



# FOR SALE

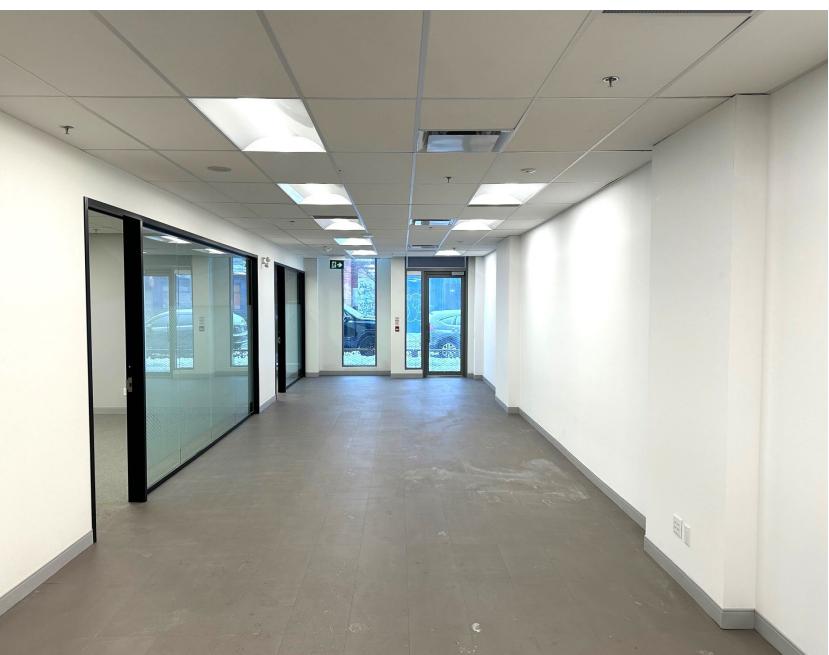
## BUILT-OUT RETAIL/OFFICE SPACE

### 3,121 SF LAST REMAINING UNIT

32 GLADSTONE AVENUE, TORONTO

