

# FOR SALE



COMMERCIAL CONDOMINIUM USER  
OPPORTUNITY

20 GLADSTONE AVENUE  
TORONTO



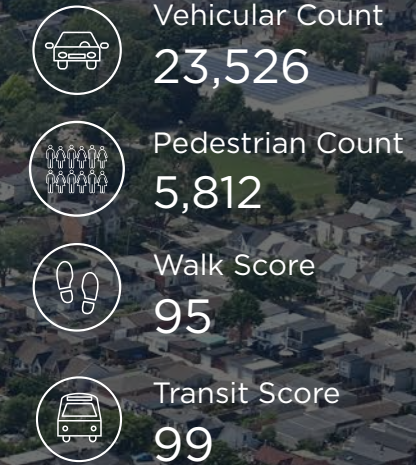
# KEY HIGHLIGHTS

The property is located at the ground level of a 500+ unit mixed-use development in the heart of one of Toronto's most distinctive and exciting urban neighborhoods. Surrounded by amenities, restaurants, shopping & nightlife, Queen West offers an exceptional experience to owners, customers and occupiers. The area also continues to experience significant residential intensification and population growth.

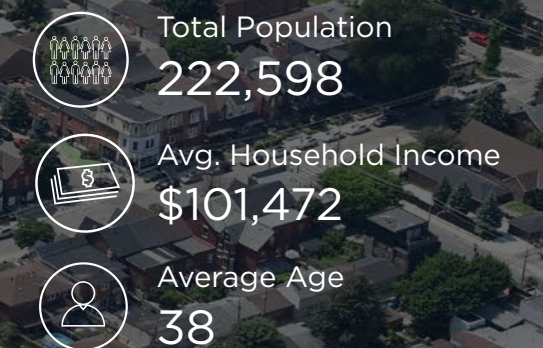
## PROPERTY DETAILS:

- Newly built out user-oriented turn-key office condo asset
- Perfectly suited for a variety of Downtown West office ownership uses
- Ground floor visibility & signage opportunities
- Significant parking on site

