



115 Walnut Avenue

3,877 SF residential and/or commercial building
For Sale across from Stanley Park

Lennard: 200-55 University Avenue, Toronto
416.649.5920

lennard.com

115 Walnut Avenue | For Sale

3,877 SF residential and/or commercial building
For Sale across from Stanley Park



Available Space
3,877 SF



Lot Size
Frontage: 33.73 FT
Depth: 85.24 FT



Zoning
R3 Z1.5



For Sale
\$3,750,000
Taxes (2025)
\$15,637



Availability
Immediate



Parking Spaces
2

Property Highlights



Versatile detached live / work property



Dedicated rear parking



Available vacant



Zoned for both residential & commercial



Private Patio



Across from Stanley Park



Expansion Opportunity - Approved variance
for additional 1,661 SF of indoor space &
762 SF of balcony & rooftop deck area

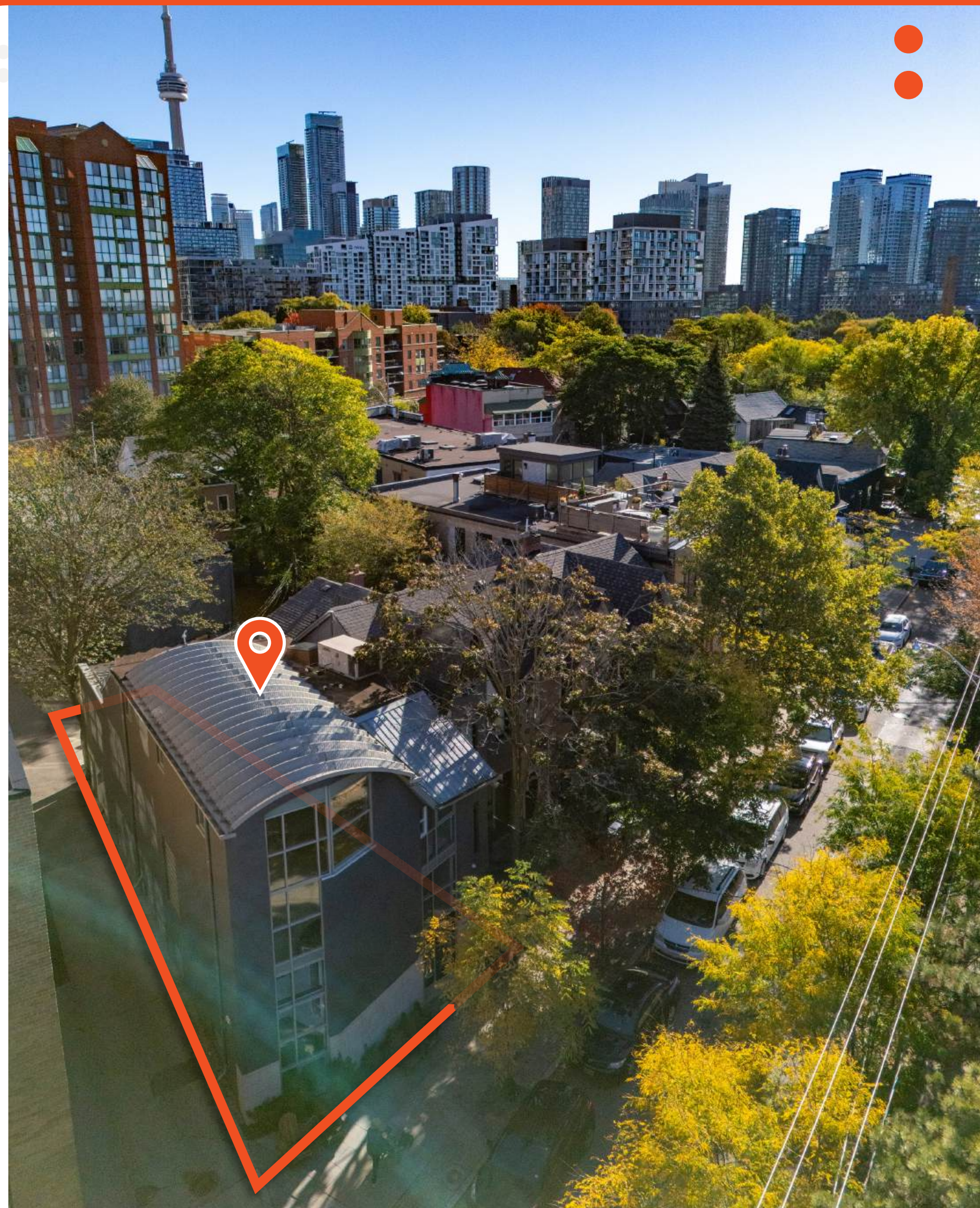


Listing Agents
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Lennard:



