



25,000 SF

Downtown West Toronto Standalone Office Opportunity

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FOR SALE: 76 STAFFORD STREET, TORONTO



INVESTMENT HIGHLIGHTS



Exceptional Urban Location

The Property is located at the northwest corner of Adelaide Street West and Stafford Street in Toronto's trendy downtown west, equidistant between the Queen St W and King St W neighbourhoods and a short distance from Liberty Village and Ossington. The area is well-connected by public transit including being approximately 150 metres from the 504-King streetcar which provides efficient east-west travel, as well as access to St. Andrew and Osgoode subway stations on TTC Line 1. The neighborhood is bike-friendly, with dedicated lanes and bike-sharing stations, and has a host of amenities within walking distance. The vicinity boasts a variety of restaurants, cafes, and bars including high-end dining establishments, casual spots and numerous clubs and lounges, offering a lively atmosphere for evening entertainment. King West features a mix of boutique shops, designer stores, and essential services. Several cultural institutions are located nearby, including the Theatre District and TIFF Bell Lightbox, where the Toronto International Film Festival is held. Notable greenspaces including Trinity Bellwoods Park and Stanley Park are also a short distance from the Property.



Bike Score: 91



Walk Score: 83



Transit Score: 93



Fully Renovated Building with High Quality Finishes

Over the past several years, the Property has undergone significant capital improvements which includes new HVAC, windows, washrooms, electrical upgrades, roof replacement, and enhanced fire and life safety systems. In addition, a new rooftop terrace and amenities will welcome tenants to a safe and comfortable work environment. Rich in character with a brick façade, the brick and beam office space is perfect for open concept floor plans with significant natural light and ceiling heights over 11-ft tall. There is also an operating café in the ground floor with easy access for tenants.



Flexible Occupancy Options

On closing, an owner-occupier can secure 15,886 sf of built out office space over three levels as well as 5,448 square feet of lower-level space in base-building condition. These suites are demised for multi-tenant occupancy, and could be leased to third party tenants to reduce gross operating costs. There is also a separate two-storey retail component on the Adelaide frontage with a roll-up door and rooftop patio that is ideally suited for a food and beverage use.



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PROPERTY DETAILS

Address	76 Stafford Street, Toronto
PIN	212440232
Legal Description	PLT 11 W/S STAFFORD ST PL ORDNANCE RESERVE TORONTO; PT LT 9 W/S STAFFORD ST PL ORDNANCE RESERVE TORONTO AS IN CT342798; CITY OF TORONTO
Land Area	8,234.38 sf (0.19 acres)
Frontage	Stafford St - 68.82 ft Adelaide St W - 120.23 ft
Building Area	25,026 sf
Year Renovated	2019
Occupancy	Occupied Units: 1 Vacant Units: 5
Parking	6 surface spaces & street available
Existing Income	\$32,500 - Woolshed Coffee Company Ltd.
Projected Year 1 NOI	\$722,840
Zoning	I1 D3
Official Plan	Neighbourhoods

Renovation Highlights - 2019

- » Replacement of all exterior windows and a portion of the exterior doors;
- » Installation of five rooftop units;
- » Complete interior renovation of the ground to third floors, including replacement of interior lighting;
- » Electrical distribution equipment replacements, including lighting and receptacle panels and wiring;
- » Replacement of fire alarm devices;
- » Replacement of domestic water tank heaters; and
- » Domestic water and drainage system modifications and replacements.

Other Upgrades - Last 10 Years

- » 2016: Local asphalt paving repairs and installation of the wood garbage enclosure fence;
- » 2016: Replaced 850A Adelaide domestic water tank heater;
- » ~2015: Replaced fire alarm panel;
- » 2015: Installed radiant tube heaters at 850A Adelaide;
- » 2014: Replaced 76 Stafford roofs;
- » 2014: Painted street-facing masonry walls;
- » 2014: Installed exterior wall-mounted light fixtures; and
- » WELL Health and Safety Rated 2021.