## TRAFFIC COUNTS



## DEMOGRAPHICS (3km)



# ASSET OVERVIEW

## PROPERTY DETAILS

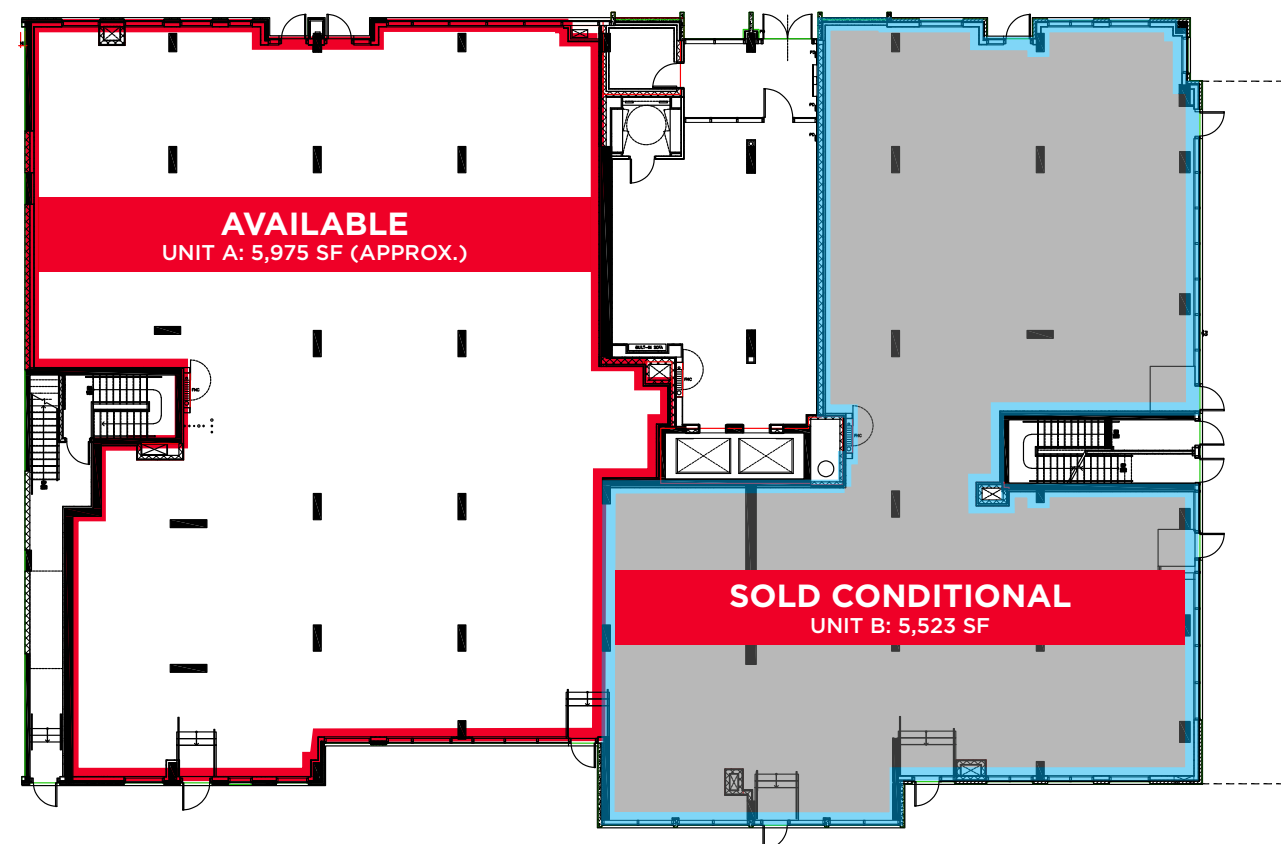
- Fully constructed turn-key modern office commercial condo. Furniture can be made available. Excellent near-term occupancy option in West Queen West limiting downtime and construction challenges.
- The opportunity provides owner-occupiers the ability to own and manage their own premises.