115 Walnut Avenue

Food & Dining

- 1 Greedy Goose Kitchen + Bar
- 2 The Old York Tavern
- 3 Burro Burrito
- 4 NaiNai Noodles
- 5 Pizza Wine Disco
- 6 The Cat On Q
- 7 Shy Coffee Co
- 8 Tim Hortons
- 9 Starbucks
- 10 McDonalds
- 11 The Wheat Sheaf Tavern
- 12 Oretta King West
- 13 Cherry's High Dive



Transit

..... Streetcars — GO Line



Commute Times

Exhibition Station	2 Minutes
Downtown Toronto	5 Minutes
Union Station	5 Minutes
Pearson Airport	37 Minutes
Mississauga	39 Minutes
Oakville	40 Minutes

Convenience

- 14 Shoppers Drug Mart
- 15 Pharmaprix
- 16 CIBC
- 17 Bill Bishop Airport
- 18 Exhibition Place

Shopping

- 19 Tip Top Tailors
- 20 STACKT Market
- 21 CB2
- 22 LCBO

115 Walnut Avenue



Walk Times

- King St W & Niagara St Station
150 m | 3 Minutes
- Exhibition GO
1.5 km | 15 Minutes
- Union Station
2.4 km | 30 Minutes
- Yonge & Dundas Station
3.4 km | 41 Minutes



