



# 137 BERKELEY STREET

For Sale: Semi-Detached Boutique Office  
Building in Downtown Toronto East

**Lennard:**



# EXECUTIVE SUMMARY

Lennard Commercial Realty, Brokerage (the “Advisors”) has been engaged by TDB Restructuring Limited, in its capacity as Court-appointed Receiver (the “Vendor”) to facilitate the sale of a 100% freehold interest in 137 Berkeley Street, Toronto, Ontario (the “Property”). Located in the Moss Park neighbourhood of Downtown East Toronto, 137 Berkeley Street is a semi detached, 3,925 square foot, three storey office building.

## Investment Highlights

- Located in a desirable boutique office location with easy access to public transit.
- Newer construction building with built out offices, ready for owner - user to operate from.
- Full height basement with large windows for an open air feel.
- The building is easily divisible into two units: the first floor and basement forming one unit, and the second and third floors comprising the other—making it ideal for accommodating two tenants.

The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers by email to the Advisors by **3:00 p.m. on Wednesday, May 21<sup>st</sup>, 2025.**

### Paul Campbell

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For access to the data room, please execute the online confidentiality agreement [here](#).



# INVESTMENT SUMMARY

Municipal Address	137 Berkeley Street
PIN	210910117
Lot Area	0.03 Ac.
Lot Size	16 FT x 89 FT
Construction Year	1991
Building Size	3,925 SF
Zoning	Commercial Residential
2024 Taxes	\$27,132



Transit oriented location which will be **served by two subway stops** when the Ontario Line opens.



**Easily demisable space** for single or multi-tenant leasing.



Vacant space is **move-in-ready** and requires no significant improvements.



Walkable neighbourhood with an **abundance of everyday amenities**.



# THE NEIGHBOURHOOD

Situated on the east side of Berkeley Street, just south of Queen Street E, 137 Berkeley Street is nestled in a charming low-rise neighbourhood. The area is characterized by a harmonious blend of office buildings with a similar aesthetic, inviting street front retail spaces, and residential properties. As part of Toronto's vibrant downtown core, this location offers exceptional convenience, with easy access to public transit, major business hubs, and a wide range of amenities. [With an expected completion date of 2031 for the Ontario Line, tenants of the building will have two subway stations within 400 metres.](#) Its unique combination of heritage architecture and contemporary development creates an appealing atmosphere that makes it an ideal choice for businesses seeking a distinctive and memorable address.

### After Work Fun

- 1 Gusto 501
- 2 Terroni Sud Forno Produzion
- 3 Pumpernickel's
- 4 Mengrai Thai
- 5 Reyna on King
- 6 The George Street Diner

### Active Living

- 7 All Day Fit
- 8 OBF Gym
- 9 Limber Women's Fitness Studio
- 10 Body + Soul Fitness
- 11 Massage Matters
- 12 Bode Spa for Men

### Amenities On The Go

- 13 Dollarama
- 14 Shoppers Drug Mart
- 15 Rocco's NOFRILLS
- 16 Staples
- 17 Zip Car
- 18 Shell Gas

- Queen Street Streetcar
- King Street Streetcar
- Sherbourne Street Bus
- Future Moss Park Station
- Future Corktown Station
- 137 Berkeley Street



