



120 Carlton Street, Toronto | \$1,899,999

FOR SALE

Newly Renovated Office Condo | 4,270 SF

Investment Highlights



Newly Renovated Office Condo in Downtown Toronto

Opportunity to acquire four office condominium units within a well-established mixed-use Tridel complex constructed in 1984/85. 120 Carlton Street is positioned just east of the Yonge corridor in Downtown Toronto, benefitting from a walk score of 98 and employees and clients can easily access restaurants, services, and daily needs on foot. College Station (TTC Line 1 - Yonge-University) is approximately an 8-minute walk from the Property, and the 506 Carlton Streetcar provides an efficient alternative to walking. The units were fully gutted, made open concept, and comprehensively renovated approximately 5 years ago, with over \$600,000 invested. Limited post-renovation utilization due to remote and hybrid work has resulted in the units being in exceptional condition and thereby reducing near-term capital requirements.



Outstanding Parking Allocation for the Downtown Core

The offering includes 10 deeded underground parking stalls where no other vehicles can park, enhancing day-to-day usability and occupier appeal.



Access to Premium Shared Amenities

The building's main-floor shared amenity offering includes a pool, gym, squash courts, party/meeting rooms, library, billiards room, and supports a differentiated experience for staff and visitors onsite.



Near-Term Occupancy

The existing tenant is set to vacate March 21, 2026, providing clear timing for owner-occupancy.



Two Condo Corporation Structure

The Property benefits from separate commercial and residential condominium corporations that have a strong working relationship that supports clear governance, coordinated building stewardship, and efficient decision-making.



Property Overview

Property Details

Address	120 Carlton Street, Toronto - Units 406/407/408/409
Number of Units	4,270 SF (4 seperate condo units, combined into 1 large office unit)
Current Build-out	Built out with reception, one large boardroom, 7 offices, open concept kitchen, and currently programmed with 30 workstations, but can be densified to accommodate more desks and energy efficient lighting and motion sensitive light switches.
Building Breakdown	Floor 2-4: 57 office condos Floor 5-15: 121 residential condos
Shared Amenities	• Pool & spa • Party room • Multiple boardrooms/meeting spaces • Yoga/pilates room • Library • Gym • Billiards room • Squash & racquetball court
Year Built	1984/85
Occupancy	Immediate
Parking	10 spaces
Renovation Year	2020

Security 24 hour 7 day per week on-site security/concierge

Shared Amenity Spaces



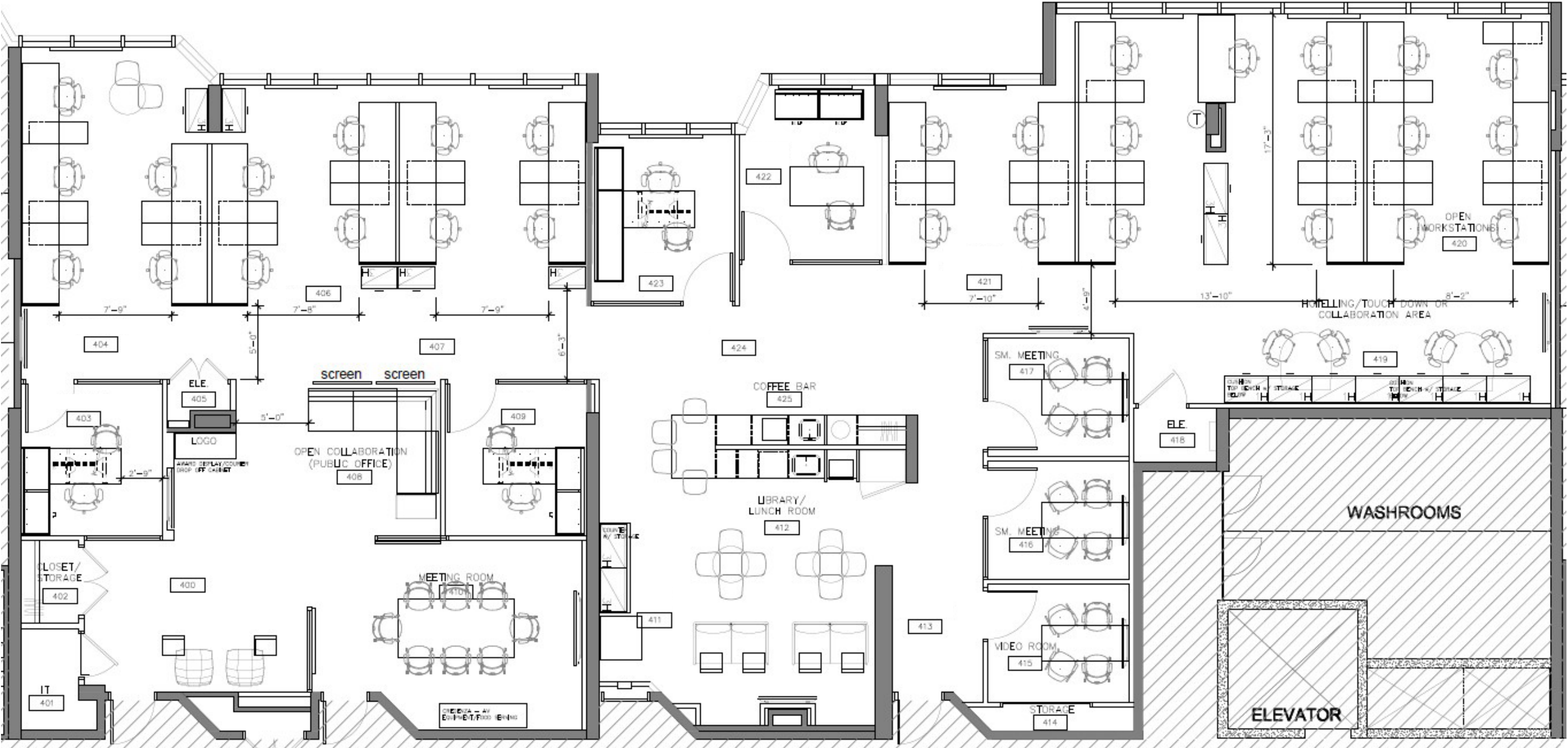
Property Overview

Suite Photos



Property Overview

Furniture Plan



Location Overview



Tenant Amenities

- | | |
|---------------------------------|---------------------------|
| 1. Loblaws & Starbucks | 16. Metro |
| 2. LCBO | 17. Charcoal Kebab House |
| 3. Winners | 18. Anytime Fitness |
| 4. Farm Boy | 19. Arena Gardens |
| 5. Metro | 20. NOFRILLS |
| 6. Planet Fitness | 21. Ed Mirvish Theatre |
| 7. IKEA Toronto Downtown | 22. Massey Hall |
| 8. Central YMCA | 23. La Bettola Di Terroni |
| 9. The Keg Steakhouse - Mansion | 24. Richmond Station |
| 10. Kinton Ramen | 25. Dineen Coffee Co |
| 11. Barberian's Steak House | 26. The Chase |
| 12. Five Guys | 27. CRAFT Beer Market |
| 13. Chipotle Mexican Grill | 28. Lucie |
| 14. Cineplex Cinemas | 29. JOEYS King St |
| 15. Jack Astors | 30. Cantina Mercatto |

Demographics - 3km



Population
322,500



Walk Score
98



Daytime Population
791,500



Bike Score
99



Total Households
180,500



Transit Score
93



Avg. Household Income
\$124,350



Incoming Building Units
2,007



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