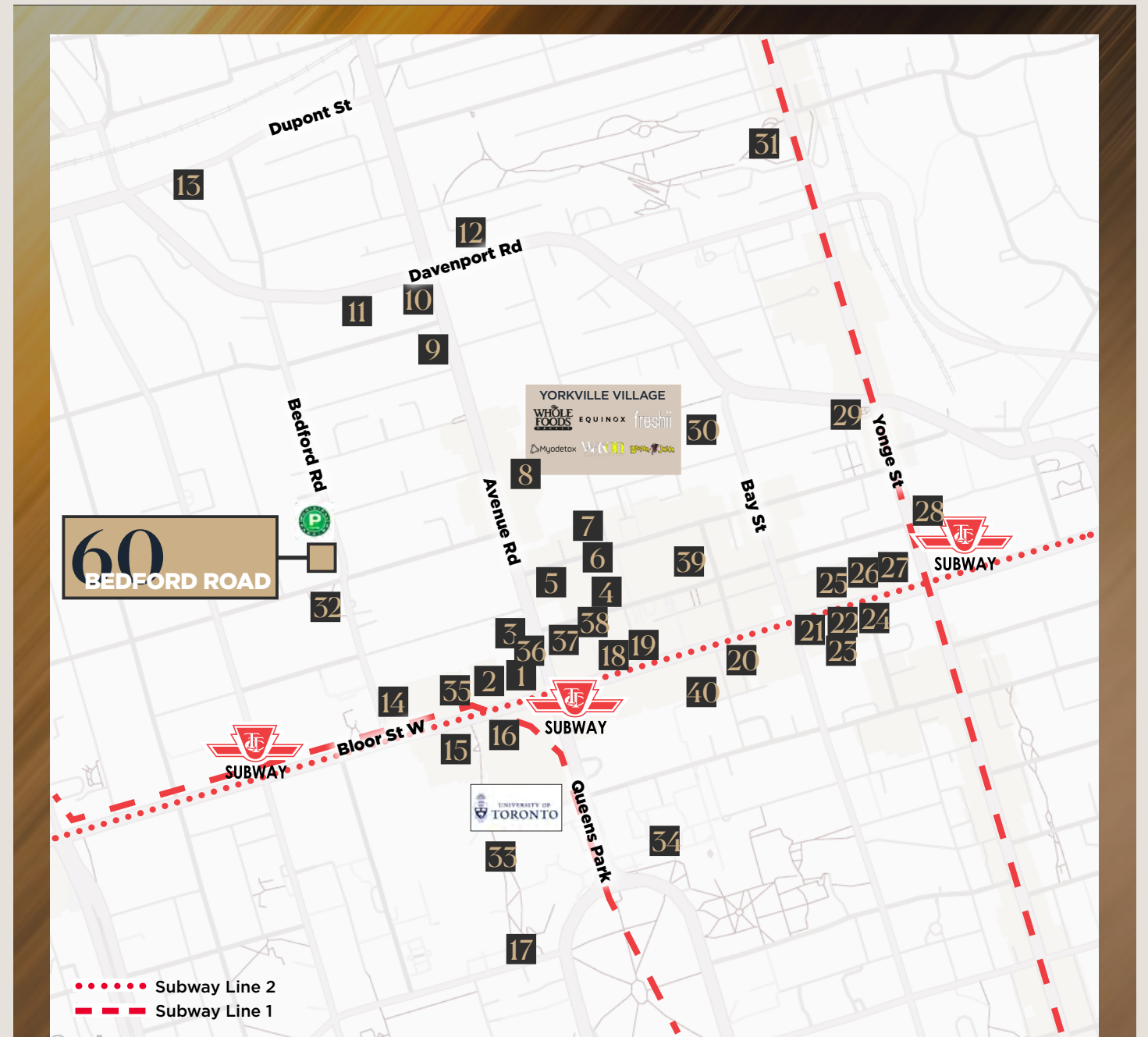
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|----------------------------|---------------------------|------------------|
| 1. Morton's The Steakhouse | 12. Joso's | 23. Indigo |
| 2. Writers Room Bar | 13. Playa Cabana | 24. LCBO |
| 3. Joni Restaurant | 14. Starbucks | 25. Aritzia |
| 4. Alobar Yorkville | 15. Varsity Centre | 26. Holt Renfrew |
| 5. STK Steakhouse | 16. Royal Ontario Museum | 27. Lululemon |
| 6. Cibo Wine Bar Yorkville | 17. University of Toronto | |
| 7. ONE Restaurant | 18. Winners & HomeSense | |
| 8. Yorkville Village | 19. Othership Yorkville | |
| 9. Ristorante Sotto Sotto | 20. Sephora | |
| 10. Osteria Giulia | 21. Eataly | |
| 11. MIMI Chinese | 22. Cineplex | |

