

FOR SALE

# 225 Carlton Street, Toronto

Exceptional Boutique Office Building in the Heart of Cabbagetown



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Cushman & Wakefield ULC., Brokerage.

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# THE OPPORTUNITY

- Exceptional opportunity for a user to purchase their own boutique office building in the Cabbagetown node
- Coach house and outdoor space
- Rapidly transitioning area with existing and new retail amenities
- Close proximity to multiple TTC lines
- 4,887 sf of rentable area and 21 ft of frontage on Carlton Street



# ASSET OVERVIEW

## ADDRESS:

224 Carlton St  
Toronto, ON M5A 2L2

## TOTAL BUILDING AREA:

4,887 sf

## OWNERSHIP:

Freehold

## TAXES:

\$6,255.88 (2017)

## LOT DIMENSIONS:

21.25 x 132 ft

## LAND SIZE:

.05 acres

## BUILDING FOOT PRINT:

1,650 Sf

## HEATING VENTILATION AND AIR CONDITIONING (HVAC):

- A Closed circuit hydronic heating loop generated by a natural gas-fired boiler
- Planet supplying cast iron hydronic radiators
- Electric base board heaters
- Electrically-powered AC Units complete with Split CUs



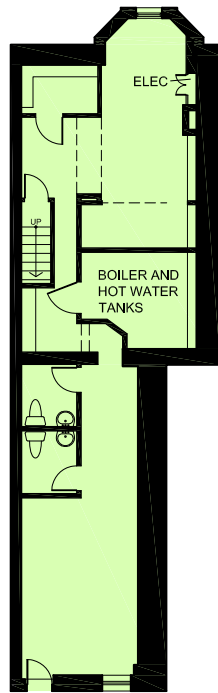
# NEIGHBOURHOOD CONTEXT

The Property is located in the quaint downtown neighbourhood of Cabbagetown near the intersection of Carlton Street and Parliament Street. The neighbourhood is well-known for its Victorian row houses and is recognized as the largest continuous area of preserved Victorian housing in all of North America. Cabbagetown offers a variety of restaurants, pubs, cafés, bakeries, butcher shops, and boutique stores, creating a village-like community despite being located in downtown Toronto.

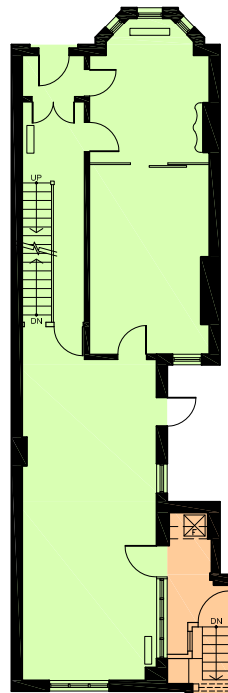
- The Property is located a short walk from the TTC 506 Carlton and 65 Parliament streetcar stops.
- The TTC 506 Carlton streetcar transports passengers across Toronto from High Park in the west end to Main Street GO station in the east end.
- The TTC 65 Parliament streetcar transports passengers from St. Lawrence Market in the south to Castle Frank Station on the Bloor-Danforth subway line to the north



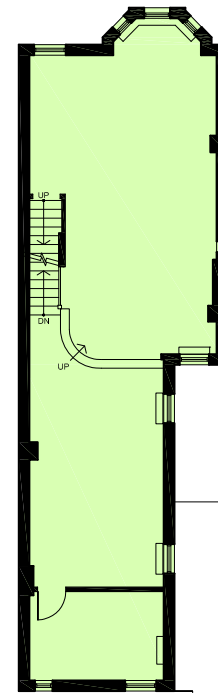
# FLOOR PLANS



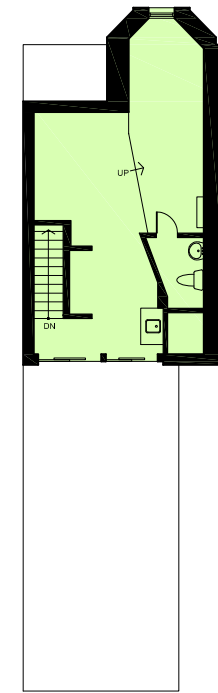
BASEMENT



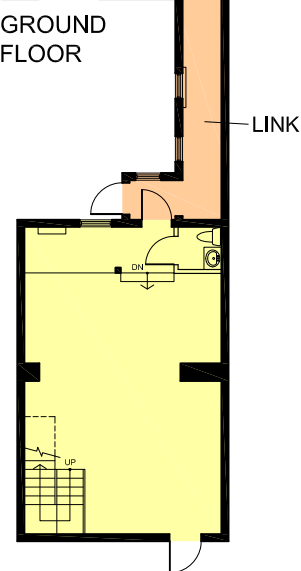
GROUND FLOOR



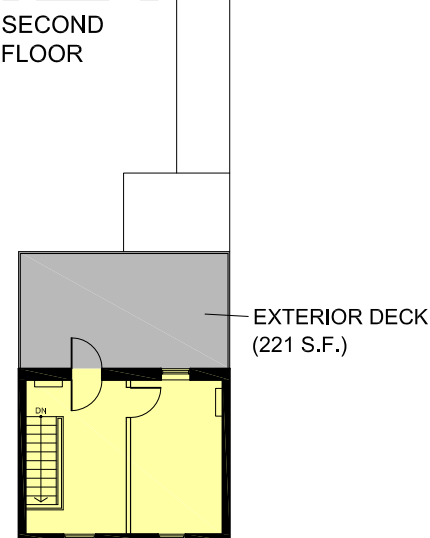
SECOND FLOOR



THIRD FLOOR



LINK



EXTERIOR DECK  
(221 S.F.)

## GROSS LEASABLE AREA SUMMARY

|                              |                   |
|------------------------------|-------------------|
| MAIN BUILDING - BASEMENT     | 1,050 S.F.        |
| MAIN BUILDING - GROUND FLOOR | 1,050 S.F.        |
| MAIN BUILDING - SECOND FLOOR | 1,050 S.F.        |
| MAIN BUILDING - THIRD FLOOR  | 567 S.F.          |
| LINK - GROUND FLOOR          | 236 S.F.          |
| COACH HOUSE - GROUND FLOOR   | 608 S.F.          |
| COACH HOUSE - SECOND FLOOR   | 326 S.F.          |
| <b>TOTAL</b>                 | <b>4,887 S.F.</b> |

ABOVE INFORMATION ESTABLISHED ACCORDING TO ANSI/BOMA Z65.5 2010 (RETAIL STANDARD)

# LOCATION

