

For Sale
283-285
Macpherson Avenue

Boutique End-User Opportunity

Lennard:

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283-285 Macpherson Avenue

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Beautiful free standing Victorian

Building Size

3,786 SF

(2,524 sf above grade)

Site Area

2,605 SF

Parking

Green P down the street

Frontage

34 FT

Depth

78 FT

Zoning

EL 2.5 (x121)

Legal Description

PCL 92-2 SEC M18; PT LT 92 PL M18 TORONTO; PT LT 93 PL M18 TORONTO PT 2 66R6809; TORONTO , CITY OF TORONTO

Sale Price

\$2,899,000.00

Taxes (2025)

\$37,464.62

Lennard:



Connected Assembly Opportunity

Seamless Connection with
second-floor Bridge

283-285 Macpherson Avenue and 287 Macpherson Avenue were once jointly owned and connected by a bridge at the second-floor level.

Since the buildings are now separately owned, the bridge has been enclosed but there is the possibility for it to be reopened creating a seamless connection between these two charming assets.

An assembly of the two buildings is within reach as 287 Macpherson is also on the market for sale presenting the opportunity for users requiring additional square footage to acquire both properties and reopen the second floor pedestrian bridge.

What Sets It Apart

A closer look at its standout features

Main Floor

Open concept, 2 piece washroom and eat in kitchen with walkout to private backyard, 9'8" ceiling height.



Second floor

Built out with 4 offices, 2 piece washroom and open area. Connected to balcony overlooking rear yard, 9' ceiling height.



Lower Level

Clean basement with 2 piece washroom and direct access to street, 7'2" ceiling height. Opportunity to replace existing doors to Macpherson with glass doors to bring in natural light.