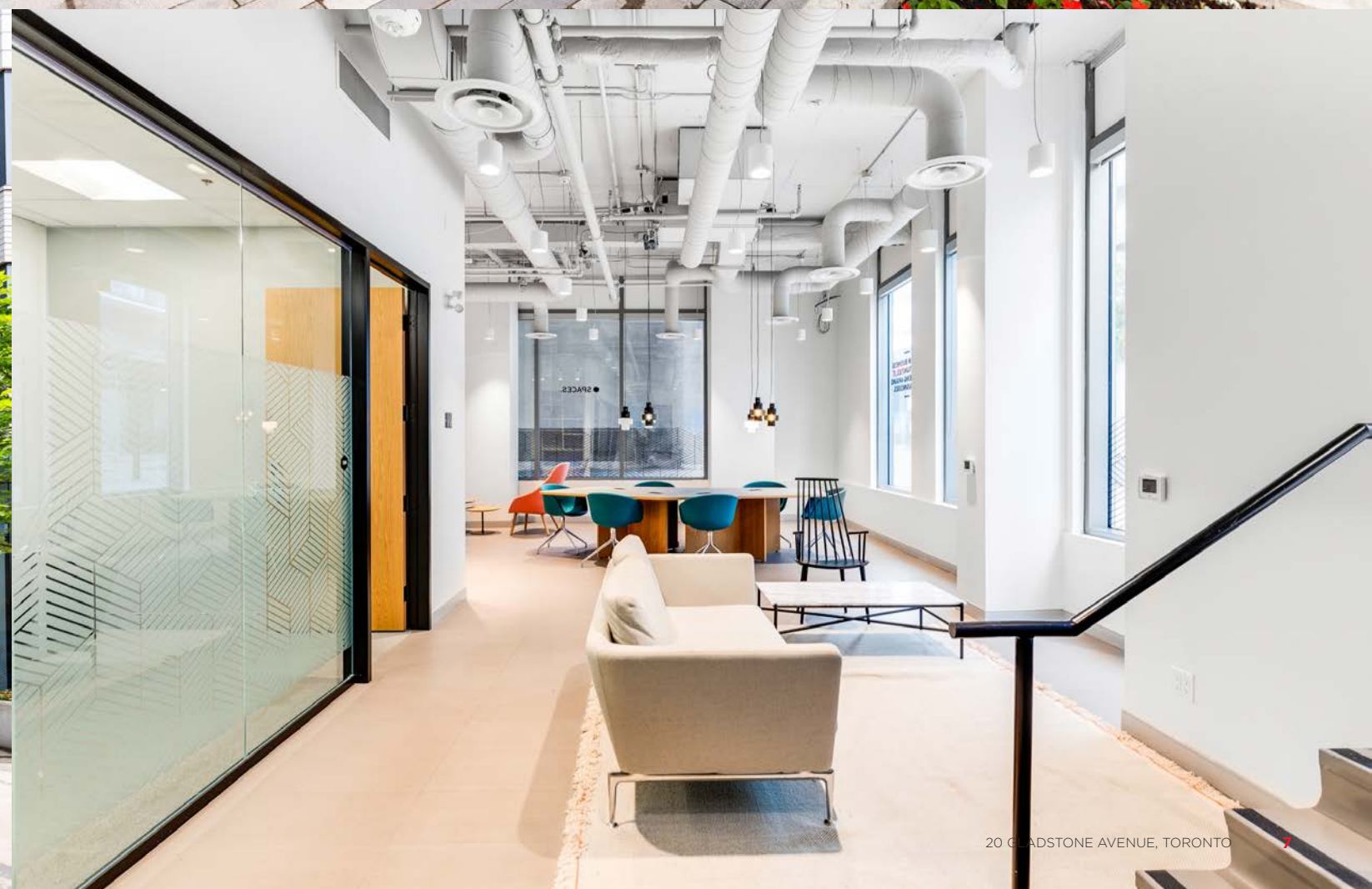
---

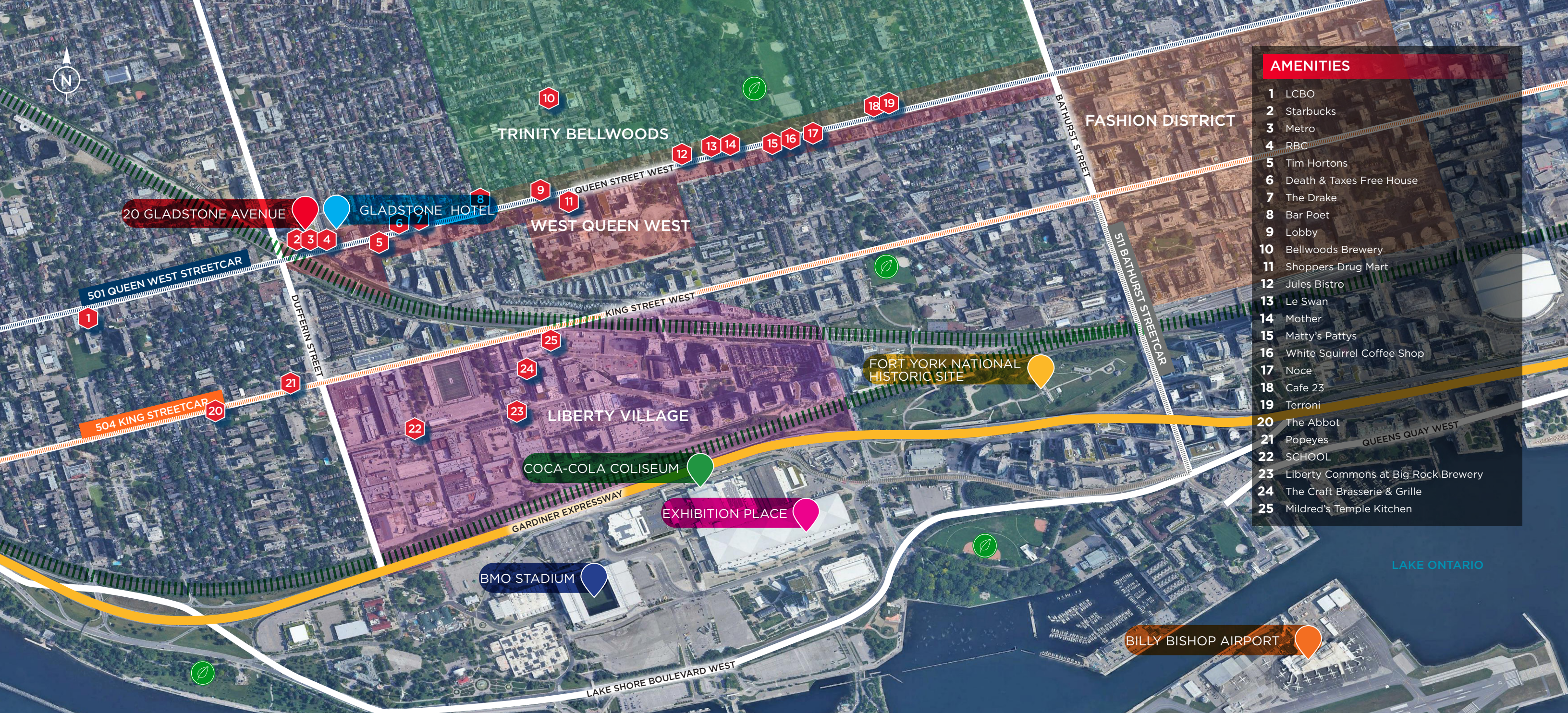
ADDRESS:	20 Gladstone Avenue, Toronto
TOTAL AREA:	11,500 SF
UNIT SIZES:	Unit A: 5,975 SF (Approx.) Unit B: 5,523 SF - Sold Conditional
CAM & TAX RATE:	\$11.46 PSF (2022)

