

32 Cawthra Avenue

Toronto, ON



Lennard:



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For Sale or For Lease

Brand New, Turnkey Office Space in the Heart of the Junction

32 Cawthra Avenue

Turnkey Office Space in the Heart of the Junction



Space Type

Creative Studio or Office

Available Space

4,588 SF - Total

1,153 SF - Upper Level

3,435 SF - Main Level + Mezzanine



Parking

Up to 15 Parking Spots



Zoning

I3



Availability

Immediate



Virtual Tour

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Pricing

For Sale: \$3,799,000



Listing Agents

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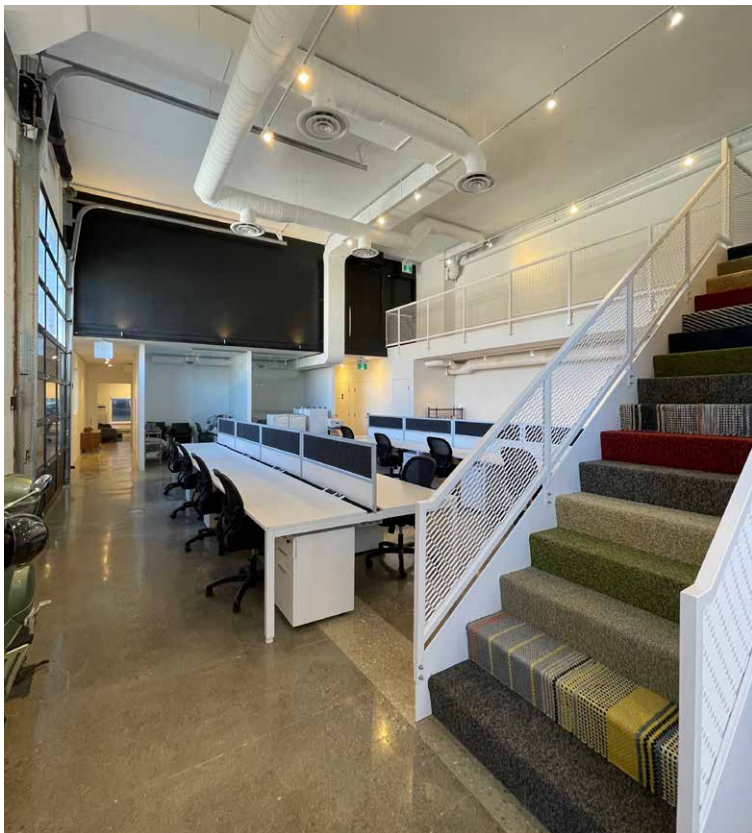
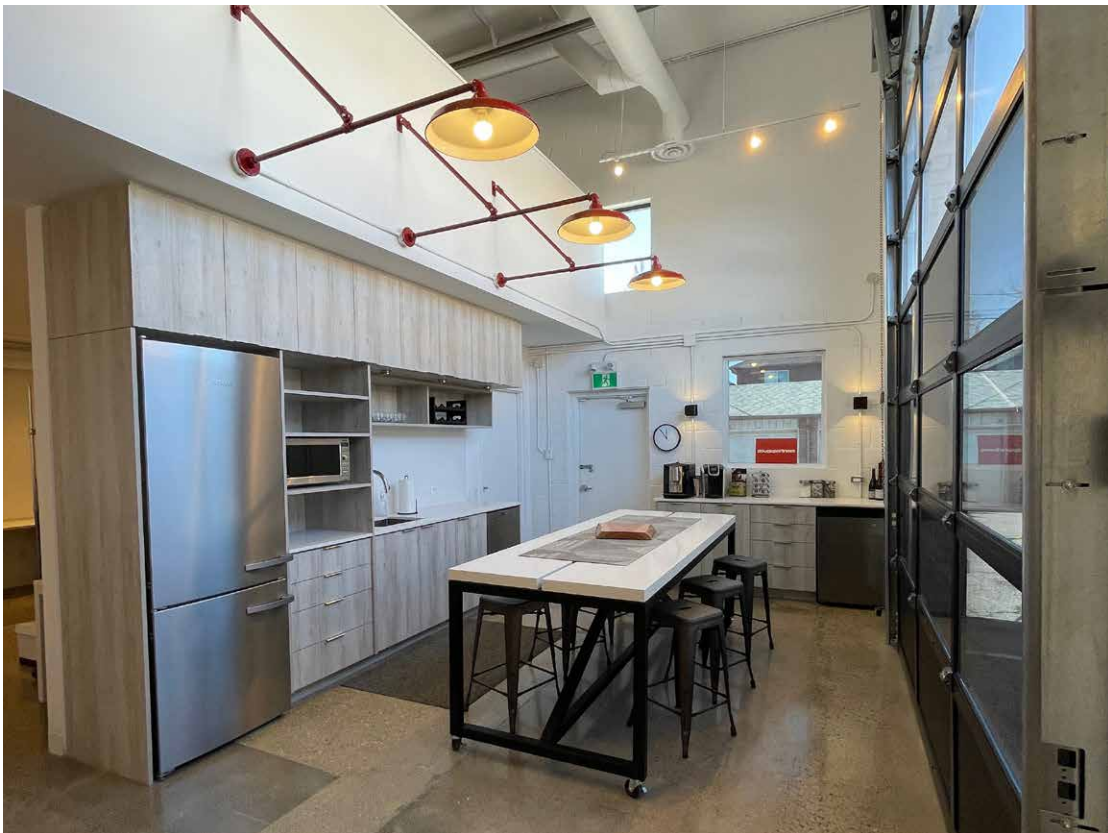
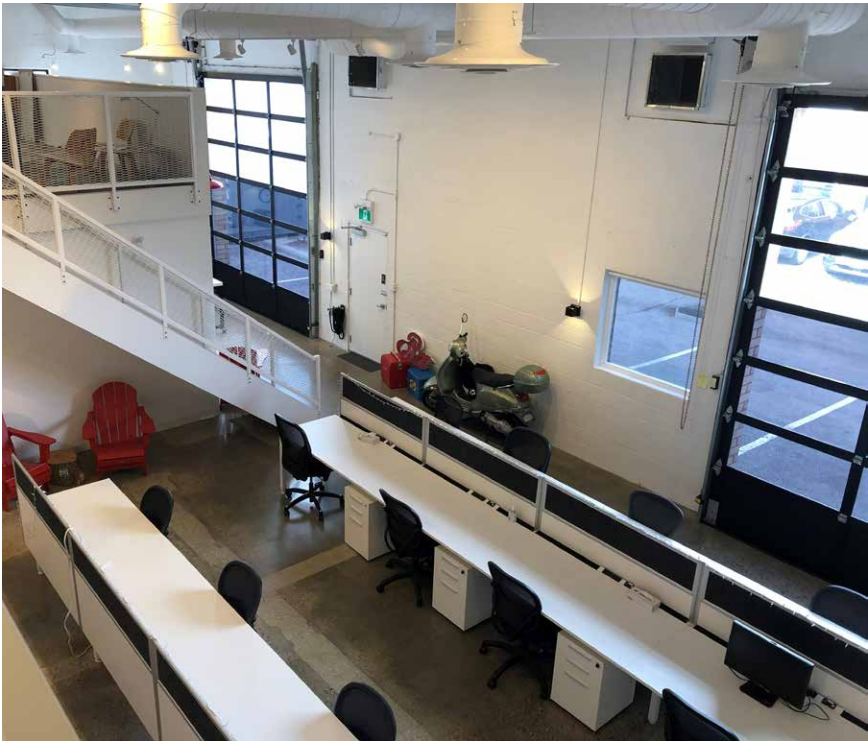
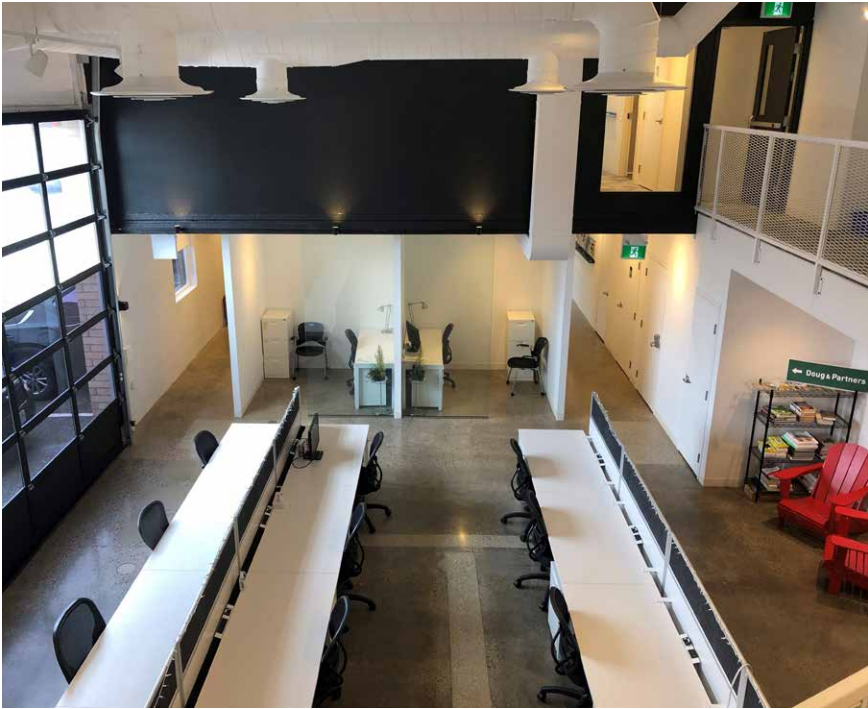
Property Highlights