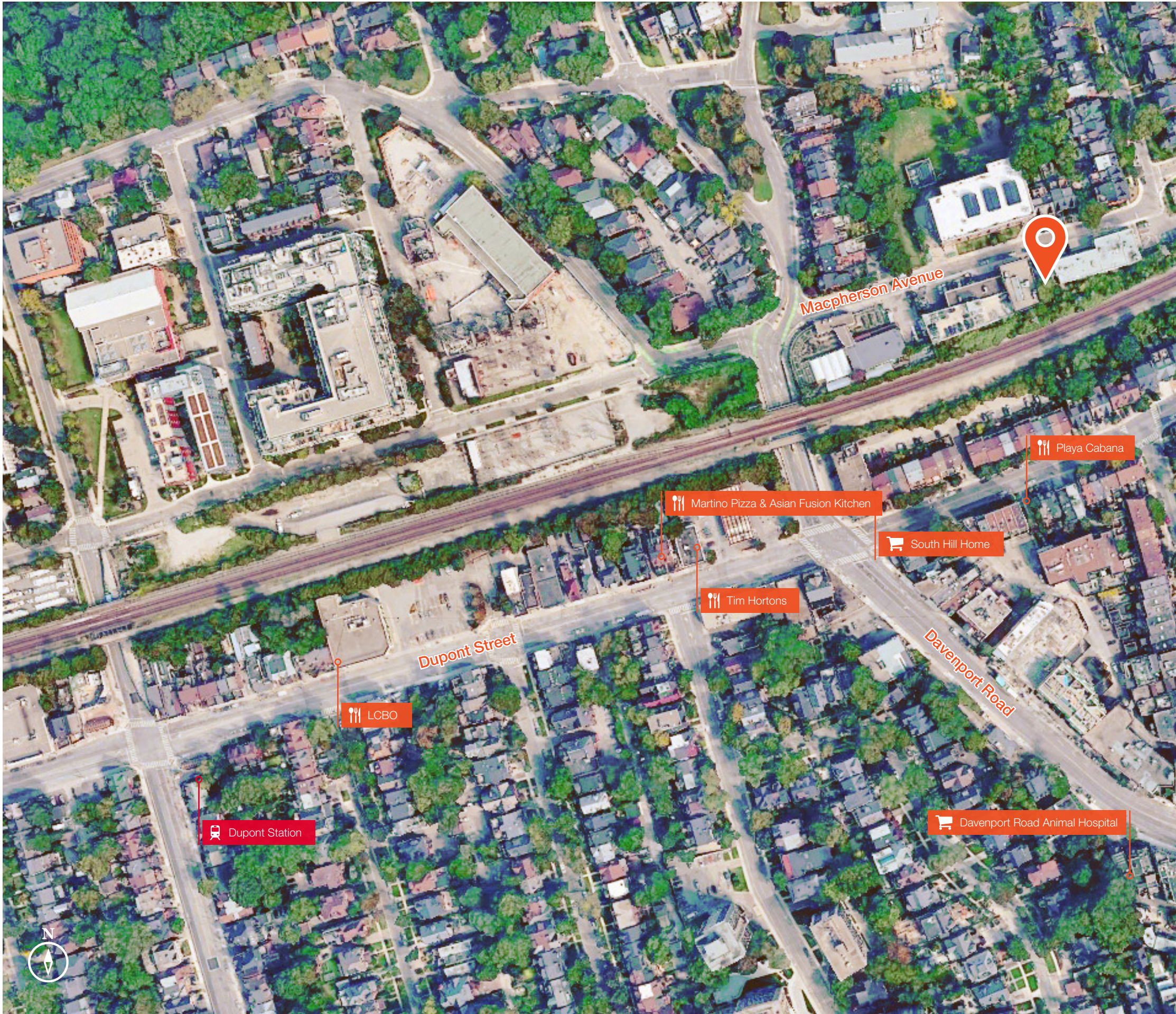


Backyard

Access to private backyard ideal for working outside, casual lunch breaks, and client events.

Lennard:











Property Location

Perfectly Positioned

283-285 Macpherson Avenue offers a rare balance of neighbourhood charm and unmatched accessibility. Just a short walk from Dupont Station on Line 1, the area connects seamlessly to the TTC network, Union Station, and Toronto’s Financial Core. Multiple bus routes serve the intersection directly, while Bloor Street and Yorkville are within easy walking distance, placing shops, dining, and business districts only minutes away.

Beyond transit, everyday convenience defines the area. Cafés, bakeries, restaurants, and boutique shops are steps from the intersection, alongside essential services that make daily life effortless. Nearby green spaces like Ramsden Park provide a natural retreat, while the steady growth of Dupont as a cultural corridor adds dining, retail, and lifestyle amenities to the mix.

Anchored by historic landmarks such as the Hare Krishna Temple, Avenue and Dupont has become more than just a crossroads—it’s a hub where accessibility, culture, and modern amenities converge in one of Toronto’s most connected midtown locations.

 <div>Total Population</div> 25,401	 <div>Median Household Income</div> \$101,760
 <div>Median Age</div> 45	 <div>Daytime Population</div> 44,292
 <div>Education</div> 98%	 <div>Total Households</div> 13,525

283-285 Macpherson Avenue

The Area



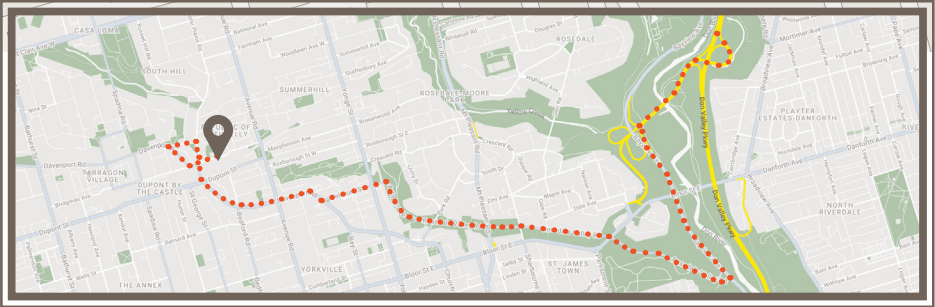
Local Amenities

- 1. Ramsden Dog Park
- 2. Avenue Diner
- 3. CrossFit YKV
- 4. Joso's
- 5. Adrak Yorkville
- 6. TD Canada Trust Branch & ATM
- 7. Ristorante Sotto Sotto
- 8. 5 Elements Espresso Bar
- 9. Le Paradis
- 10. Playa Cabana
- 11. Blu Ristorante
- 12. Whole Foods Market
- 13. Equinox
- 14. ONE Restaurant
- 15. STK Toronto
- 16. Tim Hortons
- 17. Opus Restaurant
- 18. Duke of York
- 19. Royal Ontario Museum
- 20. LCBO
- 21. Black Camel
- 22. The Rebel House
- 23. Shoppers Drug Mart