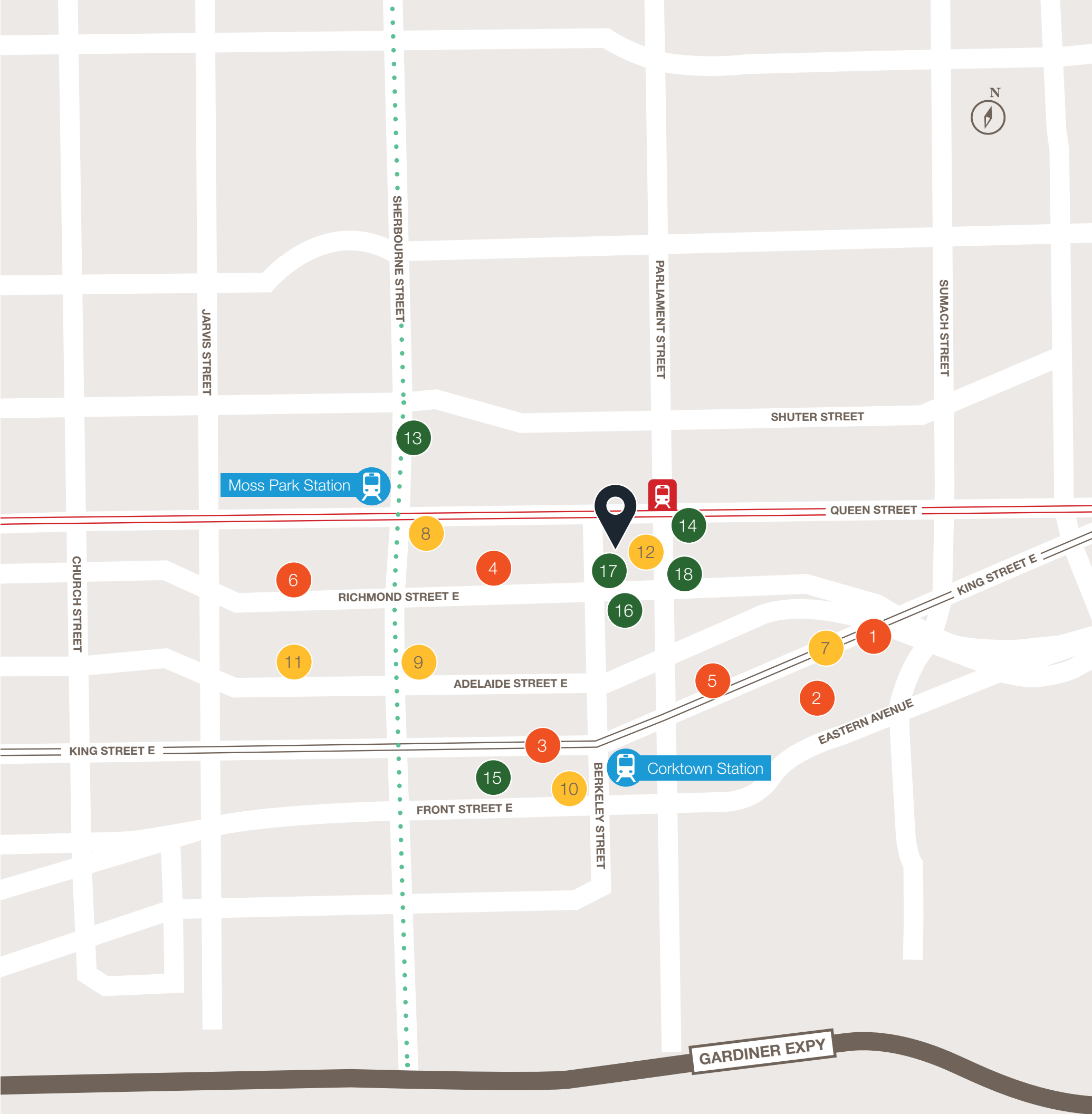
Walk Score  
**99**



Transit Score  
**97**



Bike Score  
**99**



# BUILDING LAYOUT

## Third Floor

Open Work Area | Two Private Offices

## Second Floor

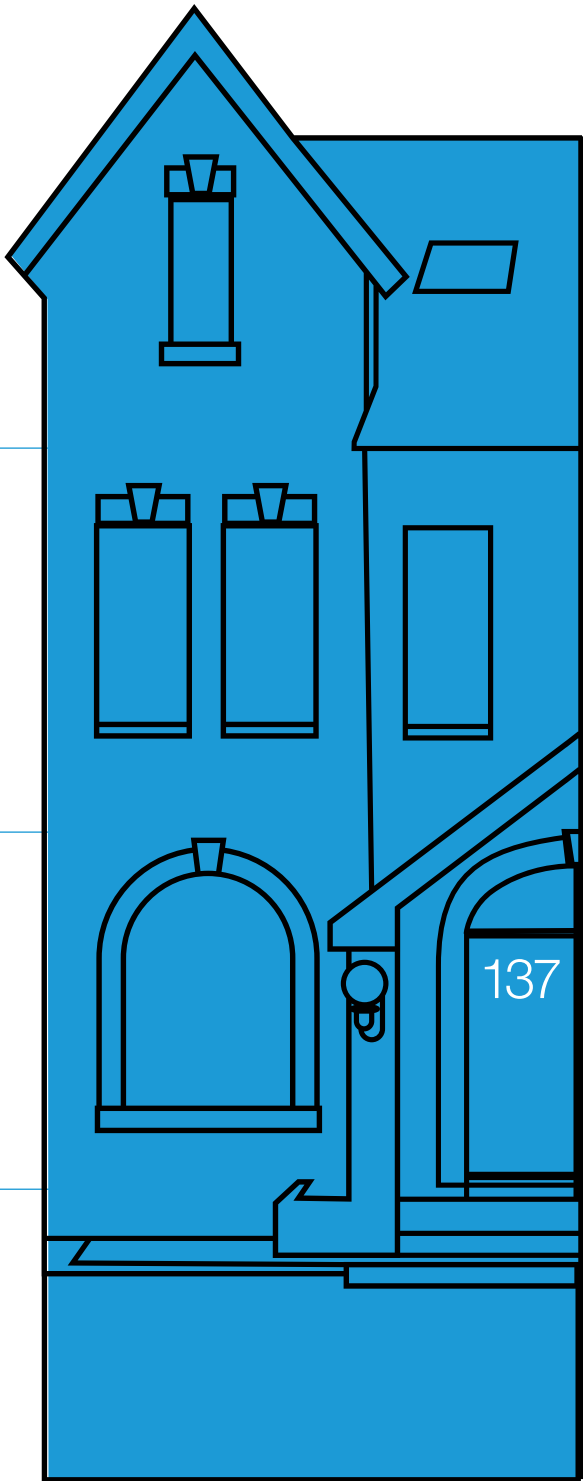
Large Boardroom (Double Height Ceiling) | Small Boardroom or Large Office (Double Height Ceiling) | Four Private Offices | One Washroom | Kitchenette

## First Floor

Reception Area | Mailroom & Copier | Four Private Offices | One Washroom | Rear Exit to Small Patio

## Basement

One Private Office | Open Work Area | One Washroom | Storage Area | Mechanical Room | Rear Exit



Basement

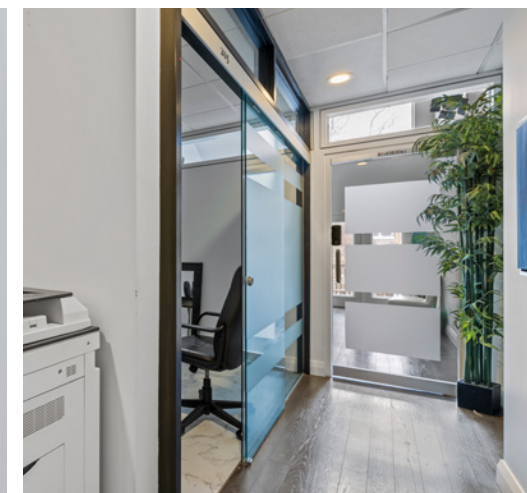
First Floor

Second Floor

Third Floor



# PHOTO GALLERY











# ZONING

## 40.10.20.10 Permitted Use

(1) Use - CR Zone

(A) In the CR zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

Ambulance Depot  
Art Gallery  
Artist Studio  
Automated Banking Machine  
Community Centre  
Courts of Law  
Education Use  
Financial Institution  
Fire Hall  
Library  
Massage Therapy  
Medical Office  
Museum  
Office  
Park  
Passenger Terminal  
Performing Arts Studio  
Personal Service Shop  
Pet Services  
Police Station  
Post-Secondary School  
Production Studio  
Religious Education Use  
Software Development and Processing  
Veterinary Hospital  
Wellness Centre [By-law: 1198-2019]