- New construction
- Option for turnkey suite, wired with furniture
- Accessible washroom
- Direct, ground floor access to suite
- Ideal for collaborative, social and focused work

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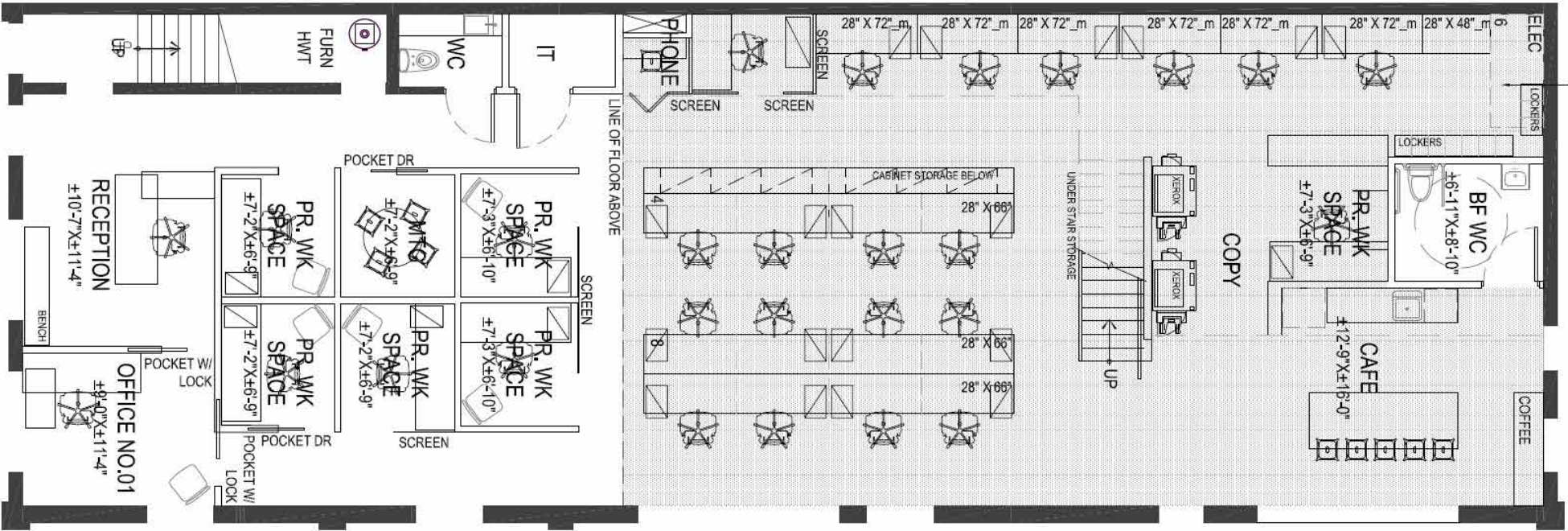


