

276 Gladstone Avenue

Property Highlights

- Stand alone building with outdoor yard
- Large windows with lots of natural light
- Steps from Dundas Street W, Dufferin Street, and College Street
- Close access to transit and nearby amenities

Space Available

3,804 SF (Approx)

Semi-Gross Asking Rate

Contact Listing Agent

Availability

Immediate

Parking

Yes

Listing Agents

Dillon Stanway**

Associate Vice President 416.649.5904 dstanway@lennard.com

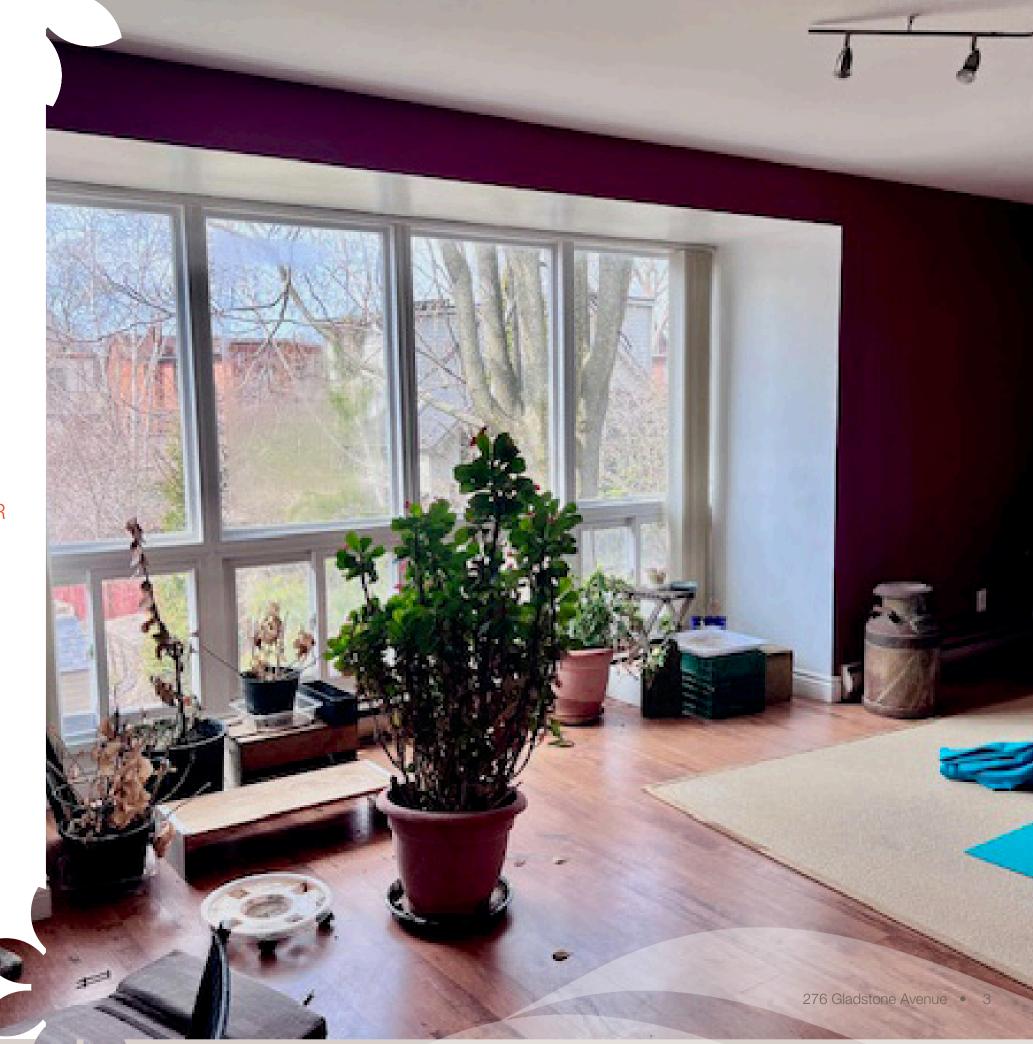
William J. Dempsey**, SIOR

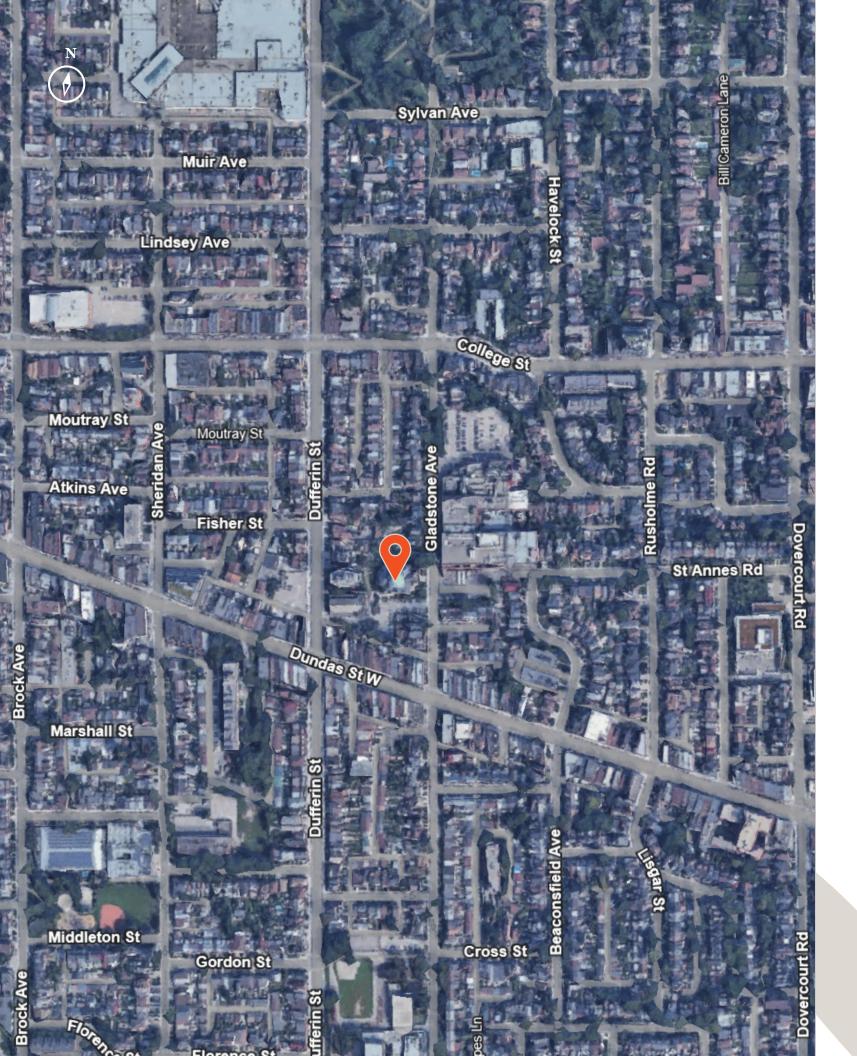
Partner 416.649.5940 wdempsey@lennard.com