PARKS & RECREATION

- | | | |
|----------------------------|------------------------|-----------------|
| 28. Toronto Public Library | 31. Ramsden Park | 34. Queens Park |
| 29. The Concert Hall | 32. Vessel Park | |
| 30. Jesse Ketchum Park | 33. Philosopher's Walk | |

HOTELS

- | | |
|---------------------------------------|------------------------|
| 35. The Yorkville Royal Sonesta Hotel | 38. The Hazelton Hotel |
| 36. Park Hyatt Toronto | 39. Four Seasons Hotel |
| 37. Avalon Suites Yorkville | 40. Windsor Arms Hotel |



Enjoy the best of Toronto's most desirable neighbourhoods



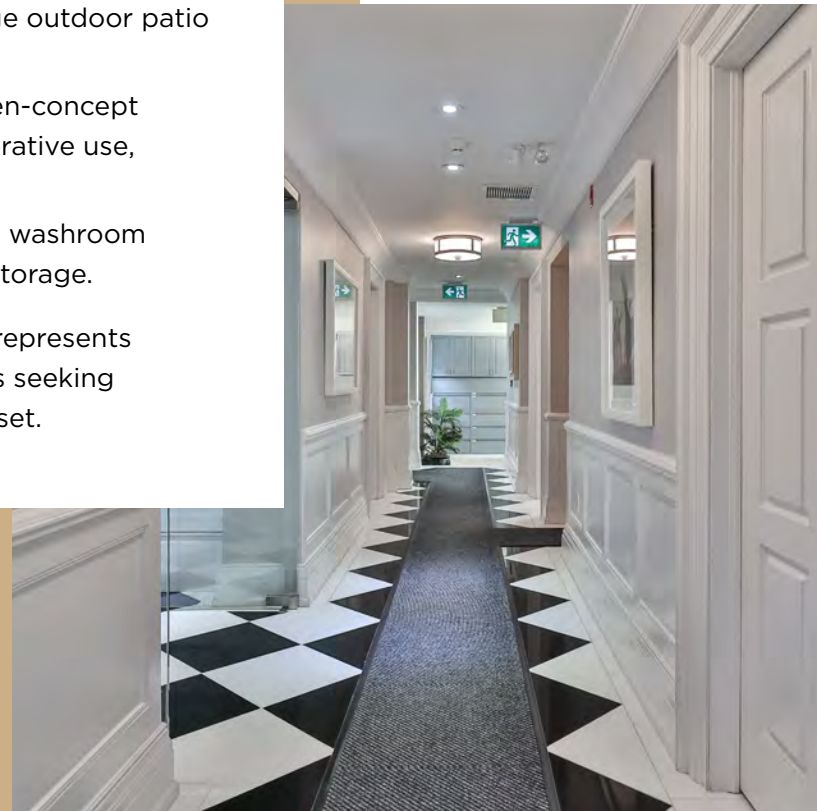
HIGH-END, TURN-KEY OFFICE OPPORTUNITY

This fully renovated, high-quality heritage building presents a rare opportunity for end-users to acquire a move-in-ready office in one of Toronto's most prestigious and connected neighbourhoods. Comprehensively renovated in 2015, the property blends historic charm with classic design and is functionally laid out to accommodate a new occupier.

Offering 8,459 square feet over three levels (above grade), the building is ideally sized and has high-end interior finishes that provide immediate utility and long-term flexibility:

- **First Floor - 3,516 sf:** Welcoming reception area, multiple boardrooms, private and open office areas, washrooms, and a kitchen/lunchroom.
- **Second Floor - 2,852 sf:** Additional private and general office areas, washroom and walkout to a large outdoor patio with a total area of 569 sf.
- **Third Floor - 2,091 sf:** Mix of private and open-concept office space suitable for executive or collaborative use, kitchenette and washroom.
- **Basement - 1,490 sf:** Partially finished with a washroom (including shower), utility areas, and ample storage.