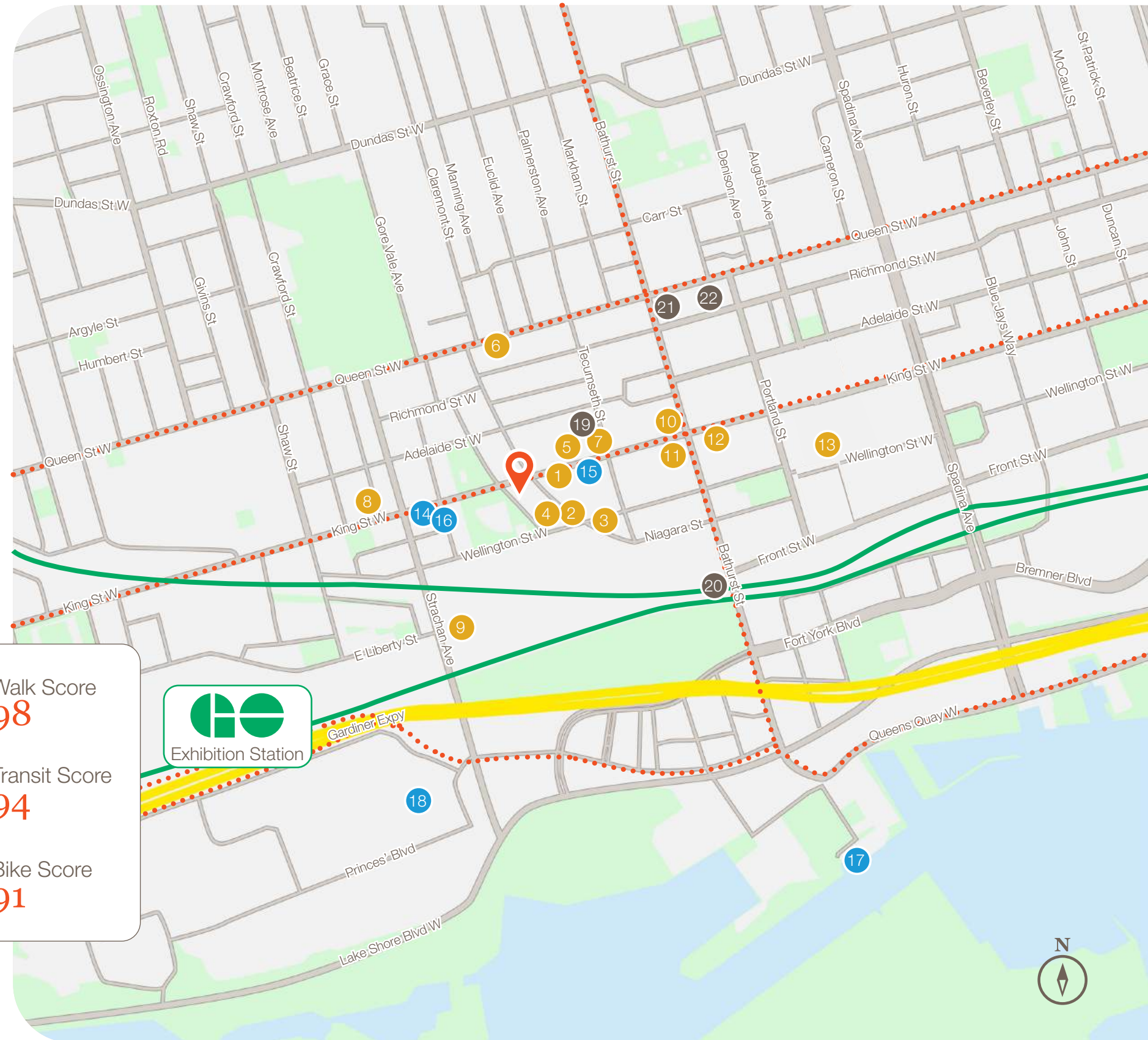
Walk Score
98



Transit Score
94

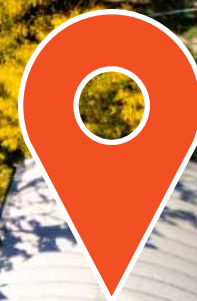