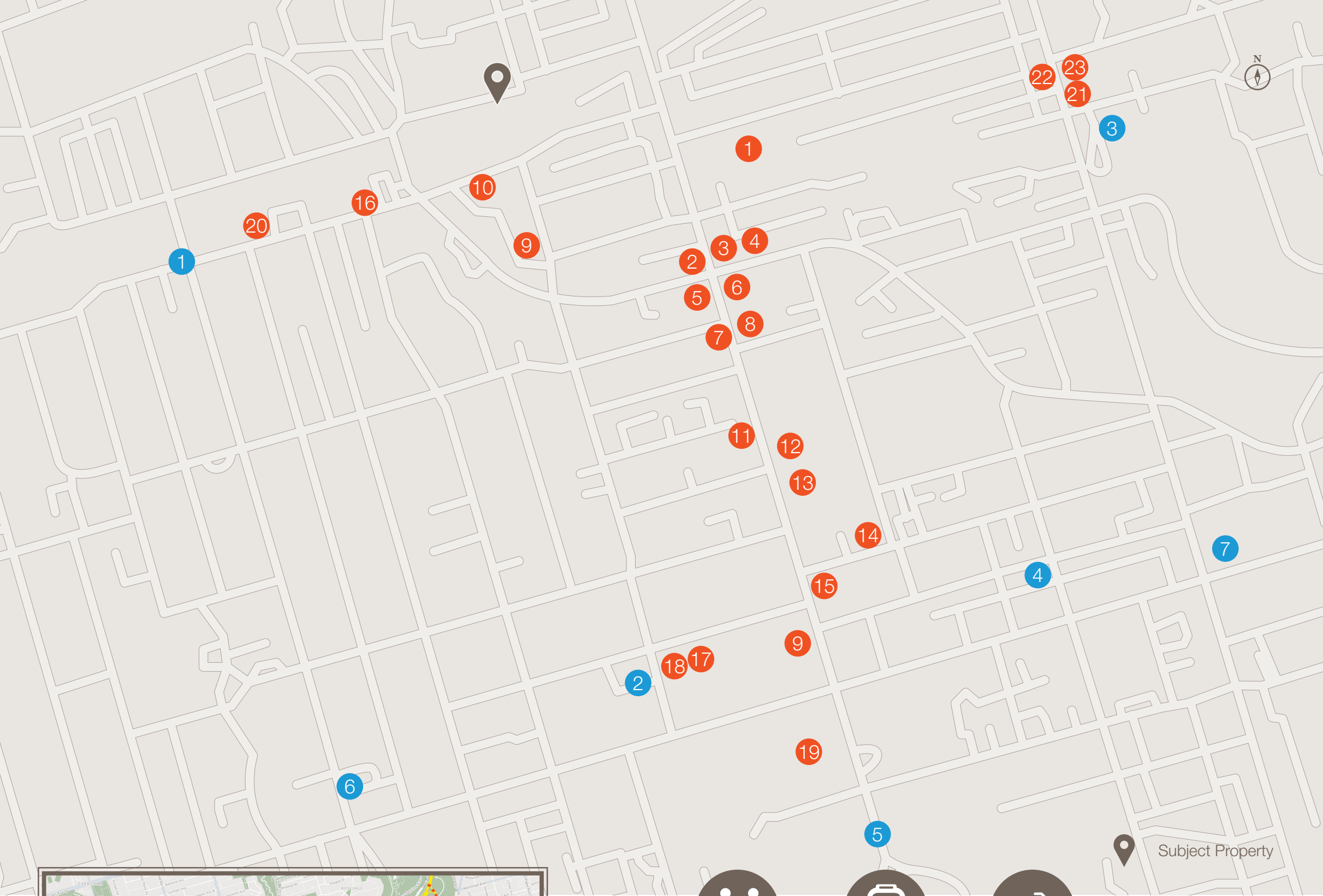
Transit

- | | |
|--------------------------------------|--|
| 1. Dupont Station
(8 min 🚶🚶) | 5. Museum Station
(20 min 🚶🚶) |
| 2. St. George Station
(15 min 🚶🚶) | 6. Spadina Station
(20 min 🚶🚶) |
| 3. Rosedale Station
(18 min 🚶🚶) | 7. Yonge/Bloor
Station
(25 min 🚶🚶) |
| 4. Bay Station
(18 min 🚶🚶) | |



