

Here is where your
business will *grow*.



For Sale: Office or School

39 Spadina
Road

Outstanding 8,368 SF Building next to TTC Subway Station

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

39 Spadina Road

8,368 SF property available for sale near the corner of Spadina Road and Bloor Street W located 10 minutes away from Toronto's downtown core.



Available Space

8,368 SF

Zoning

CR 2.0 (c2.0; r2.0)
SS2 (x2394)



For Sale

Contact Listing Agent

Taxes

\$77,082 (2024)



Lot size

3,800 SF



Availability

Flexible



Listing Agents

Richard Shouldice*

Vice President

416.649.5914

rshouldice@lennard.com

*Sales Representative

Property Highlights



8,368 SF above grade



Street access to both
main floor and lower level



Fully accessible



Elevator



Fully sprinklered



Close Proximity to Transit



Close proximity
to public parking



Amenity rich area



Flexible zoning



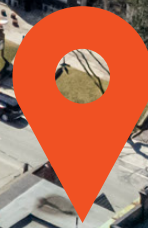
Currently built out for
a school use, a rare find

Lennard:





Spadina Station



39 Spadina Road

 39 Spadina Road

Food & Dining

- 1 Fat Pasha
- 2 Subway
- 3 Insomnia Restaurant & Lounge
- 4 Fresh Kitchen+ Juice Bar
The Chulo
- 5 Zaad
Tim Hortons
- 6 Madison Avenue Pub
- 7 Starbucks
Duke of York
Morton's The Steakhouse
- 7 ONE Restaurant
- 8 Starbucks
Duke of York
Morton's The Steakhouse
- 9 Eataly
Earls Kitchen + Bar
- 10 Piano Piano Restaurant

Convenience

- 11 Scotiabank
- 12 LCBO
Esso
- 13 TD Canada Trust
BMO
- 14 Shoppers Drug Mart
Canada Post
7-Eleven
- 15 Metro

Shopping

- 16 Chanel
Balenciaga
Winners & Homesense
Hermes
- 17 Moncler
Montblanc
Ferragamo
- 18 Cineplex
Indigo
Manulife Centre Shopping Mall