PHOTO GALLERY

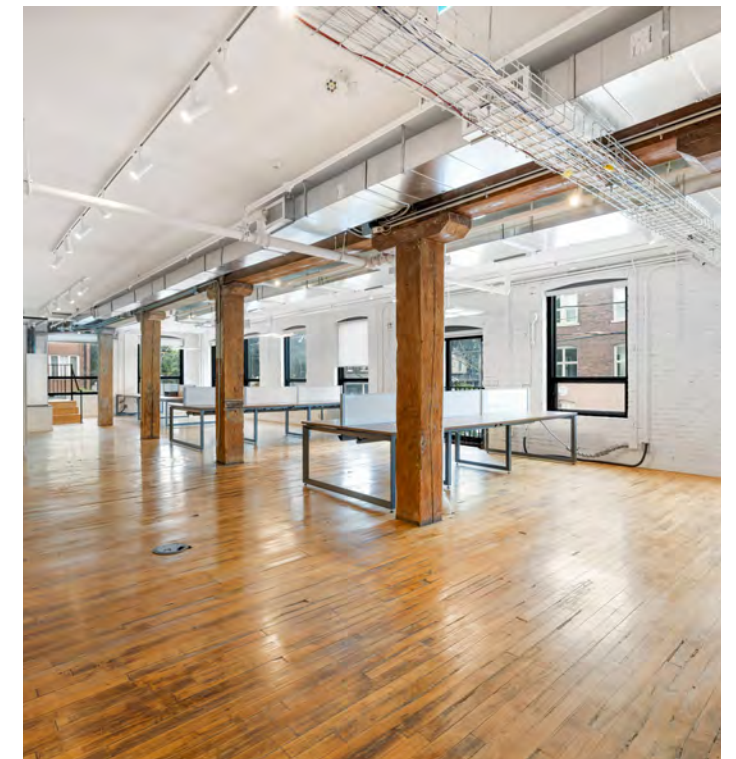
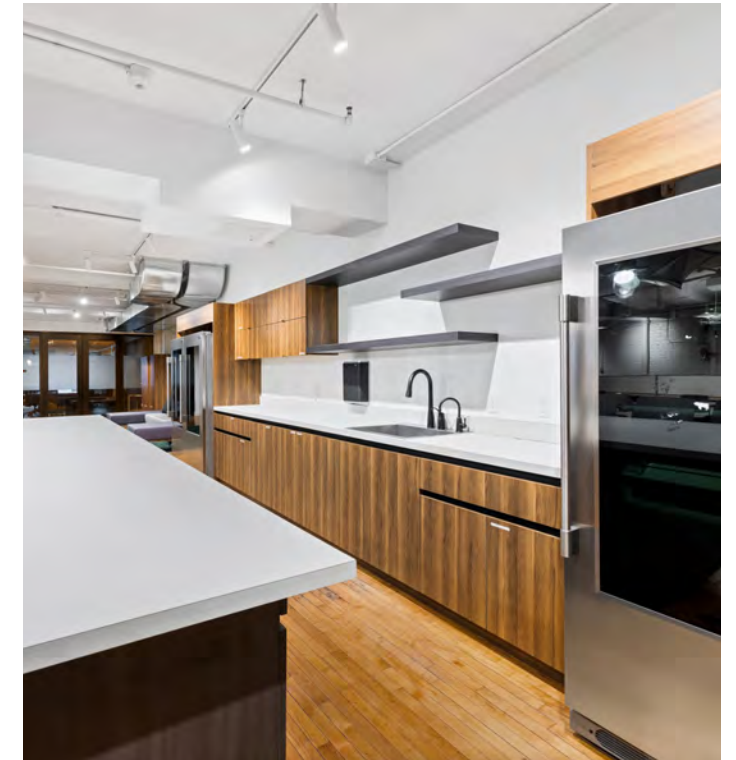