With no major upgrades required, the property represents a true plug-and-play opportunity for office users seeking ownership in a highly functional, well-located asset.



AMPLE ON-SITE PARKING

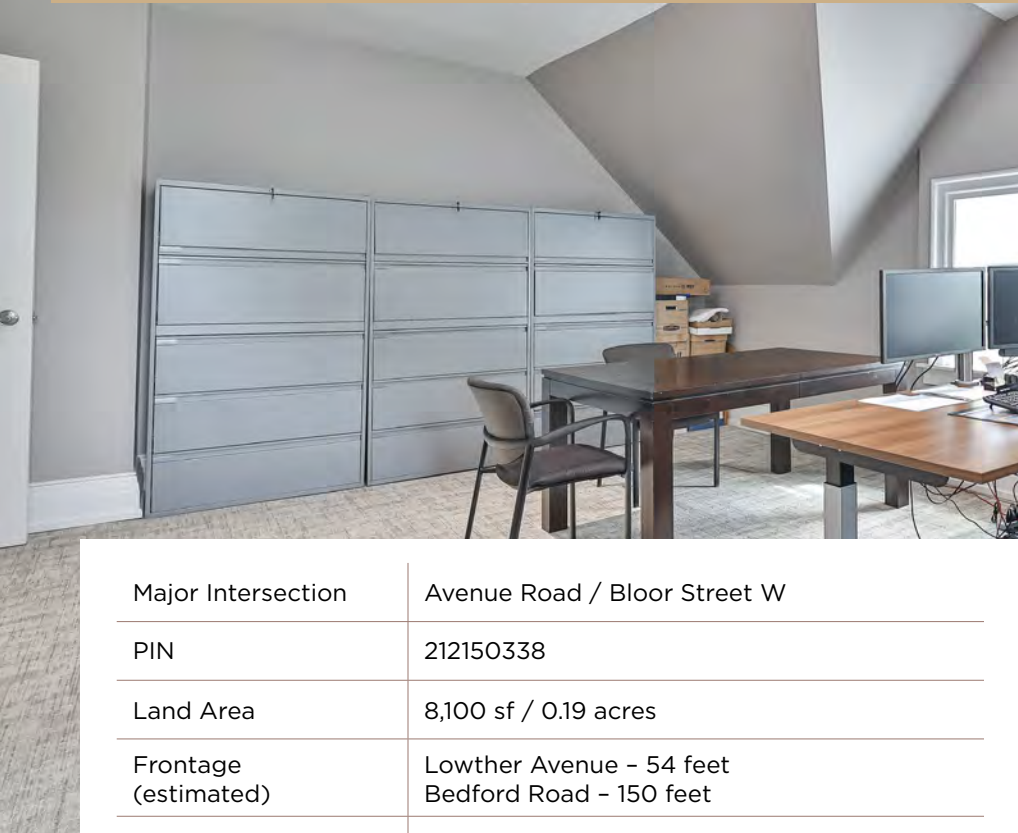
P

The Property includes on-site parking for up to 10 vehicles— a major convenience for employees and visitors in a central urban location. The Property is also adjacent to a Green P parking lot as well as street parking in the general area.



60
BEDFORD ROAD

PROPERTY DETAILS



Major Intersection	Avenue Road / Bloor Street W
PIN	212150338
Land Area	8,100 sf / 0.19 acres
Frontage (estimated)	Lowther Avenue - 54 feet Bedford Road - 150 feet
Building Area	First Floor: 3,516 sf Second Floor: 2,852 sf Third Floor: 2,091 sf Total Above Grade: 8,459 sf Lower Level: 1,490 sf Total Building: 9,949 sf
Zoning	Residential - R (d1.0) (x471)
Official Plan	Neighbourhoods
Heritage	Part V - Part of Heritage Conservation District (Not Listed or Designated)
Asking Price	\$9,950,000



PATIO: 569 SF



17 PRINCE ARTHUR AVE



29-31 PRINCE ARTHUR AVE

FUTURE EXPANSION POTENTIAL

There are several recent examples of property expansions in the immediate area where owners have increased the office footprint of existing heritage building conversions through a multi-storey rear addition. As business requirements and employee headcounts increase, these expansions allow occupiers to grow in-place, as well as providing an opportunity to collect third-party tenant revenues if desired. Several examples can be found nearby on Prince Arthur Avenue.