Transit

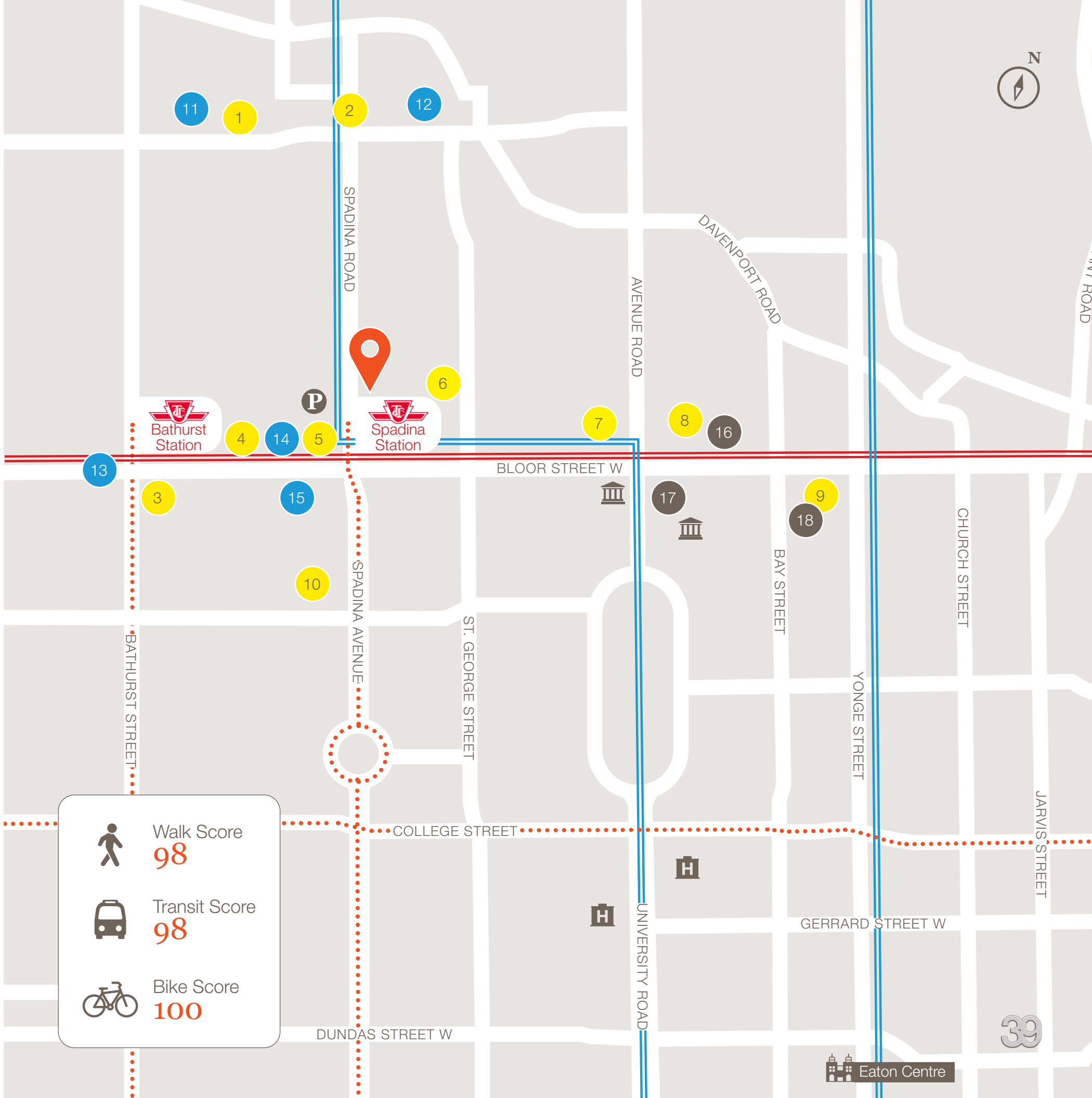
 Line 1  Line 2  Streetcars


Commute Times

Downtown Toronto	10 Minutes
Union Station	15 Minutes
Pearson Airport	30 Minutes
Markham	40 Minutes
Mississauga	45 Minutes
Oakville	50 Minutes
Brampton	50 Minutes


Walk Times

-  **Spadina Station**
140 m | 2 Minutes
-  **St. George Station**
650 m | 7 Minutes
-  **Bathurst Station**
850 m | 10 Minutes