Bike Score
91



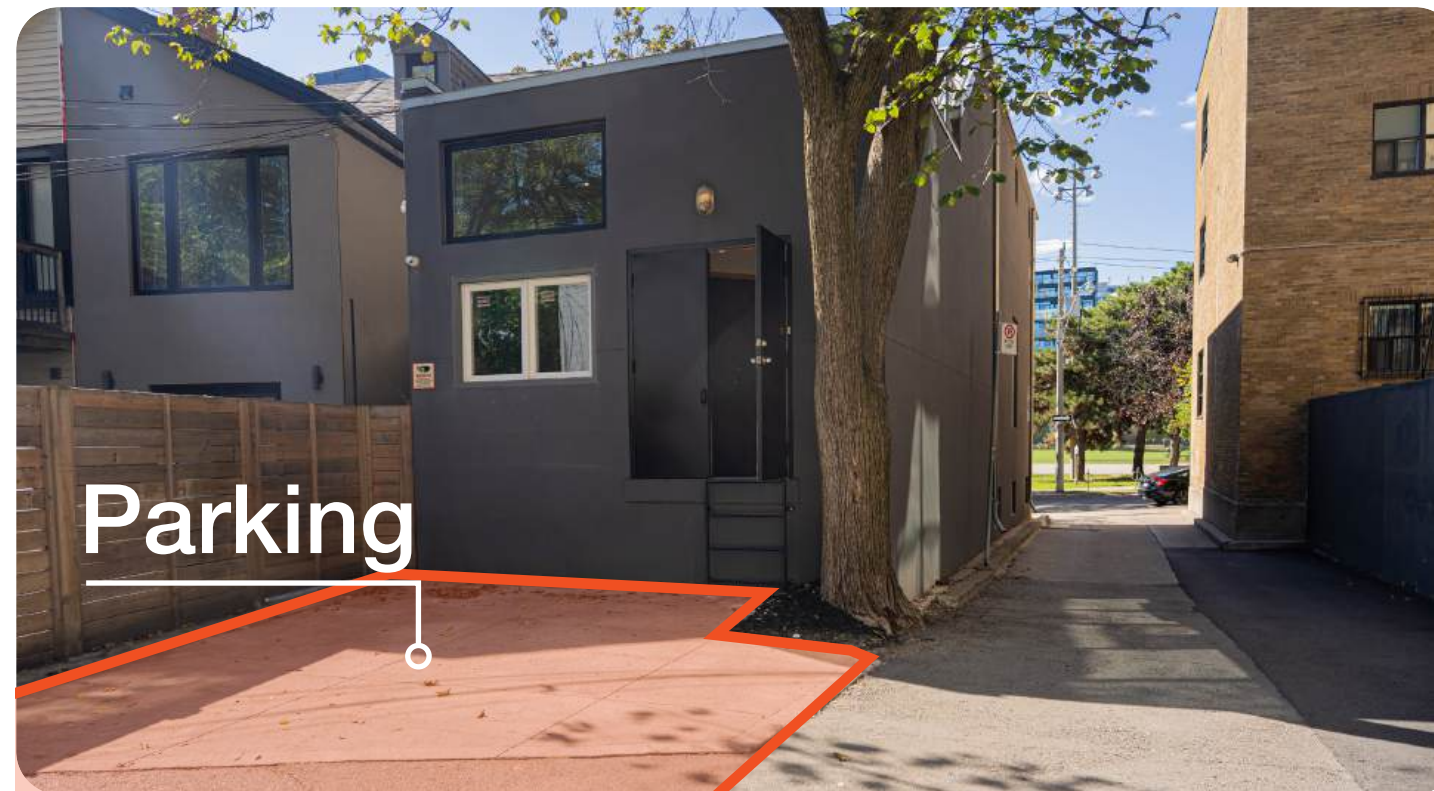
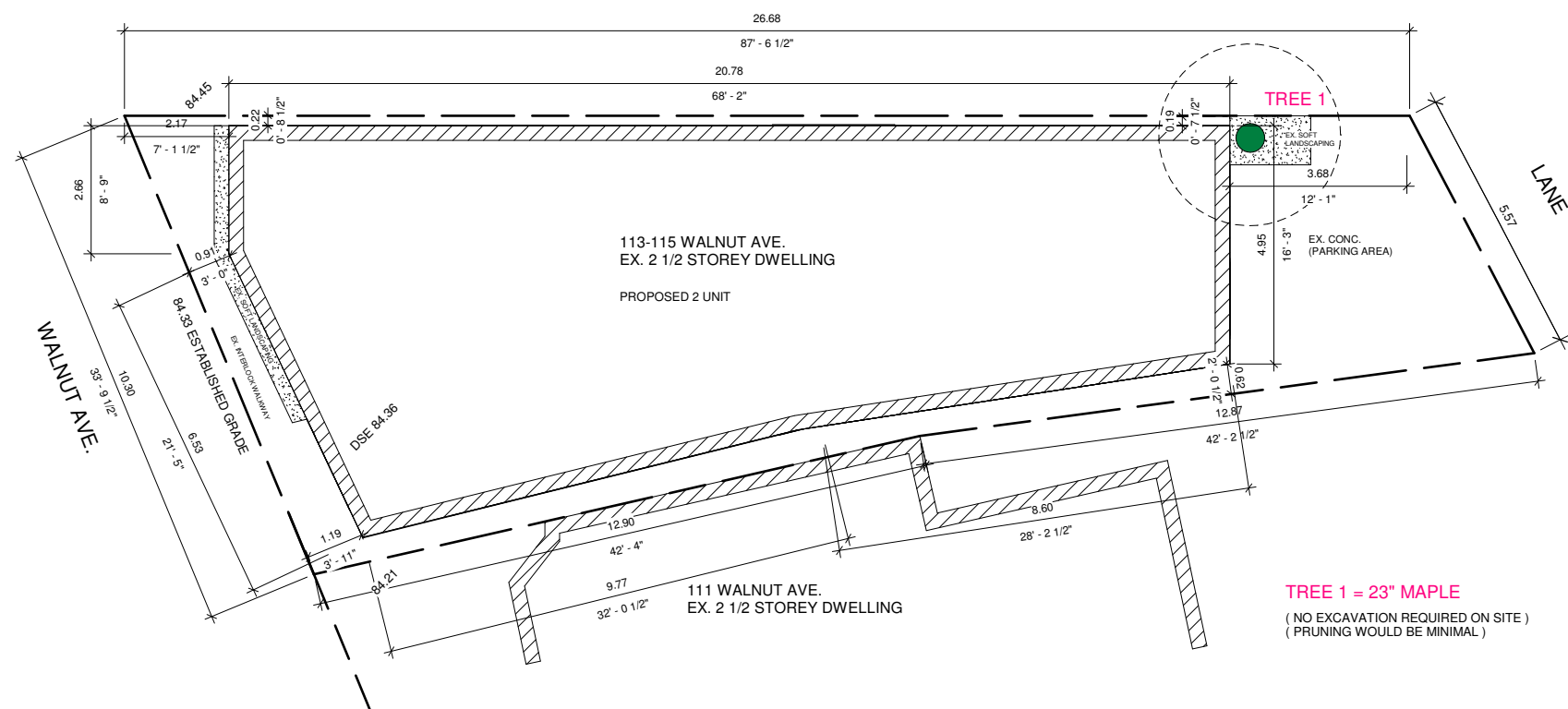