Drive Time

15 minute drive to DVP



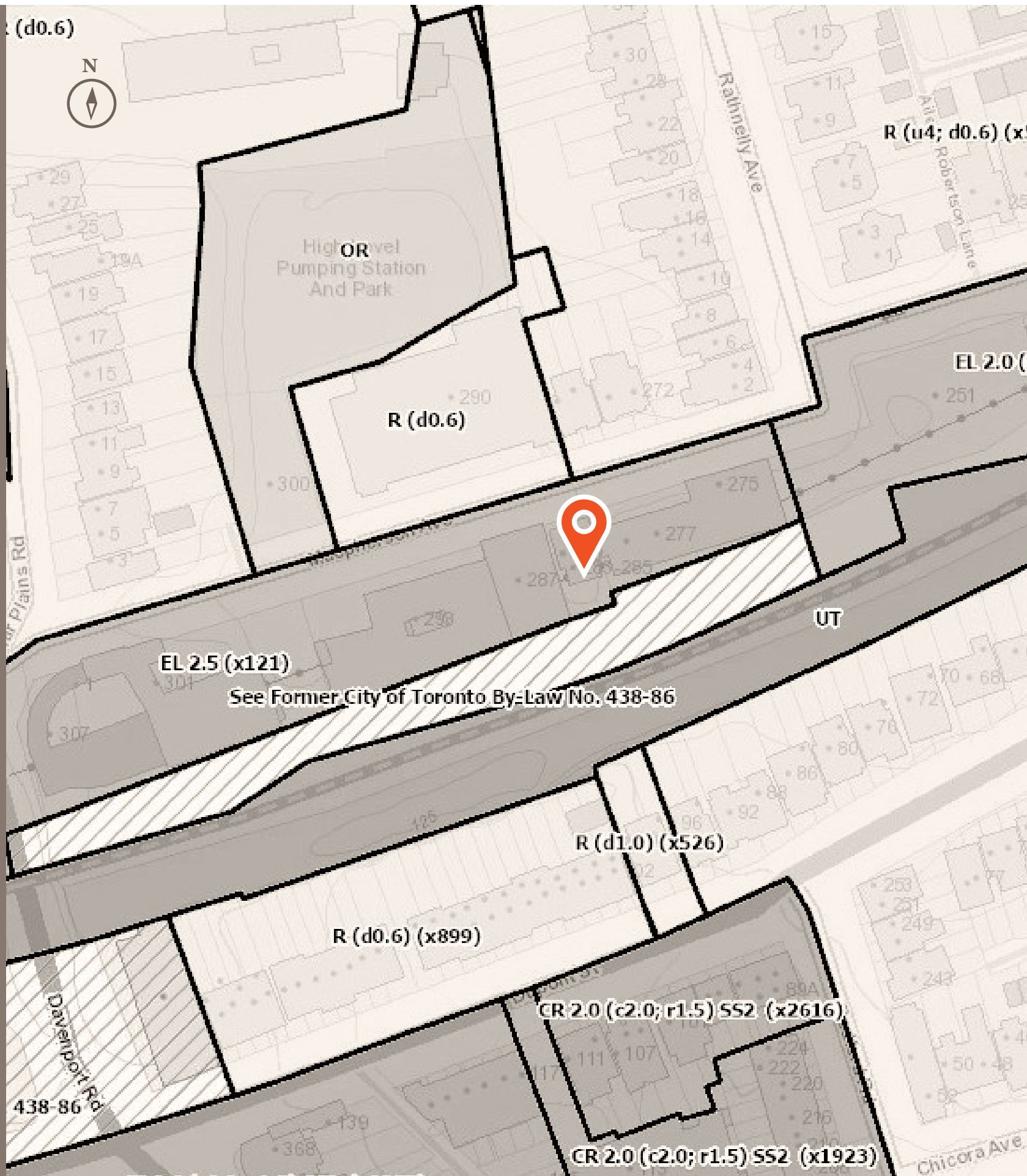
96
Walk Score



80
Transit Score



95
Bike Score



Employment Light Industrial Zone (EL)