Walk Score
98



Transit Score
98

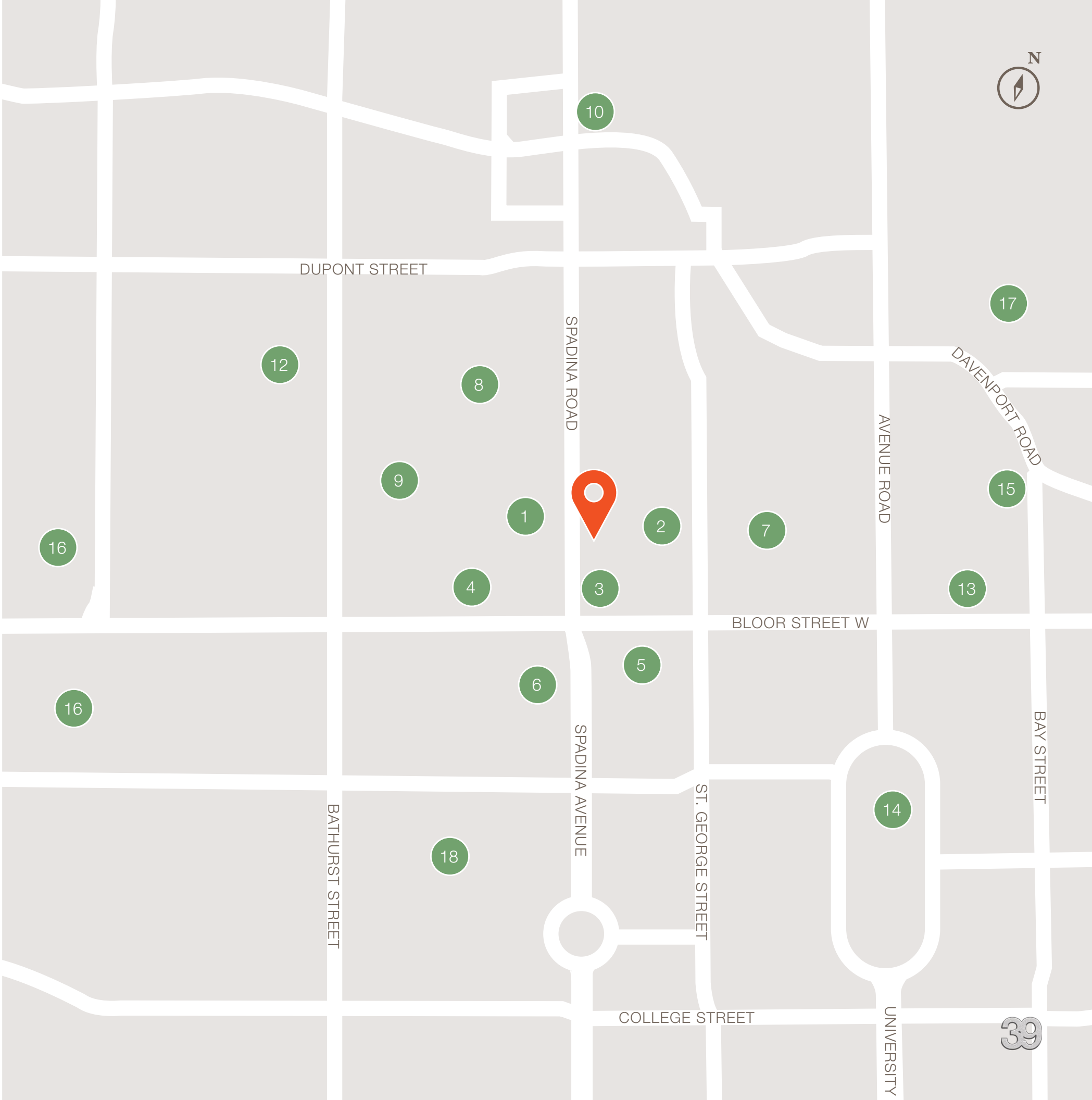


Bike Score
100

39 Spadina Road

 39 Spadina Road

Parks		Distance	Approximate Walk
1	Gwendolyn Macewen Parkette	230 m	3 minutes
2	Huron Street Playground	280 m	4 minutes
3	Paul Martel Park	350 m	5 minutes
4	Joseph Burr Tyrrell Park	450 m	7 minutes
5	Huron - Washington Parkette	550 m	7 minutes
6	Robert Street Park	550 m	8 minutes
7	Taddle Creek Park	600 m	8 minutes
8	Jean Sibelius Square	600 m	9 minutes
9	St. Alban's Square	650 m	9 minutes
10	Spadina Park	1.1 km	16 minutes
11	Margaret Fairley Park	1.2 km	16 minutes
12	Vermont Square Park	1.2 km	17 minutes
13	Village of Yorkville Park	1.3 km	18 minutes
14	Queen's Park	1.4 km	20 minutes
15	Jesse Ketchum Park	1.5 km	21 minutes
16	Christie Pits Park	1.7 km	23 minutes
17	Ramsden Park	1.7 km	24 minutes
18	Bickford Park	2.2 km	31 minutes



39 Spadina Road

Zoning

Use - CR Zone

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]

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]

Use with Conditions - CR Zone

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]

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]