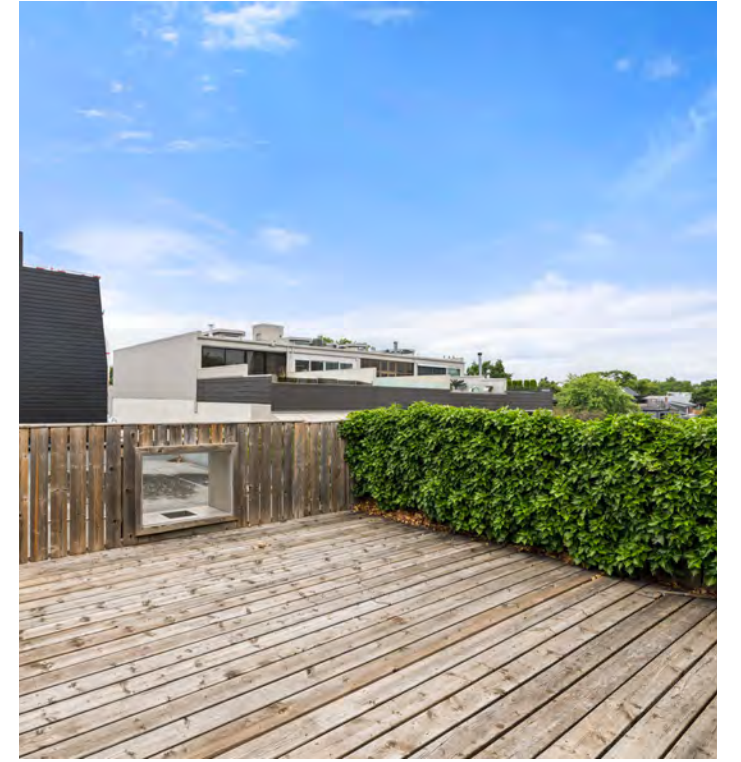
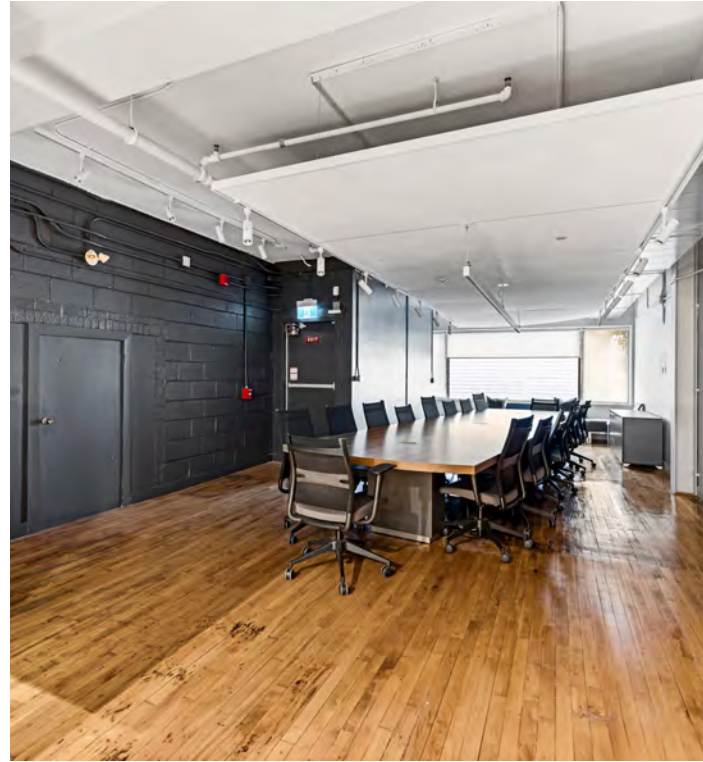