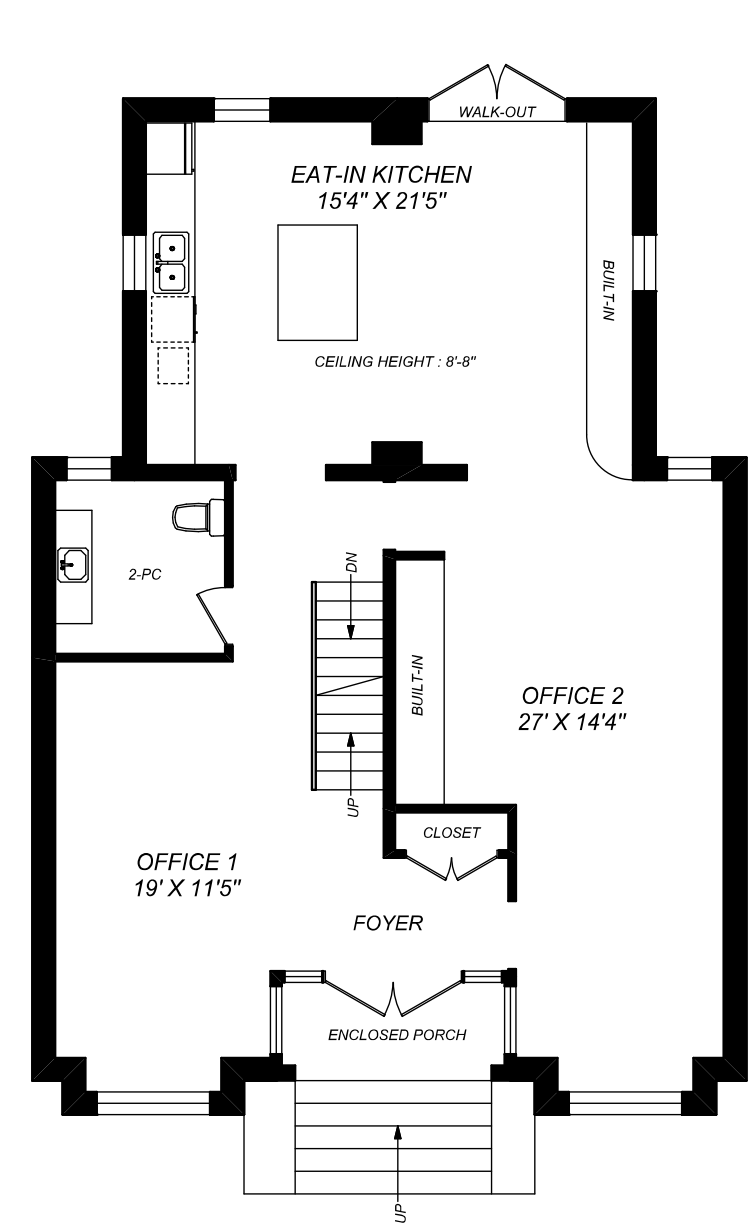
Permitted Uses

Ambulance Depot
 Artist Studio
 Automated Banking Machine
 Bindery
 Carpenter's Shop
 Cold Storage
 Custom Workshop
 Dry Cleaning or Laundry Plant
 Financial Institution
 Fire Hall
 Industrial Sales and Service Use

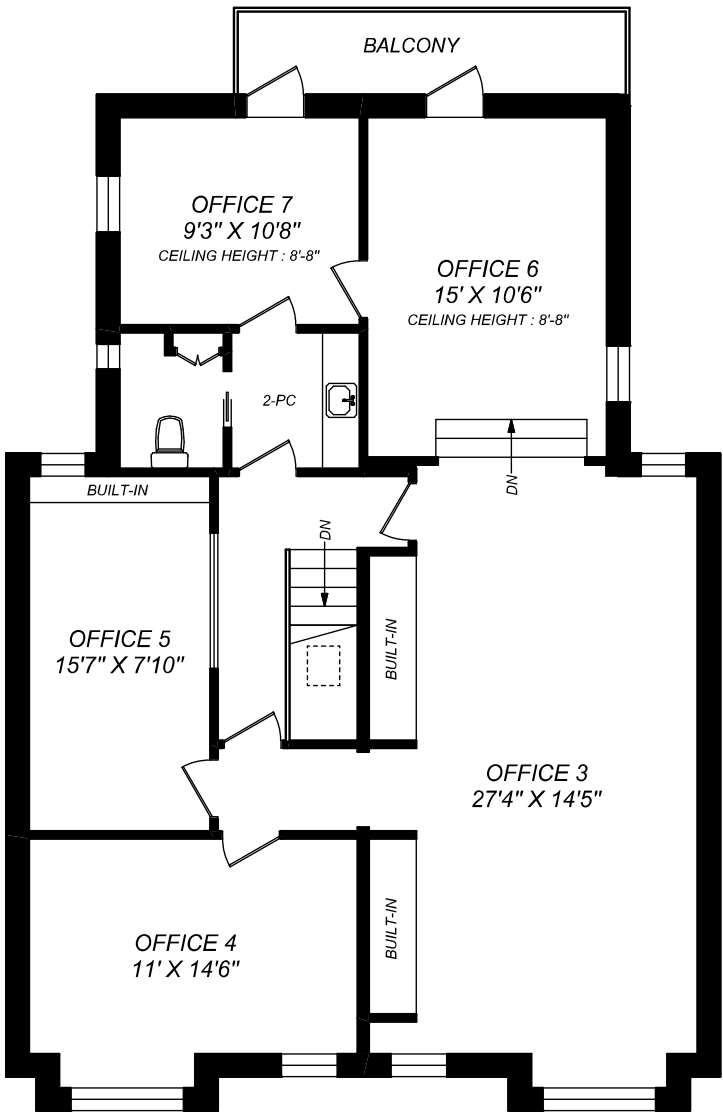
Laboratory
 Office
 Park
 Performing Arts Studio
 Police Station
 Production Studio
 Self-storage Warehouse
 Service Shop
 Warehouse
 Wholesaling Use