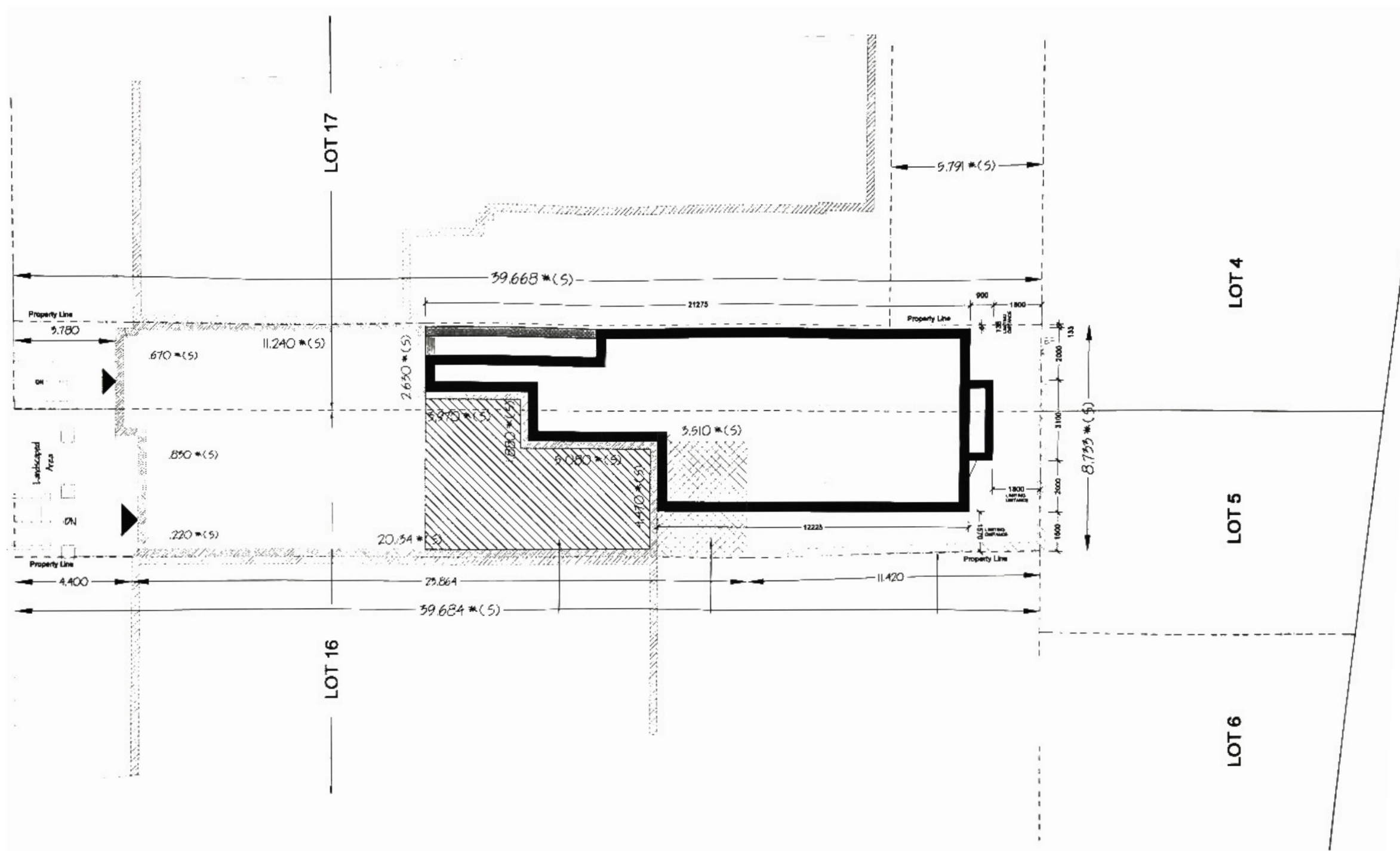


Squadina Road



39 Spadina Road

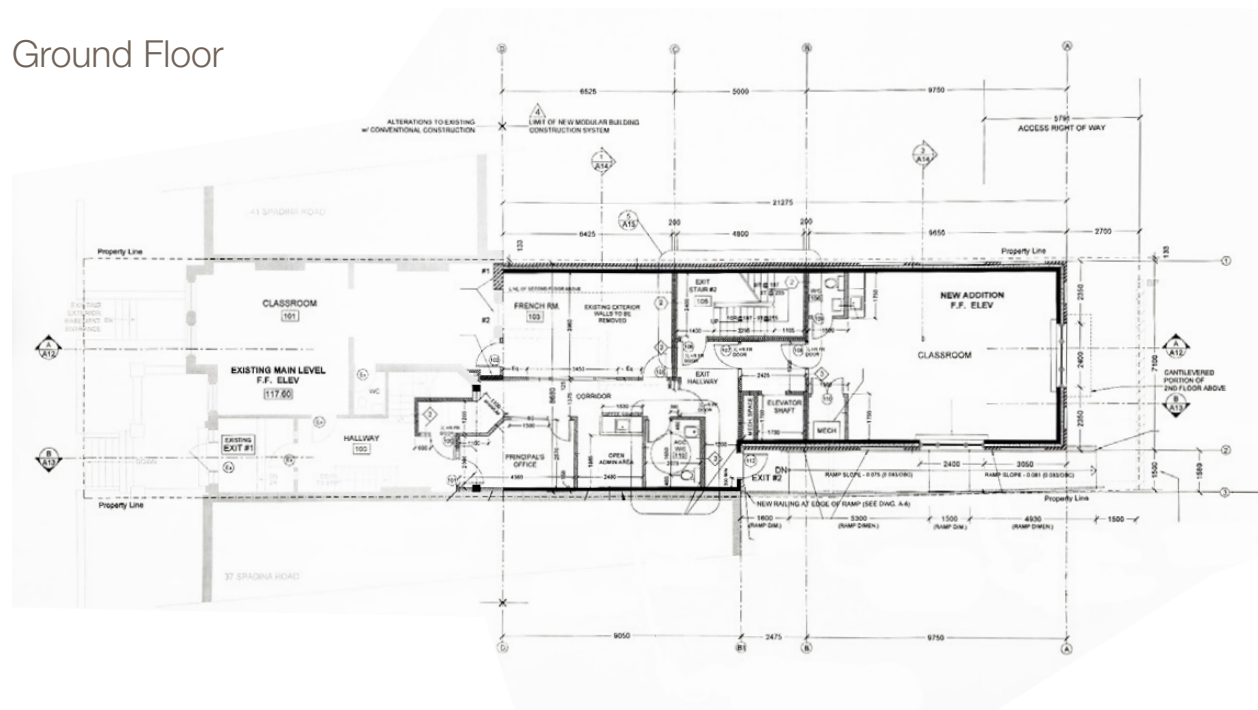
Site Plan



39 Spadina Road