ASKING PRICE: \$1,975,000





## 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.

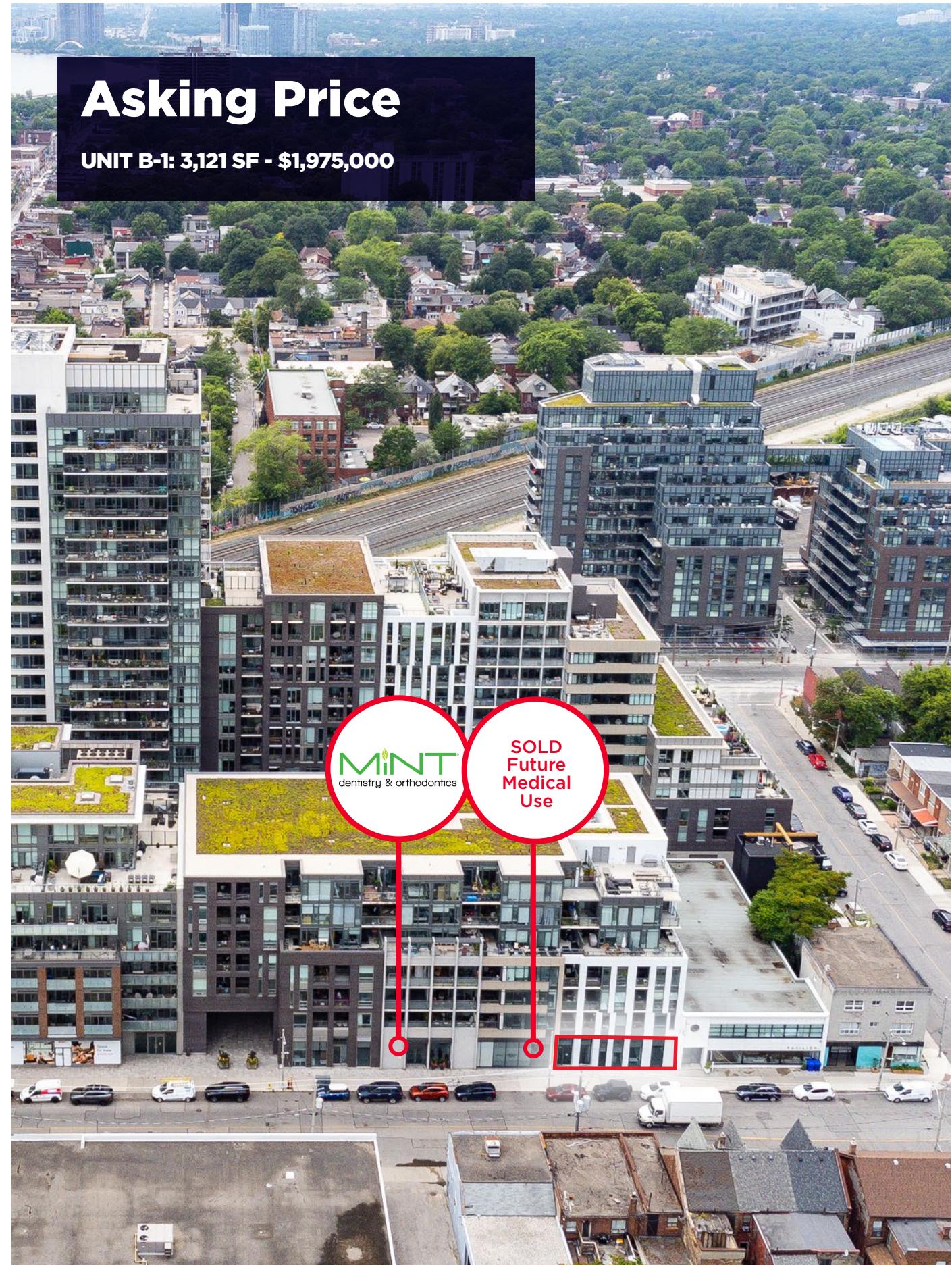
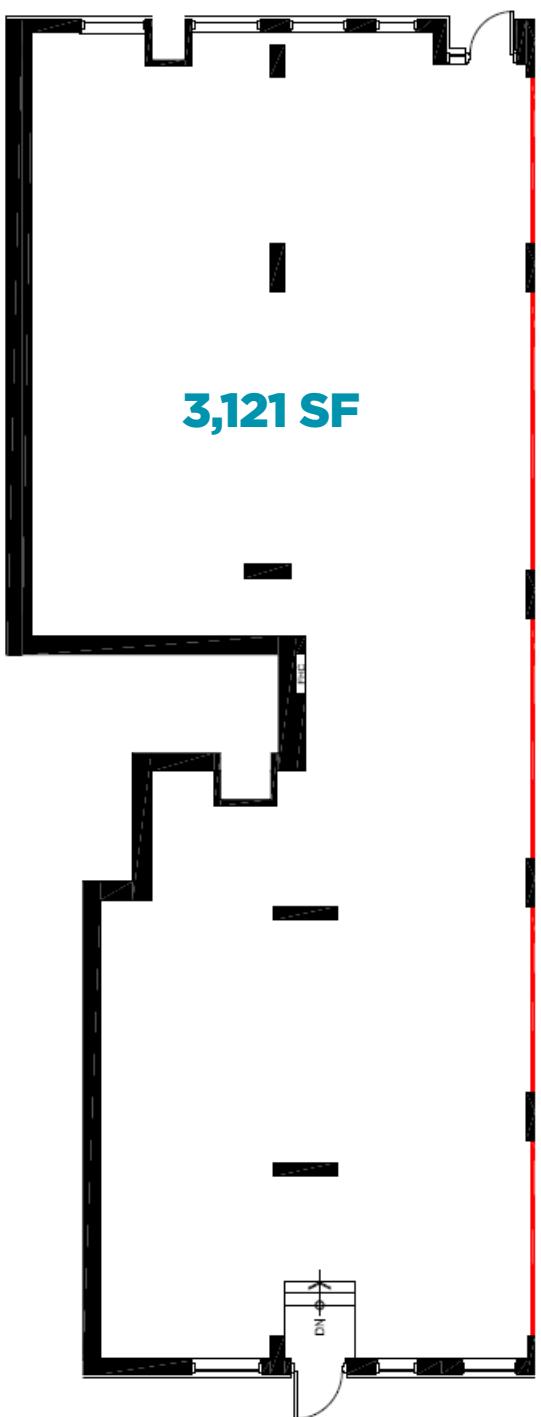