Stanley Park



115 Walnut Avenue

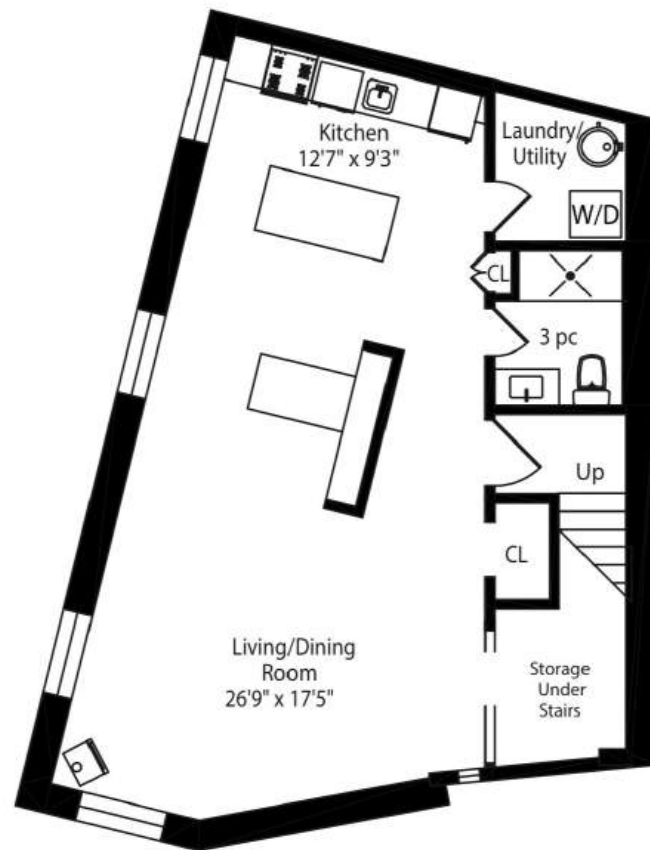
Site Plan



115 Walnut Avenue

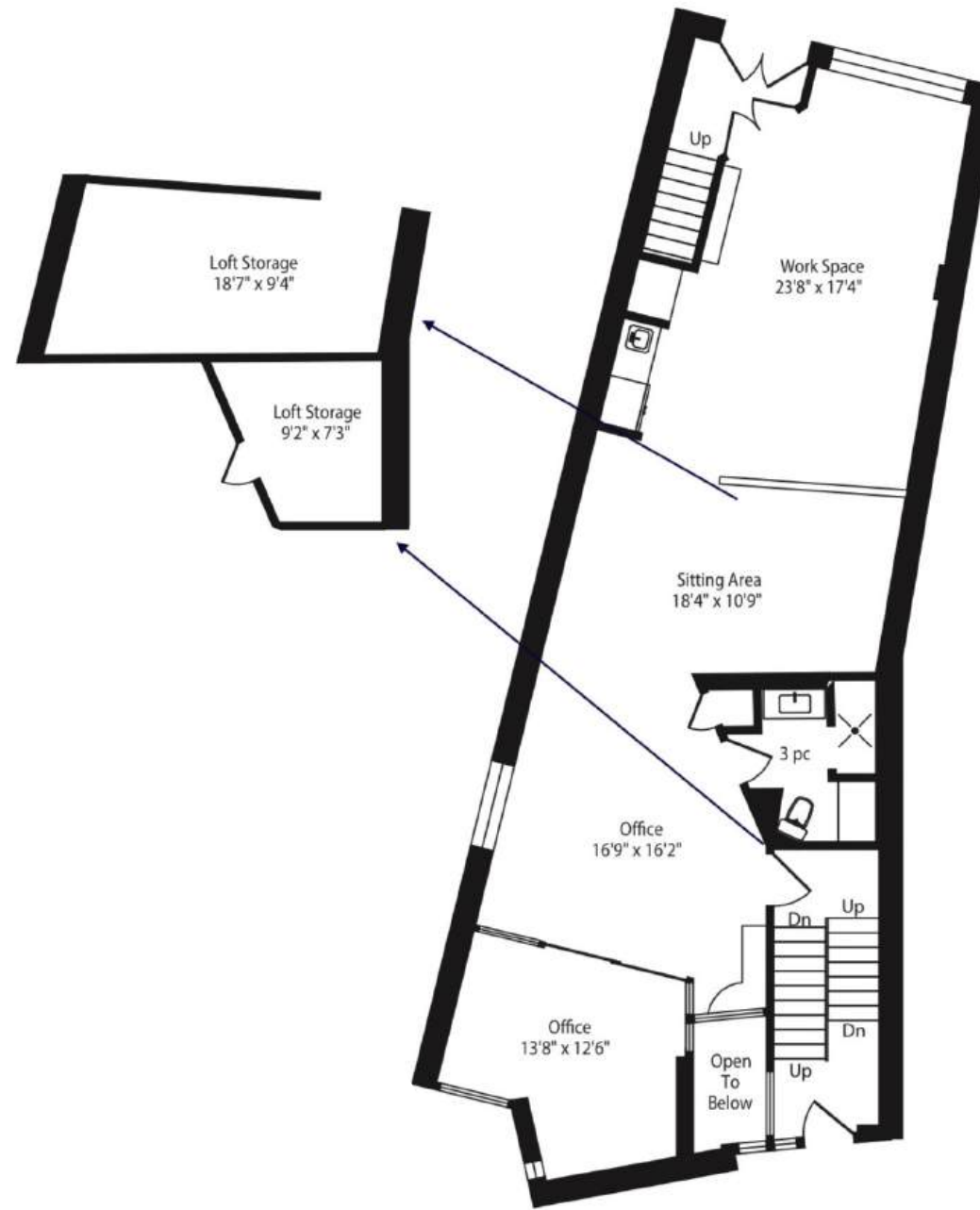
Floor Plan

Lower Level



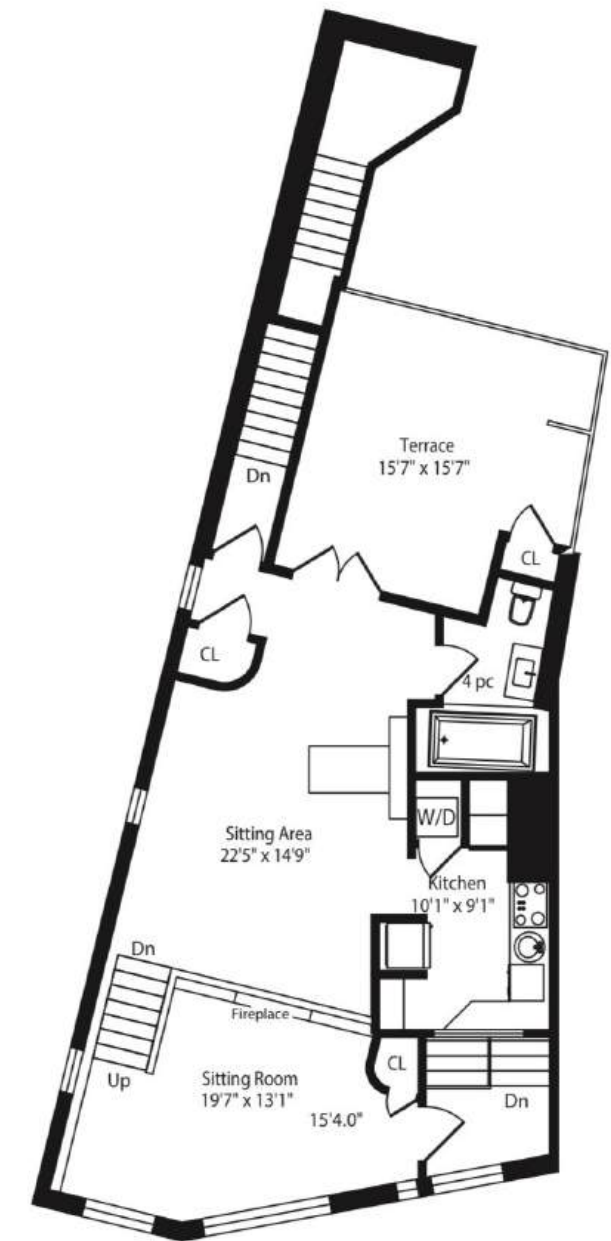
Floor Plan

Main Floor



Floor Plan

Second Floor / Third Floor



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Interior Photos - Lower Floor



115 Walnut Avenue

Interior Photos - 1st Floor



115 Walnut Avenue

Interior Photos - 2nd Floor / 3rd Floor





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