Floor Plans

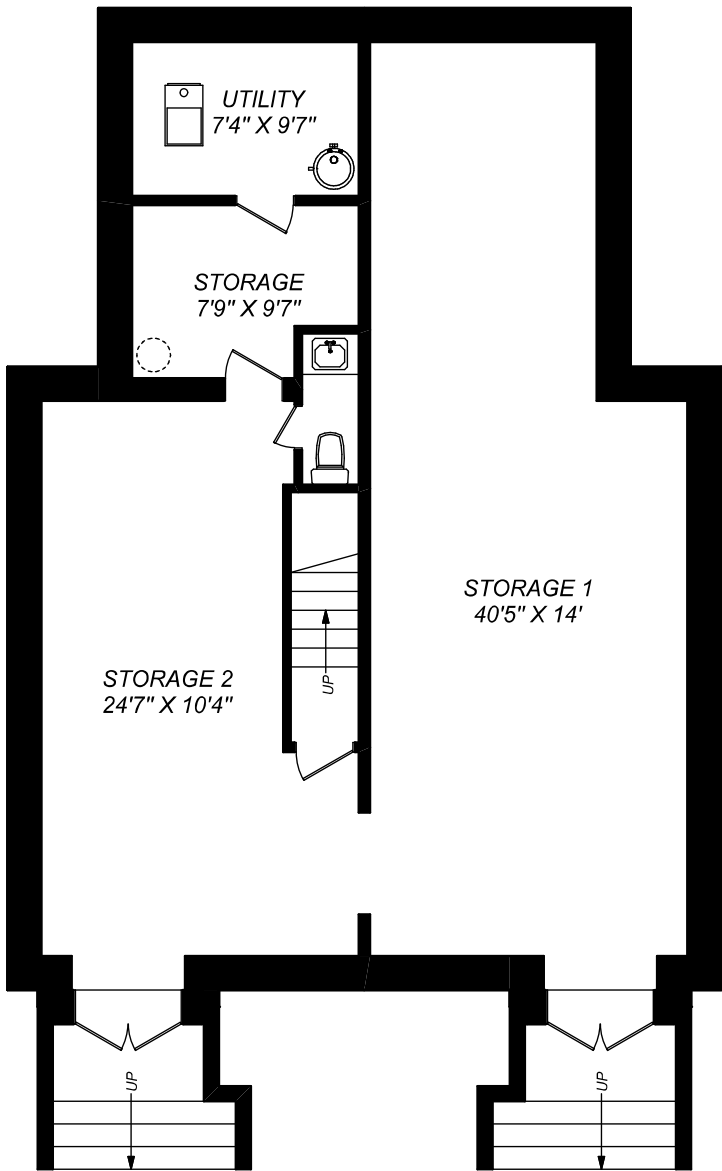
High-end Space & Efficient Design



Main Floor
1,262 SF
Ceiling Height
9' 8"



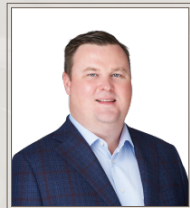
Second Floor
1,262 SF
Ceiling Height
9' 0"



Lower Level
1,262 SF
Ceiling Height
7' 2"

Lennard:

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416.649.5920



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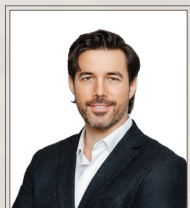


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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