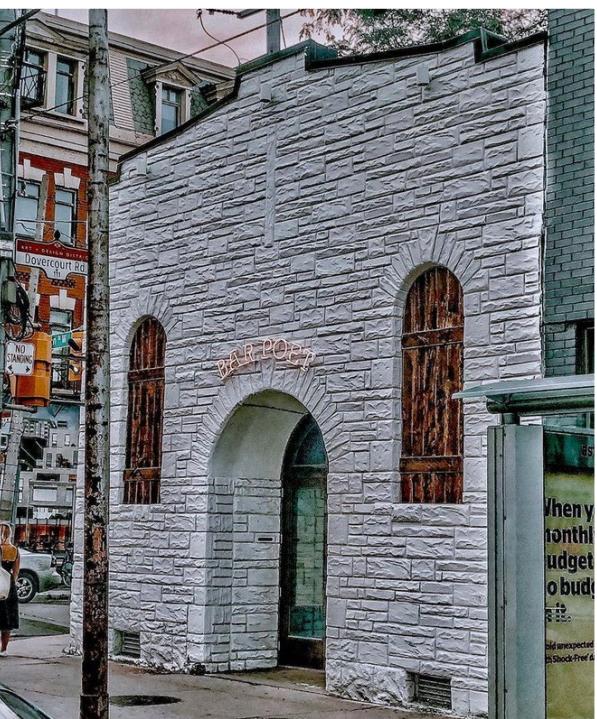
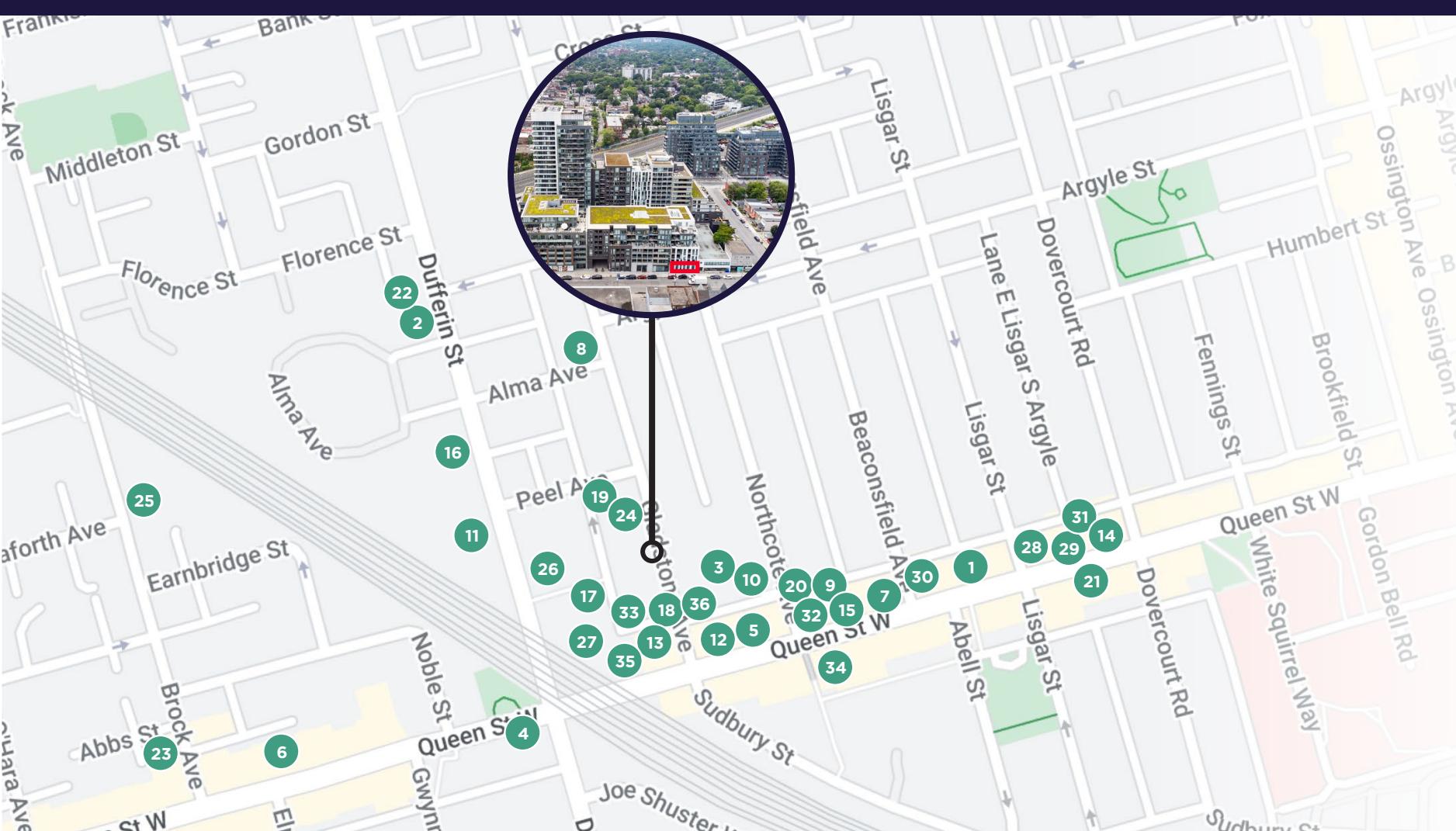
Located in prime West Queen West, high traffic node, adjacent to Liberty Village.

## Property Details

<b>Address</b>	32 Gladstone Avenue, Toronto
<b>Unit Size</b>	3,121 SF (Unit B-1)
<b>CAM &amp; Tax Rate</b>	\$14.42 (2026)
<b>Asking Price</b>	\$1,975,000

## 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 32 Gladstone Avenue, Toronto, Ontario. The Property is offered for sale at a price of \$1,975,000. 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.

## Contact

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