

For Sale: Investment

276 Bathurst Street

Investment Opportunity

Lennard:

200-55 University Avenue, Toronto 416.649.5920

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Beautiful church for sale on Bathurst Street across from Alexandra Park in downtown Toronto. The church features roughly 9,000 SF of area over two floors. The main floor has soaring ceilings up to 21 feet, with an upper gallery and intricate Sanctuary. The basement is a large, open room with 10 foot clear ceilings, an elevated stage, kitchen, washrooms, and storage/offices. The church sits on 8,444 SF of residentially resignated land, partially abuts a laneway, and is within the Major Streets Policy area put forward by the City of Toronto. Being sold "as-is", buyer to satisfy itself as to all property information.

Property Highlights

- Prime location to the heart of Downtown Toronto
- Less that 5 mins walk to transit accessibility



Building Size

9,000 SF

Lot Size

8,444 SF



Availability

Immediate



Zoning

R (d1.0) (x806)



Sale Price

\$4,200,000

Taxes

Contact Listing Agent



Lot Front

62 FT

Lot Depth

136 FT



Listing Agents

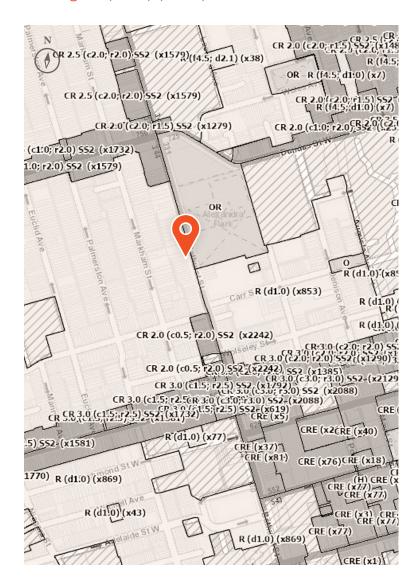
Michael Salenieks*

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*Broker



Zoning: R (d1.0) (x806)



Permitted Use

Dwelling Unit in a permitted residential building type in Clause 10.10.20.40.

Municipal Shelter

Park [By-law: 545-2019]

Permitted Use - With Conditions

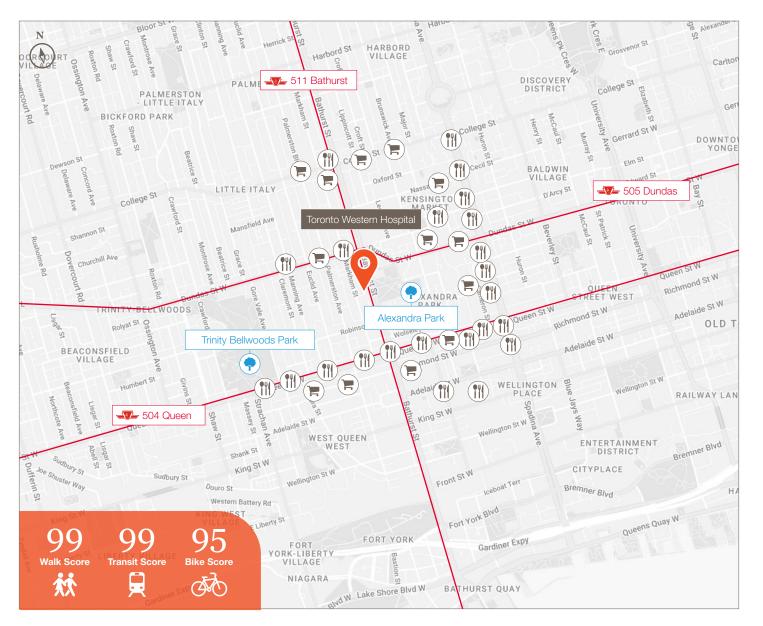
Use with Conditions R Zone

The following uses are permitted in the R zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.10.20.100:

- Ambulance Depot (1)
- Cogeneration Energy (2)
- Community Centre (3)
- Day Nursery (4)
- Fire Hall (1)
- Garden Suite (20)
- Group Home (5)
- Home Occupation (6)
- Laneway Suite (19)
- Library (3)
- Multi-tenant House (13)
- Place of Worship (8)
- Police Station (1)

- Private Home Daycare (9)
- Public Utility (10, 11)
- Renewable Energy (2)
- Retail Store (12)
- Secondary Suite (14)
- Seniors Community House (15)
- Short- term Rental (18)
- Tourist Home (16)
- Transportation Use (17)
- [By-law 1453-2017]
- [By-law 545-2019]
- [By-law 1092-2021]
- [By-law: 101-2022][By-law: 156-2023]

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Amenities

276 Bathurst Street is a highly accessible and well-connected location, offering seamless access to transit, daily amenities, and a vibrant mix of dining and entertainment options. With 24/7 streetcar service along Queen and Bathurst and fast connections to the subway. commuting across the city is efficient and straightforward. The neighbourhood is rich in culinary variety, from casual cafes to international restaurants, and essential services like grocery stores, pharmacies, and banks are all within easy reach. While Trinity Bellwoods Park serves as the area's primary green space, nearby Alexandra Park adds to the community appeal with its playground, sports courts, and community centre..

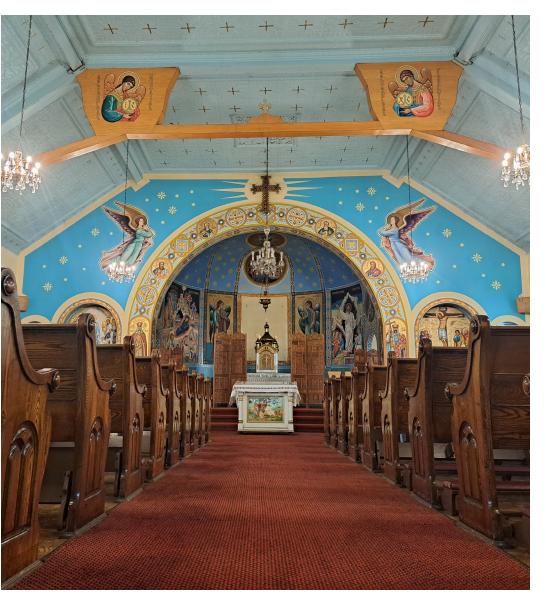
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