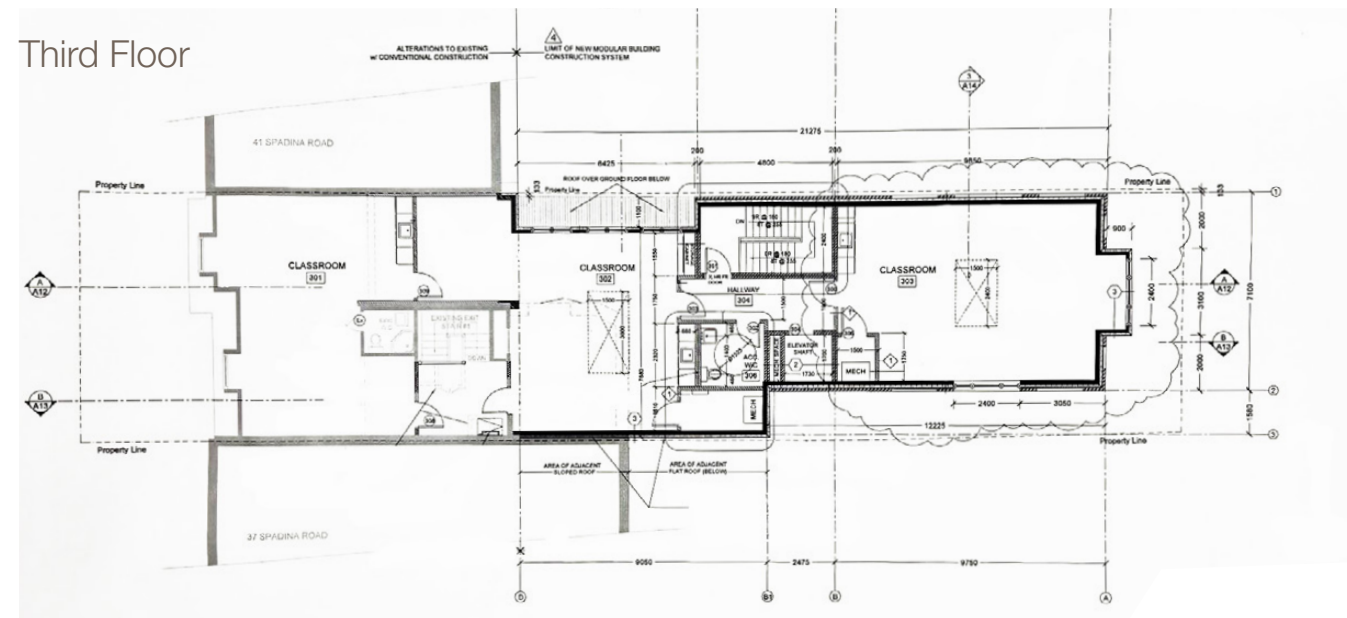
Floor Plan

Ground Floor



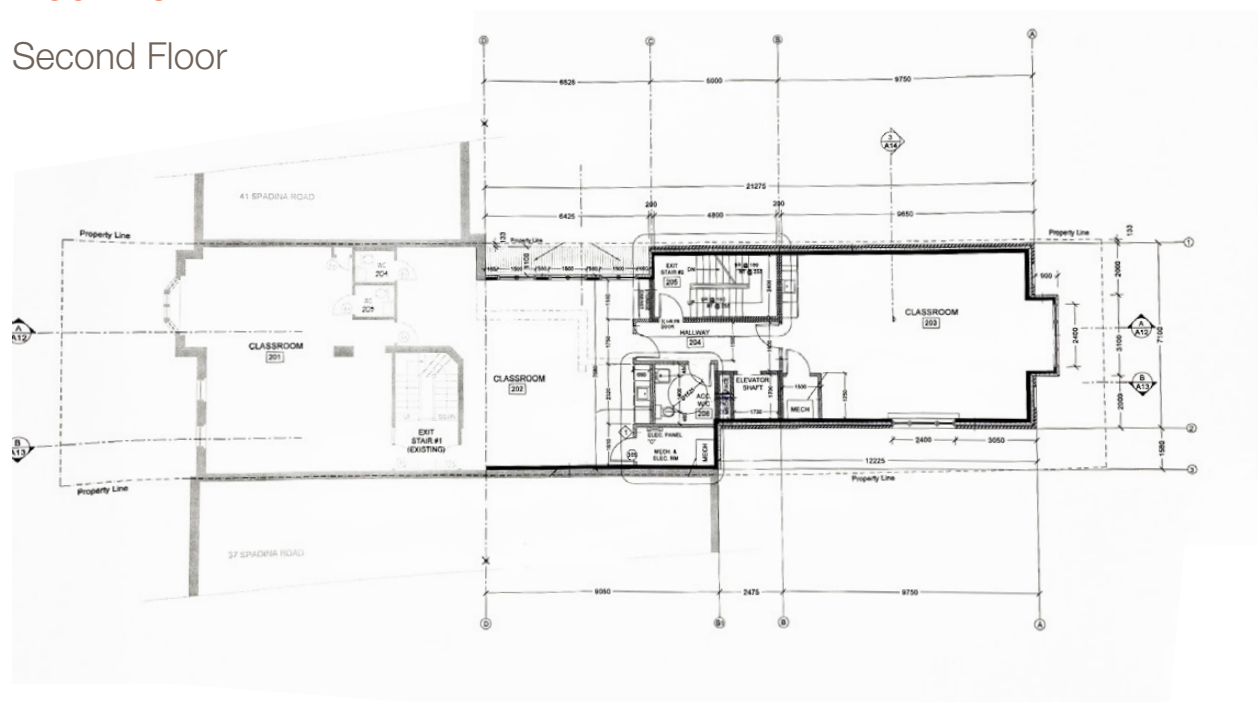
Floor Plan

Third Floor