Chris Marit*

Vice President 416.649.5941 cmarit@lennard.com

*Sales Representative **Broker





Local Demographic Highlights

5KM Radius

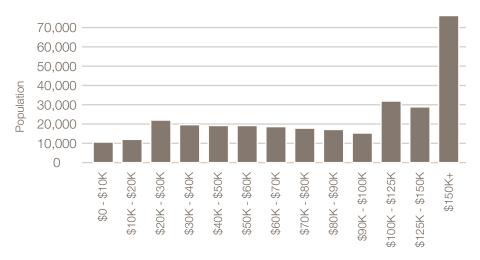
Total Households Total Population

303,928 589,541

Median Age Education

39 94%

Median Household Income \$85,819



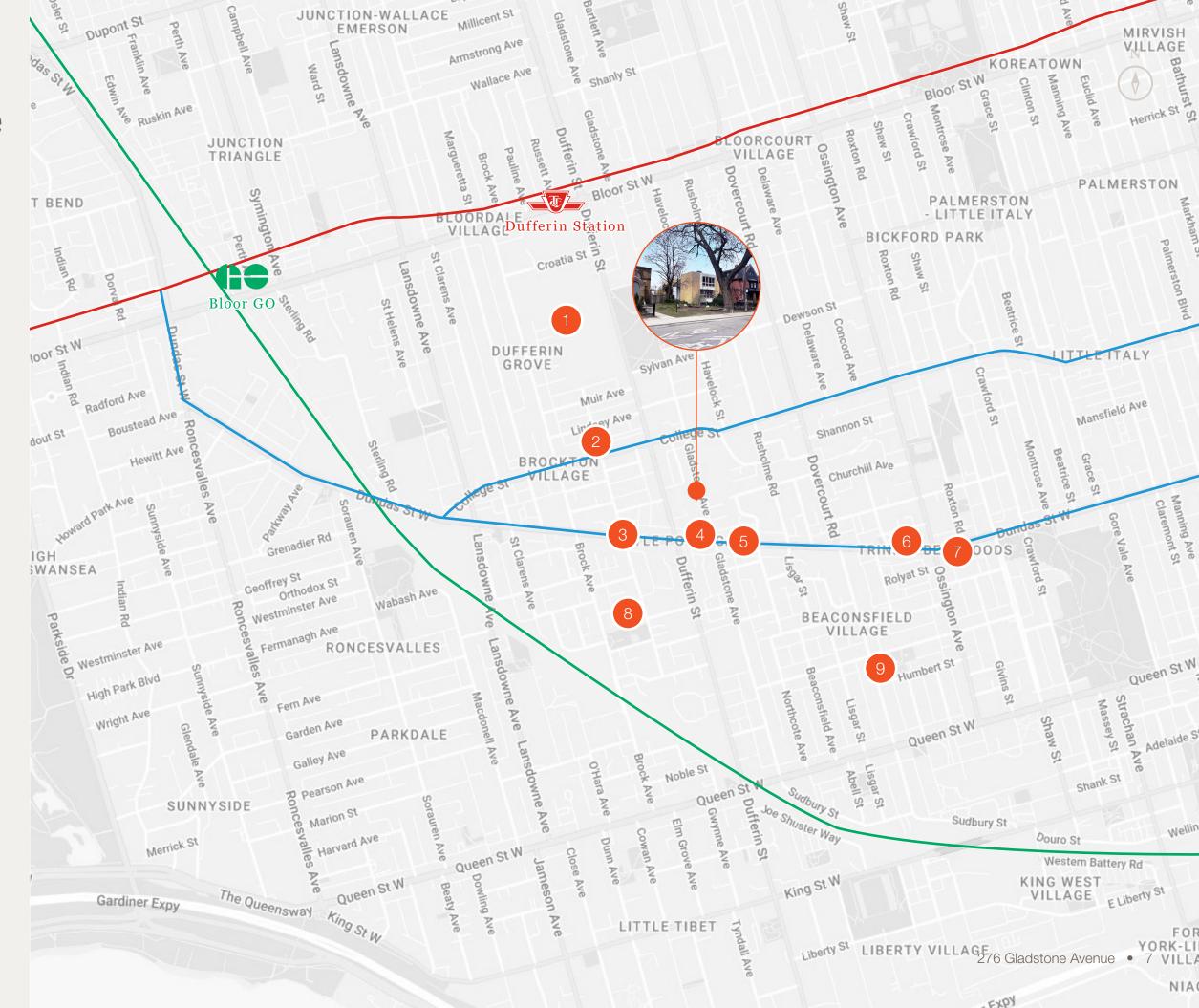
Lennard:

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The Local

Amenities

- 1 Dufferin Mall
- 2 Pho Linh
- 3 Good Fork
- 4 Antler Kitchne & Bar
- 5 Kitten and the Bear
- 6 Enoteca Sociale
- 7 Pizzeria Libretto
- 8 Imanishi Sando Bar
- 9 Pizzeria Badiali
- GO Train
- TTC Subway
- TTC Streetcar



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Zoning

Residential Zone - R (d0.6) (x729)

Permitted Use

The following uses are permitted in the RD zone:

- 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

The following uses are permitted in the RD zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.20.20.100:

- 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]