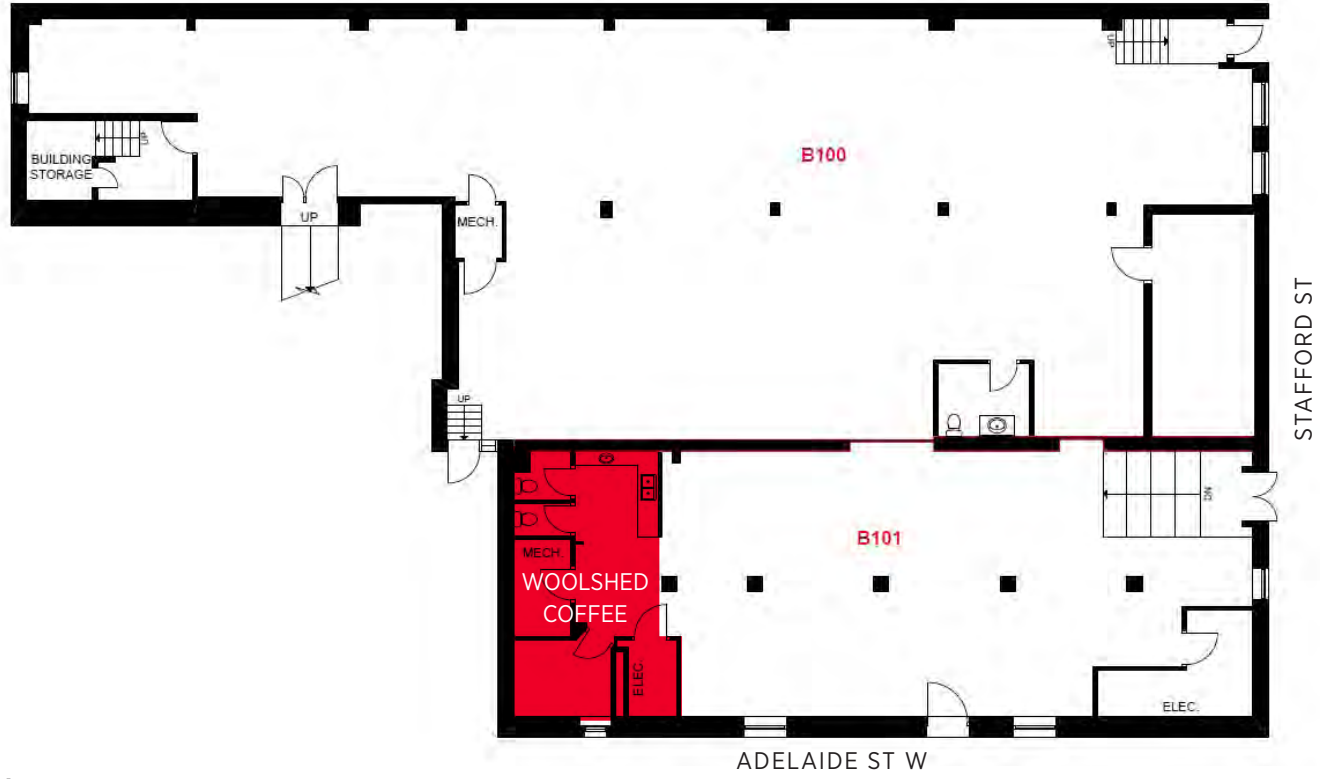
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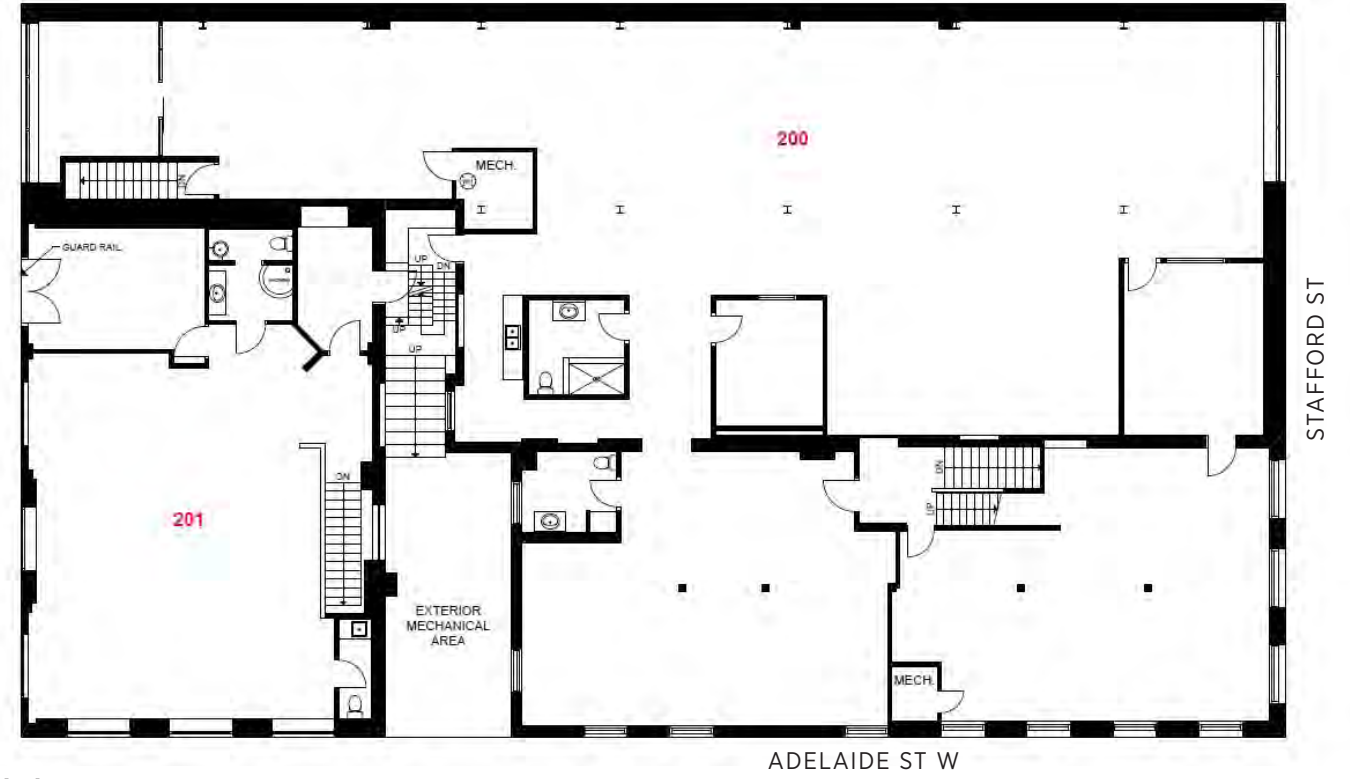
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FLOOR PLAN