(B) In the CR zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

Dwelling Unit in a permitted building type in Clause 40.10.20.40  
Hospice Care Home  
Municipal Shelter  
Nursing Home  
Religious Residence  
Residential Care Home  
Respite Care Facility  
Retirement Home  
Student Residence  
[By-law: 545-2019]

## 40.10.20.20 Permitted Use - with Conditions

(1) Use with Conditions - CR Zone

(A) In the CR zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Amusement Arcade (23, 47)  
Cabaret (1)  
Club (1)  
Cogeneration Energy (56)  
Custom Workshop (16)  
Day Nursery (27)  
Drive Through Facility (37)  
Eating Establishment (1,33)  
Entertainment Place of Assembly (1, 46)  
Funeral Home (24)  
Hotel (4)  
Laboratory (15)  
Nightclub (2)  
Outdoor Patio (21)  
Outdoor Sales or Display (20)  
Place of Assembly (1, 29)  
Place of Worship (40)  
Private School (28)  
Public Parking (7,8,9,10,11)  
Public School (28)  
Public Utility (54,57)  
Recreation Use (1, 46)  
Renewable Energy (56)  
Retail Service (17)  
Retail Store (5)  
Service Shop (6)  
Sports Place of Assembly (46)  
Take-out Eating Establishment (1)  
Transportation Use (55)  
Vehicle Dealership (26)  
Vehicle Fuel Station (13,38)  
Vehicle Service Shop (13,39)  
Vehicle Washing Establishment (25) [By-law 607-2015]  
[By-law 1198-2019] [By-law: 451-2022]

(B) In the CR zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Crisis Care Shelter (43)  
Group Home (30)  
Home Occupation (45)  
Multi-tenant House (48)  
Private Home Daycare (44)  
Secondary Suite (58)  
Seniors Community House (42)  
Short-term Rental (3)  
Tourist Home (22)  
[By-law: 607-2015]  
[By-law 1453-2017]  
[By-law: 545-2019] [By-law: 156-2023]





# OFFERING PROCESS

## Data Room Contents

Prospective purchasers must execute the confidentiality agreement. Once received, they will be provided with access to a ShareFile data room with due diligence material. Information contained in the data room includes:

- Offering Memorandum
- Utility Invoices
- Property Taxes
- Insurance Policy
- Floor Plans
- Standard Form APS
- Tenant Lease

## Confidentiality Agreement

Click **here** to execute the online confidentiality agreement.

## Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent from the listing agents. To schedule a tour, please contact Paul Campbell.

## MLS Number

C12093923

## Sale Terms

The property is sold on an “as is, where is” basis, with no warranties or representations from the vendor.

## Offering Guidelines

The Receiver’s objectives are to maximize the sale price of the property and complete a disposition with limited, or if possible, no conditions. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty for 137 Berkeley Street, Toronto, Ontario.

As part of their submission, potential purchasers are encouraged to include:

- An outline containing key principles of the company,
- Demonstrated ability to close a transaction of this magnitude,
- A brief business history.

Any transaction for the Property is subject to court approval.

Prospective Purchasers should note that the Receiver is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

## Selling Entity

Sold on behalf of TDB Restructuring Limited, solely in its capacity as Court-appointed Receiver of 137 Berkeley Street, Toronto, Ontario.

## Legal Description

PT LT 34 PL 7A TORONTO AS IN CA135666, S/T INTEREST IN CA135666; CITY OF TORONTO.

## Submission Date

**The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisors by 3:00 p.m. on Wednesday, May 21<sup>st</sup>, 2025.**

Please email all submissions to the listing agents:

Peter DeGuerre | pdeguerre@lennard.com  
Paul Campbell | pcampbell@lennard.com  
Joshua Perlstein | josh@lennard.com

## Disclaimer

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Click **here** to access the web listing.







For more information, please contact the listing team:

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