Permitted Residential Building Types - RD Zone

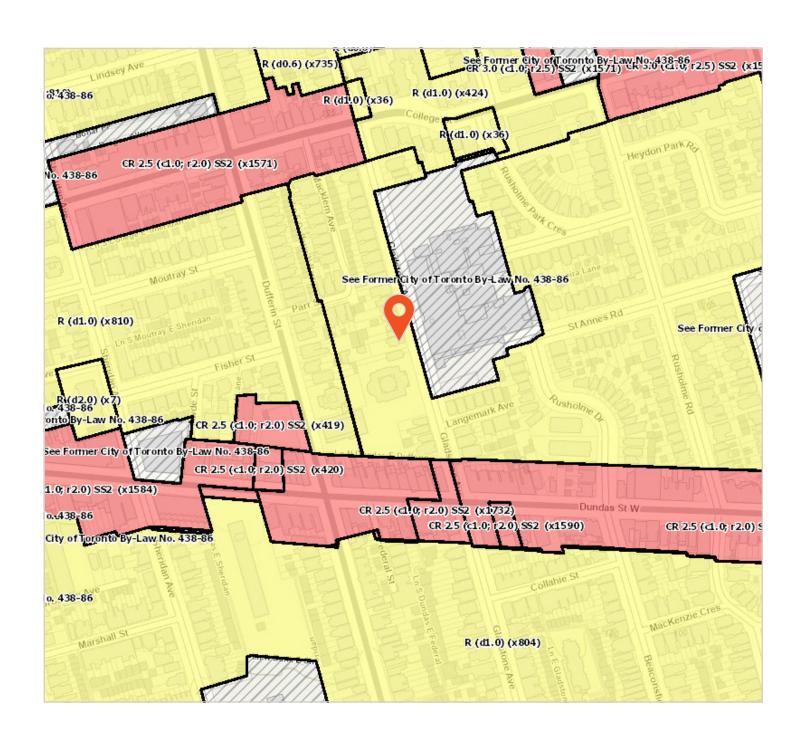
In the R zone, a dwelling unit is permitted in the following residential building types:

- (A) Detached House;
- (B) Semi-Detached House:
- (C) Townhouse;
- (D) Duplex;

- (E) Triplex;
- (F) Fourplex; and
- (G) Apartment Building.

Chapter 900 Exceptions

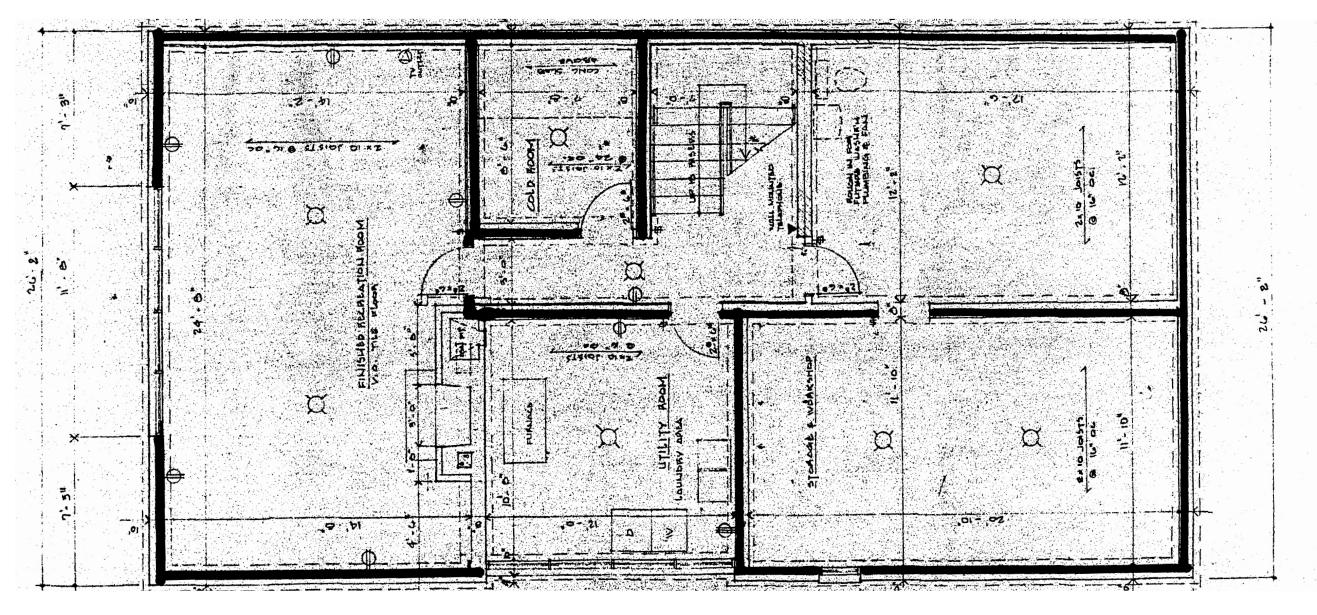
Despite regulations 900.1.10(3) and 900.1.10(4)(A), a duplex, triplex or fourplex is a permitted residential building type if it complies with the regulations for the R zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [By-law: 474-2023]