---

## FLOOR PLAN










- ### AMENITIES
- 1 LCBO
  - 2 Starbucks
  - 3 Metro
  - 4 RBC
  - 5 Tim Hortons
  - 6 Death & Taxes Free House
  - 7 The Drake
  - 8 Bar Poet
  - 9 Lobby
  - 10 Bellwoods Brewery
  - 11 Shoppers Drug Mart
  - 12 Jules Bistro
  - 13 Le Swan
  - 14 Mother
  - 15 Matty's Pattys
  - 16 White Squirrel Coffee Shop
  - 17 Noce
  - 18 Cafe 23
  - 19 Terroni
  - 20 The Abbot
  - 21 Popeyes
  - 22 SCHOOL
  - 23 Liberty Commons at Big Rock Brewery
  - 24 The Craft Brasserie & Grille
  - 25 Mildred's Temple Kitchen

## LOCATION OVERVIEW

West Queen West was named by Vogue Magazine as one of the coolest streets in the world. Unique restaurants, retail boutiques and the largest concentration of art galleries in Toronto make West Queen West a vibrant, dynamic neighbourhood. Coupled by the fact that Gladstone Avenue and Peel Street are situated directly north of Liberty Village which has seen major influx of residential and office density in the last several years. In addition, the immediate neighbourhood has seen an influx of artists and young professionals that have been attracted to the art, culture and amenities the neighbourhood has to provide. The diversity and creativity of the area has led to a thriving neighbourhood and destination of choice for retail and office users alike.

## AREA DEMOGRAPHICS

	<p>Population <b>222,598</b></p>		<p>Total Households <b>108,250</b></p>		<p>Average Household Income <b>\$101,472</b></p>
---	--------------------------------------	---	--	---	--



## OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 8 Gladstone Avenue, Toronto, Ontario. The Property is offered for sale on an unpriced basis. 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 should be received on the Vendor’s form and will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

### Lead Advisors:

#### Joel Goulding\*

Associate Vice President  
Investment Sales  
416 359 2385  
joel.goulding@cushwake.com

#### Alan Rawn\*

Senior Vice President  
Office Services  
416 359 2440  
alan.rawn@cushwake.com



### Cushman & Wakefield ULC, Brokerage

161 Bay Street, Suite 1500  
Toronto, Ontario M5J 2S1  
cushmanwakefield.com