ARTIST'S RENDERINGS*

36 PRINCE ARTHUR AVE



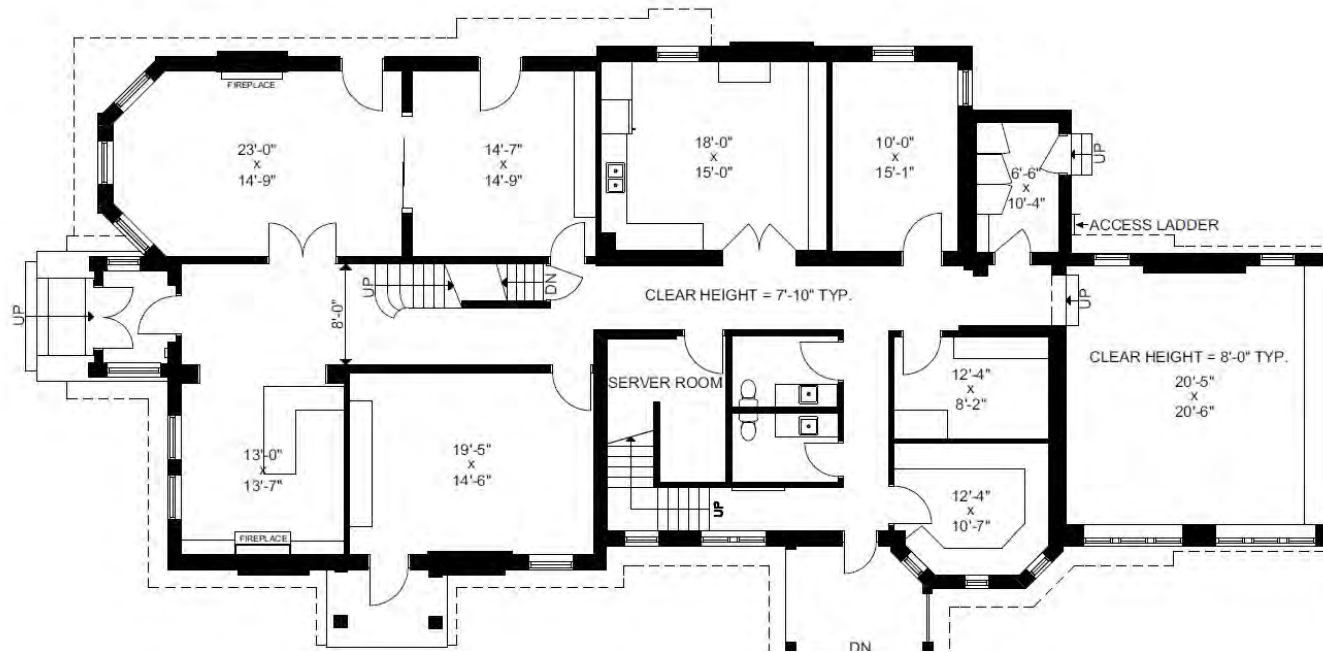
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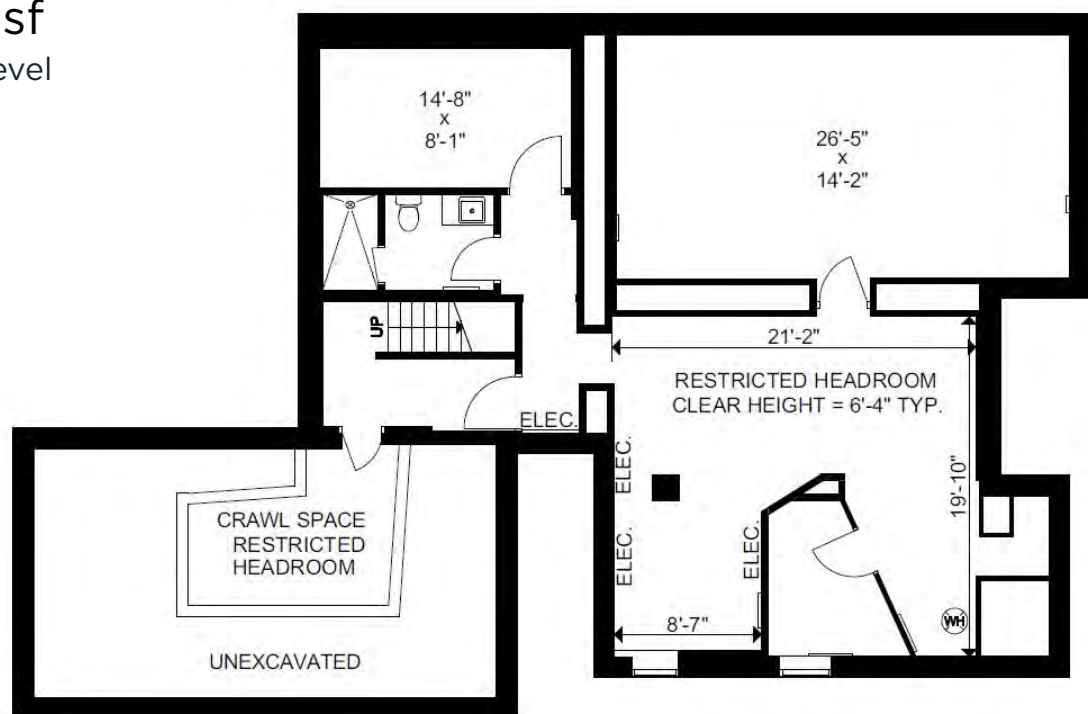
60
BEDFORD ROAD