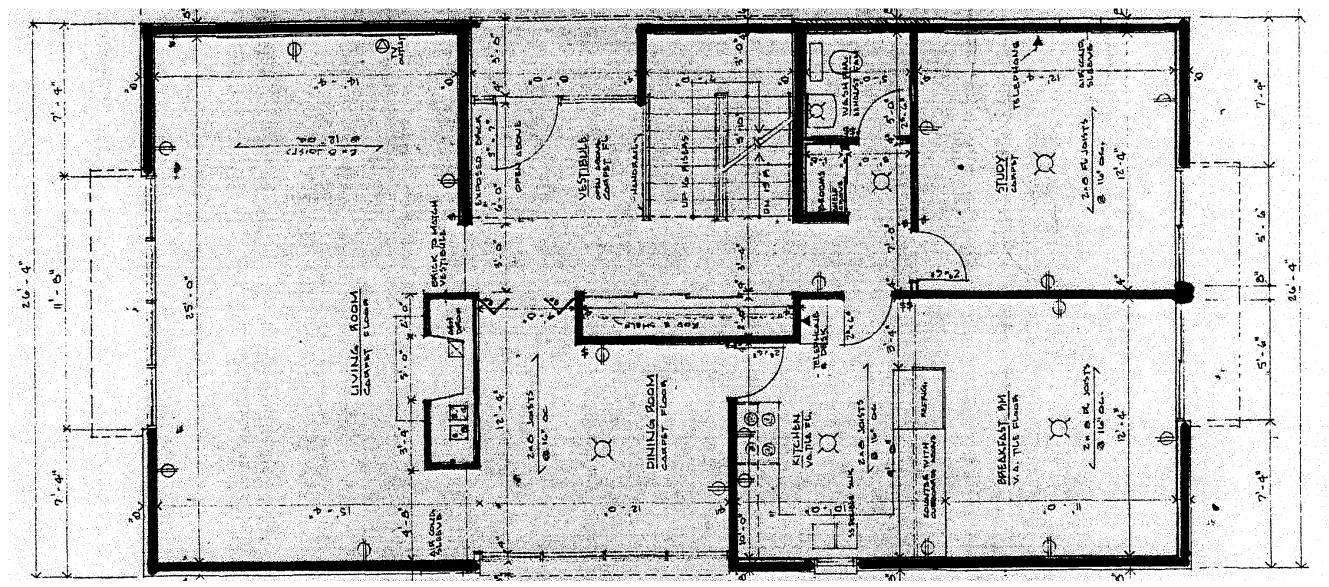
Floor Plans

Basement



Floor Plans

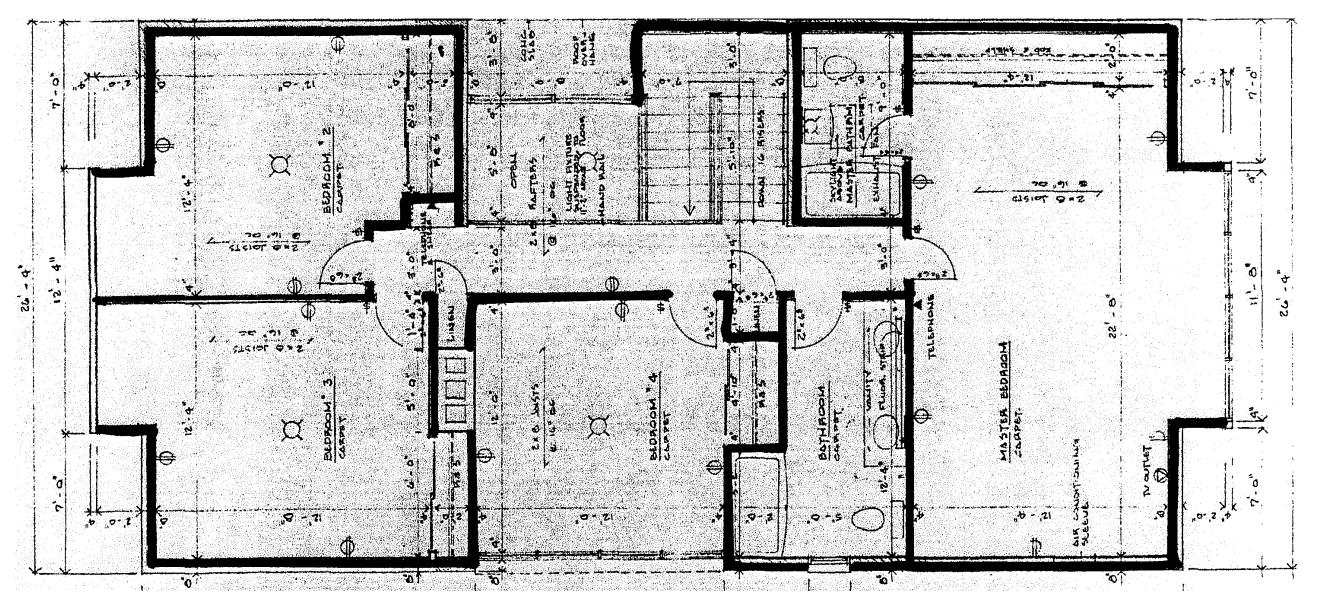
1st Floor