Property Photos

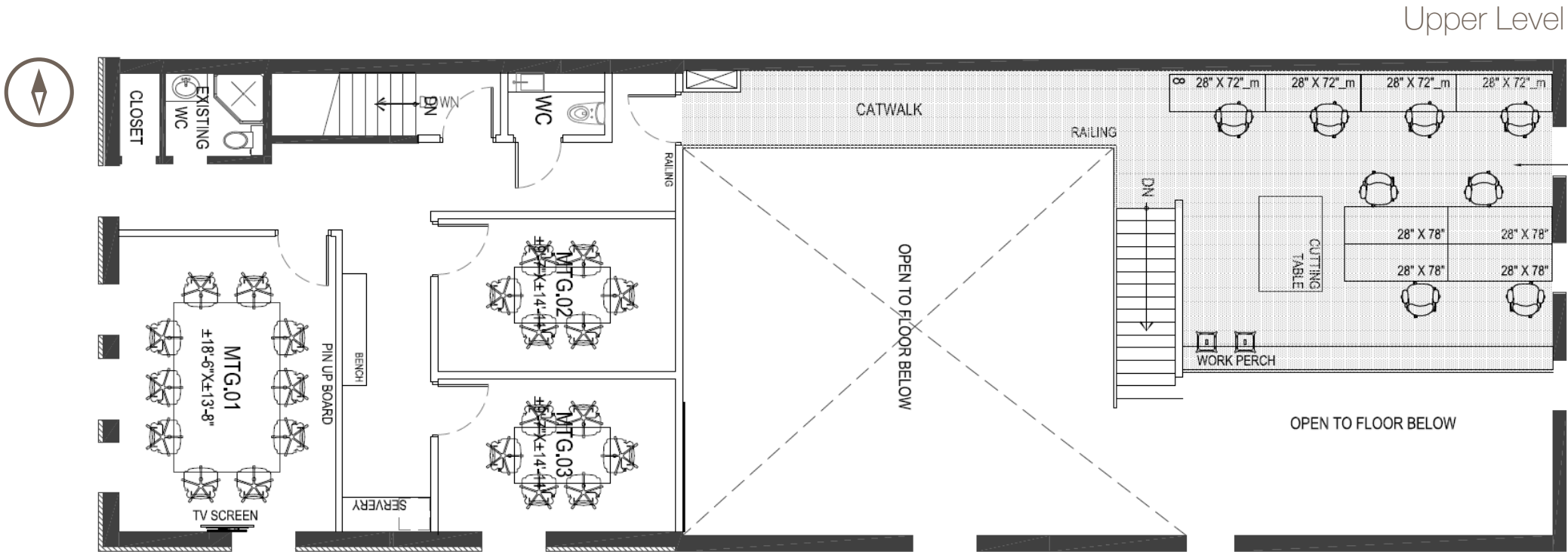


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Floor Plans



Main Level



Upper Level

Location Overview

Walk & Transit Scores



Walk Score
91



Transit Score
82



Bike Score
76

The map shows a grid of streets in a city neighborhood. A red line representing a transit line runs diagonally from the bottom left to the top right. Key locations marked include:

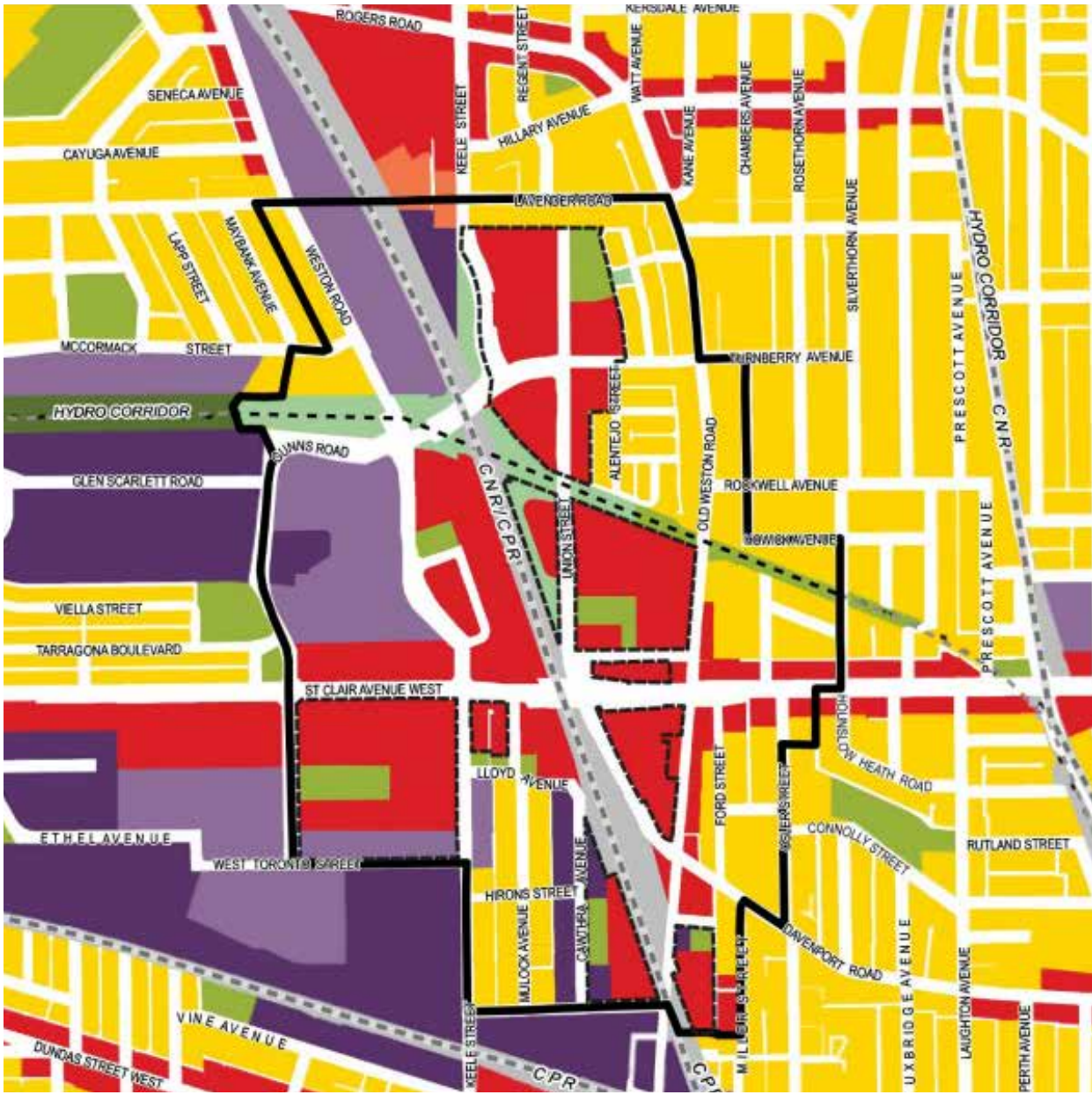
- 32 Cawthra Avenue**: A blue dot with a circular inset image of a brick building.
- Streets**: 512 St Clair Avenue W, 40 Dundas Street W, 26 Annette Street, 89 Keele Street, 40 Dundas Street W, 26 Dupont Street, Dufferin Street, Davenport Road, Dovercourt Road, Dundas Street W, and Bloor Street W.
- Landmarks**: Runnymede Park, Earls Court Park, High Park, and Dufferin Grove Park.
- Stores**: metro, STAPLES, and LCBO.
- Transit Stations**: Runnymede Station, Keele Station, Dundas West Station, Bloor Station, Lansdowne Station, and Dufferin Station.

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Land Use Plan & Permitted Uses



Legend

- | | | |
|--|------------------------|---------------------------|
| Keele-St.Clair Secondary Plan Boundary | Parks | General Employment Areas |
| Neighbourhoods | Other Open Space Areas | Core Employment Areas |
| Apartment Neighbourhoods | Institutional Areas | Employment Priority Areas |
| Mixed Use Areas | Regeneration Areas | |
| Natural Areas | Utility Corridors | |

Permitted Uses

- Animal food factory
- Animal hospital
- Artist / creative studio
- Automobile service and repair shop
- Automobile service station
- Bakery
- Bookbinder's shop
- Branch of a bank or financial institution
- Bread distributing depot
- Brewery
- Brew-on-premises establishment
- Builder's supply yard
- Canning factory
- Car washing establishment
- Carpenter's shop
- Caterer's shop
- Ceramics factory
- Cleaning plant
- Clinic
- Cold storage plant
- Commercial parking lot
- Commercial school
- Commercial stable
- Communications or broadcasting establishment
- Community health center
- Contractor's yard
- Courier service
- Custom workshop
- Data processing establishment
- Day nursery
- Designer's studio
- Distillery
- Dry cleaning shop
- Electronic equipment factory
- Fire hall
- Food warehouse
- Food wholesaling establishment
- Garment factory
- Industrial catering service
- Industrial computer service
- Laboratory, Class A
- Manufacturing plant
- Motor vehicle repair shop, class A or B
- Newsstand
- Open storage yard
- Parking area/garage
- Performing arts studio
- Personal grooming establishment
- Pharmaceutical factory
- Photography studio
- Police station
- Post office
- Postal sorting station
- Private commercial garage
- Private garage
- Public commercial scales
- Publisher
- Pumping station
- Recycling shop
- Restaurant
- Sales or hire garage
- Service, rental or repair shop
- Sheet metal shop
- Showroom
- Software, design and development establishment
- Storage warehouse, class A
- Tailoring shop
- Taxicab stand or station
- Union hall
- Welder's shop
- wholesaling establishment - general
- And more...

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