FLOOR PLANS

3,516 sf
Ground Floor



1,490 sf
Lower Level

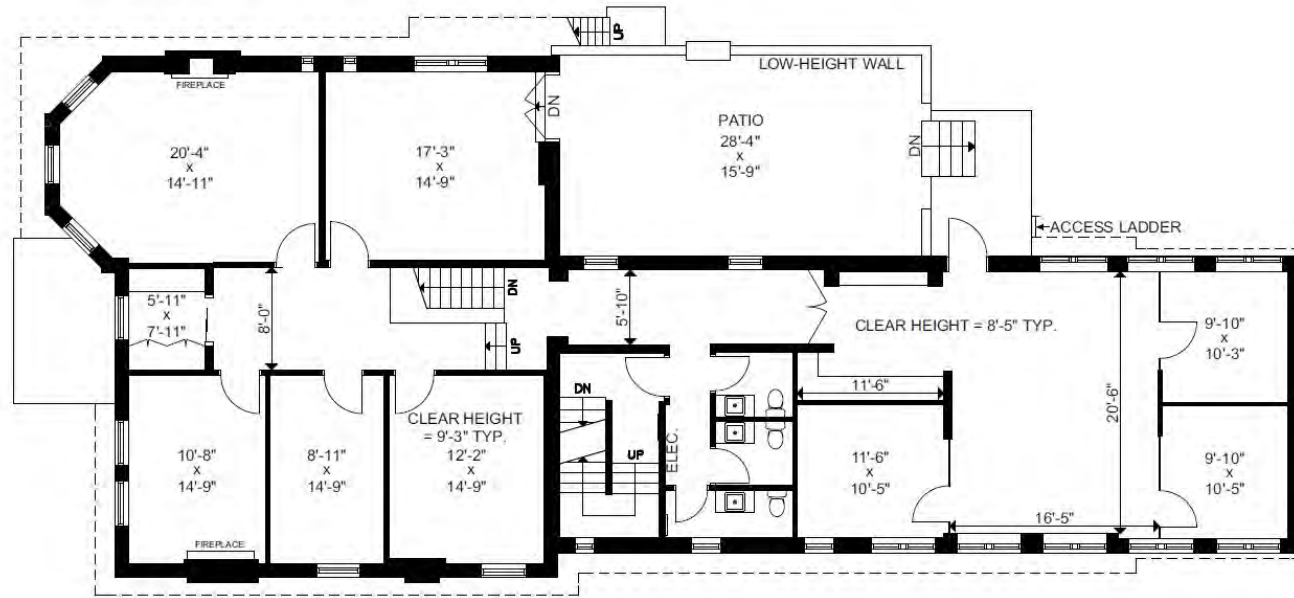


Click for Tour

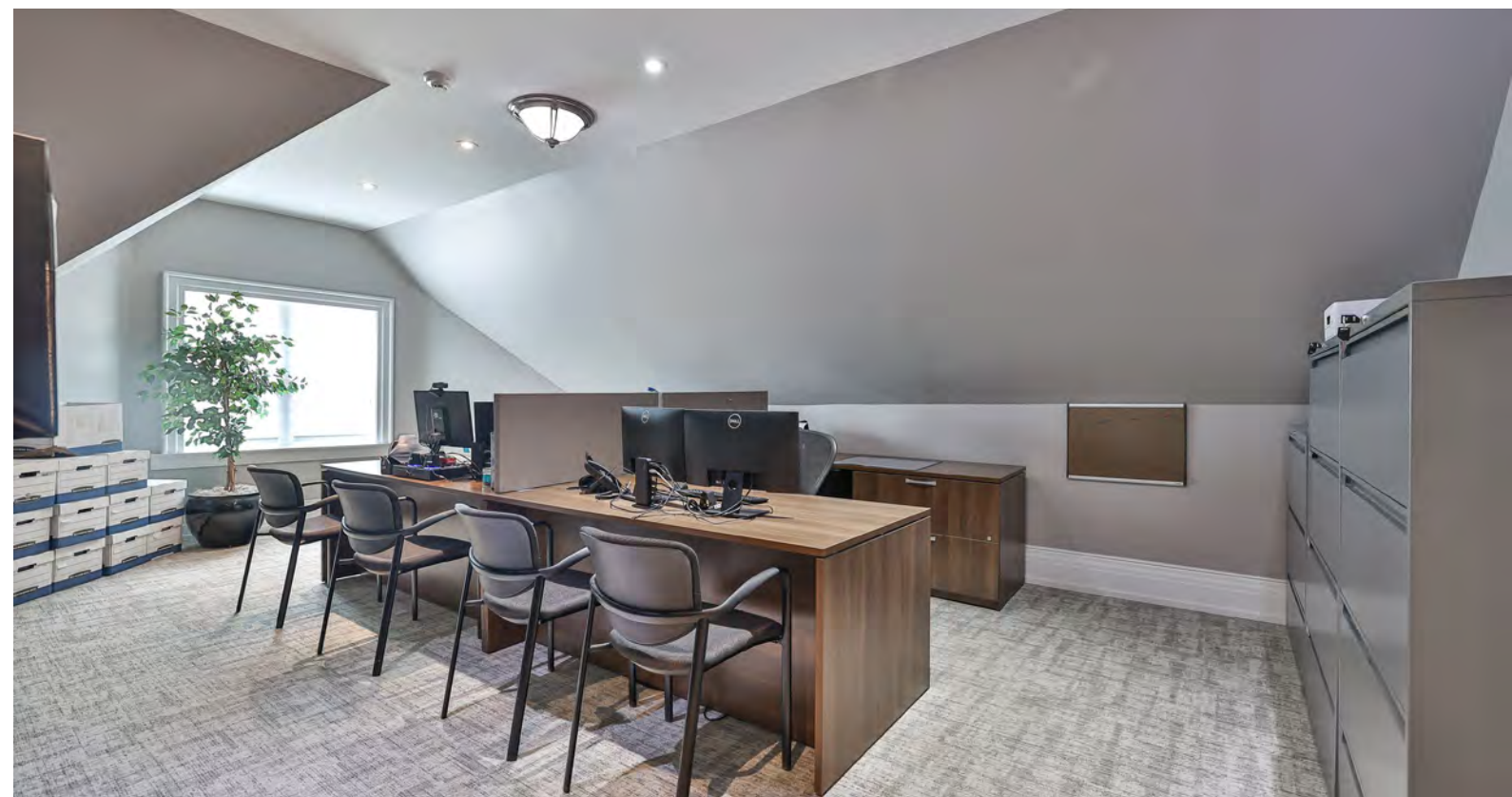
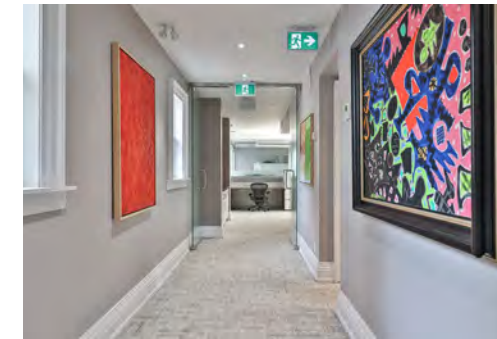