Lower Level



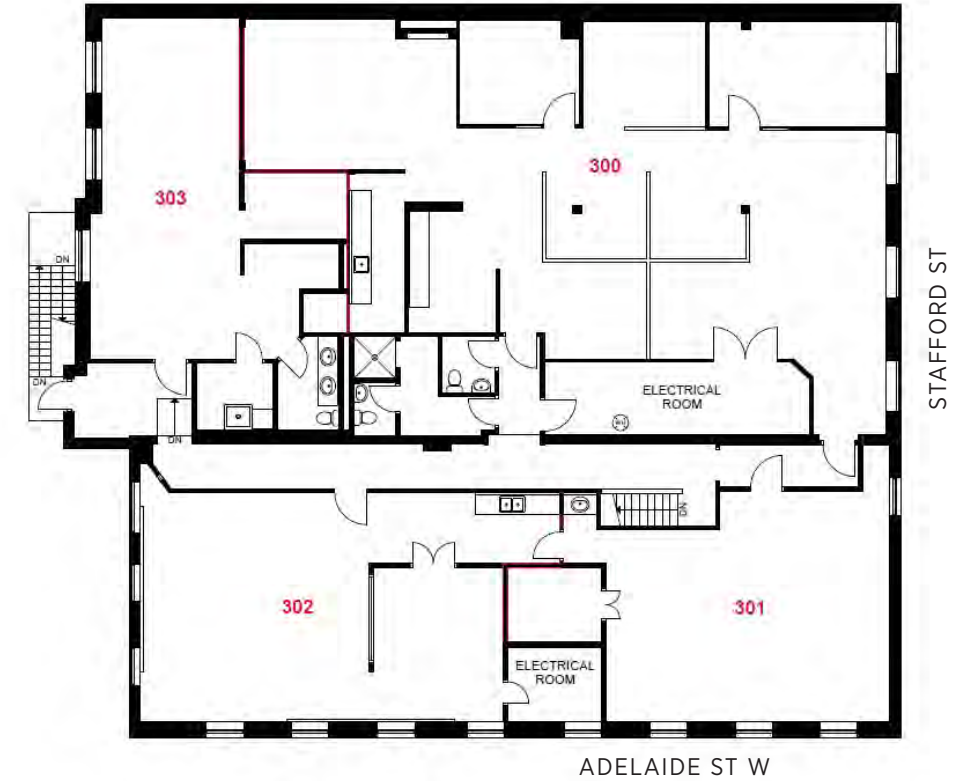
Second Floor



First Floor



Third Floor





LOCAL AREA CONTEXT

- 1 Pennies
- 2 Noce
- 3 White Squirrel Coffee
- 4 Matty's Patty's
- 5 Mother
- 6 Fresh Kitchen + Juice Bar
- 7 Bar Poet
- 8 The Dog & Bear Pub
- 9 Bang Bang Ice Cream & Bakery
- 10 Bellwoods Brewery
- 11 Paris Paris
- 12 Lambo's Deli
- 13 Pizza Wine Disco
- 14 Shy Coffee Co
- 15 The Old York Tavern
- 16 The Wheat Sheaf Tavern
- 17 Oretta King West
- 18 Kettleman's Bagels
- 19 Farm Boy
- 20 Stackt Market

PARKS & RECREATION

- 1 Stanley Park
- 2 Ordnance Triangle Park
- 3 Garrison Common Park
- 4 Fort York National Historic Site
- 5 Coronation Park
- 6 Little Norway Park



	Walking	Driving
King Streetcar	2 mins	-
Trinity Bellwoods	3 mins	-
Stanley Park	3 mins	-
Exhibition GO	20 mins	-
Billy Bishop Airport	-	8 mins
Union Station (UP, GO, VIA, TTC)	-	9 mins
Gardener Expressway	-	9 mins

National Capital Markets Group

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SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 76 Stafford Street, Toronto, Ontario. 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 reviewed on an as received basis.

PRICE

The Property is offered for sale unpriced.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Joel Goulding & Alan Rawn

Cushman & Wakefield ULC
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