FIRST FLOOK PLAN

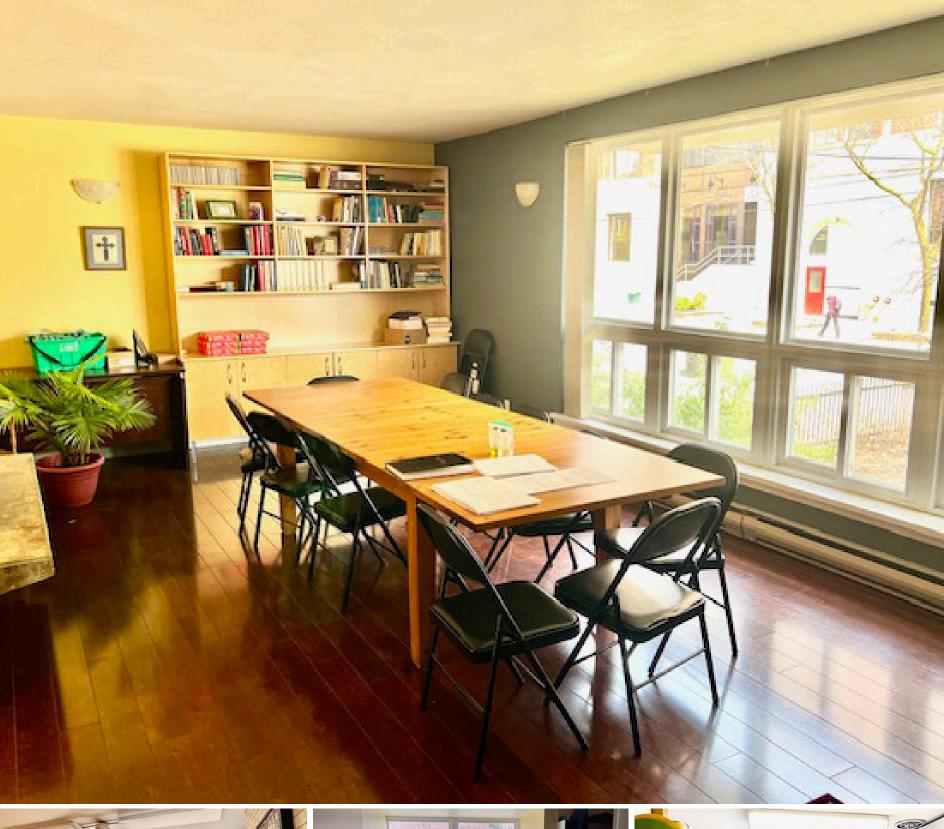
Floor Plans

2nd Floor















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