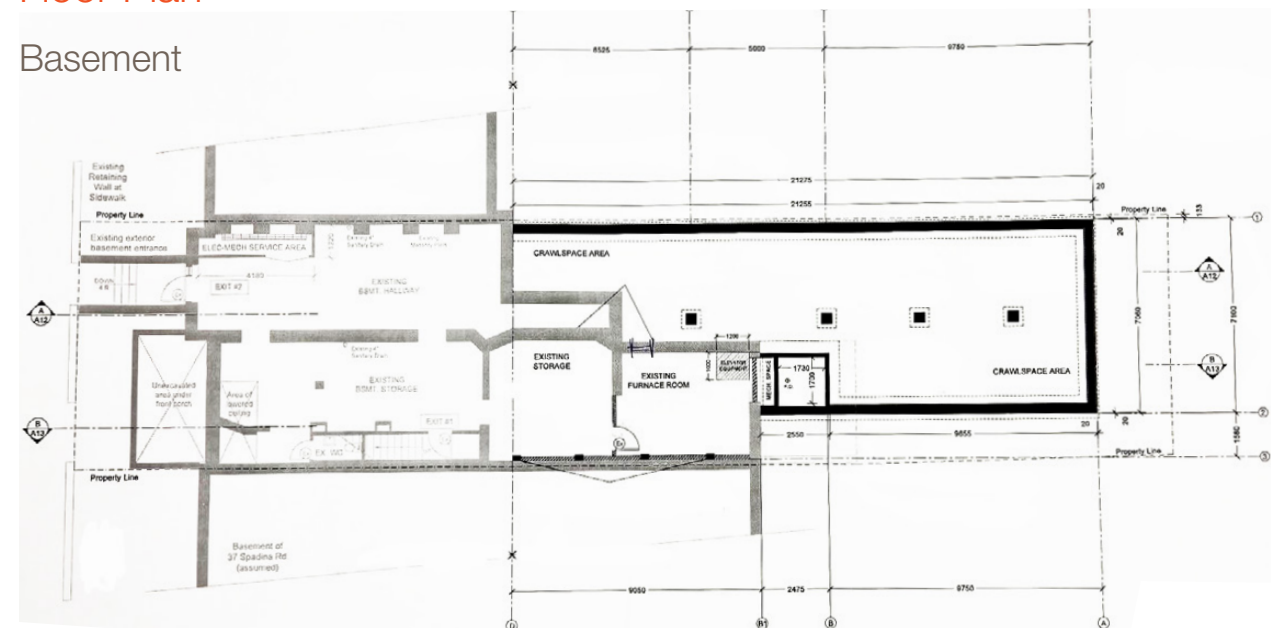
Floor Plan

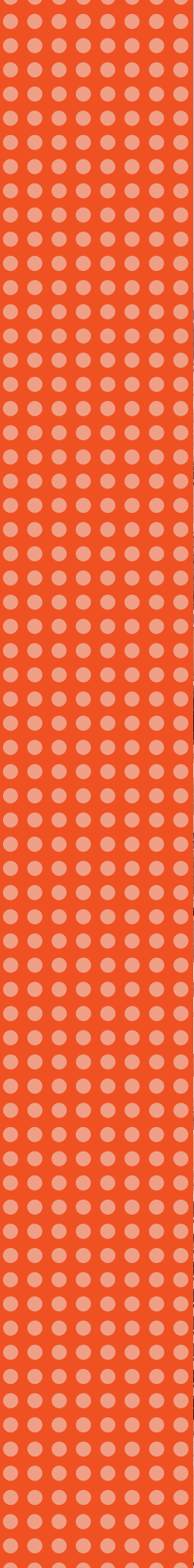
Second Floor



Floor Plan

Basement





**5 Mins to
Bay & Bloor**







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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.