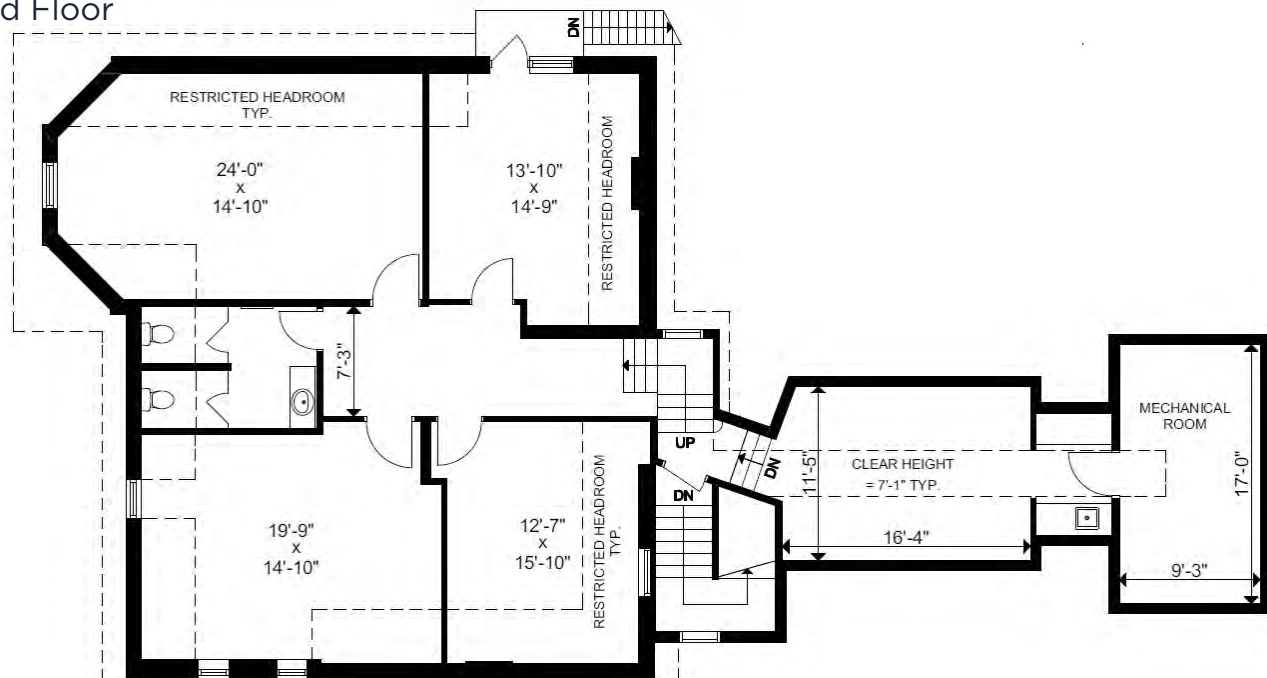
FLOOR PLANS

2,852 sf
Second Floor

569 sf
Patio

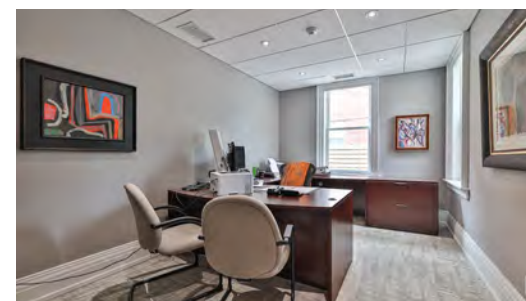
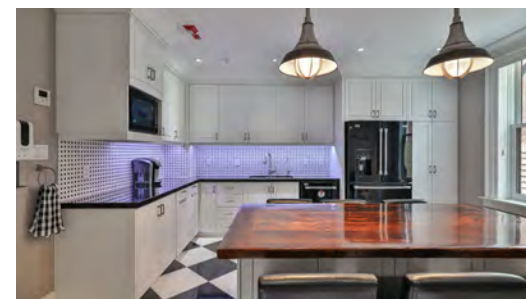


2,091 sf
Third Floor



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BEDFORD ROAD

GALLERY



60 BEDFORD ROAD

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