

54 St. Patrick Street



Downtown West
User / Investor
Opportunity

Lennard:

54 St. Patrick Street

8,155 SF, impeccably maintained office building steps from Toronto's financial core near University Avenue and Queen Street. 54 St. Patrick Street offers an urban oasis for an occupier seeking a calm environment in a central location. It is an ideal location for firms focused on financial services, legal profession, medical and hospital affiliated services, and public sector services.



Size

8,155 SF

Lot Size

27.13' x 123'



PIN

212070090



Zoning

CR 4.0 (c2.0; r3.5)
SS1 (x2374)



On-Site Parking

5 stalls (3 indoor)



Property Assessments

Phase 1 ESA &
Building Condition
Assessment completed



Asking Price

\$6,999,000

Taxes

\$48,856.80



Vacant Possession

June 1, 2026



Listing Agent

David Ranson*

Vice President
416.729.7066
dranson@lennard.com

Gregory Lever*

Senior Vice President
416.910.4548
glever@lennard.com

*Sales Representative

Property Highlights

Central Location: Property is steps from Queen and University. Steps from the financial core, Queens Park, Provincial Court House, Toronto City Hall, OCAD, U of T, University Avenue "Hospital Row", the Eaton Centre and Queen Street retail and shopping amenities.

Accessible: Line 1 (Yonge/University TTC Subway Line) is a few minutes away. The Gardiner Expressway is 1.35 kilometres to the south

Well Maintained: The building was constructed in 1985 and has undergone significant mechanical and aesthetic upgrades in the past few years.

Vacant Possession: The existing tenant's lease runs to April 30, 2026. 54 St. Patrick St. is an ideal head office facility in the heart of the City.

Lennard:

54 St. Patrick Street



Legend



- Line 1 - Subway
- Future Ontario Line



Provincial Courts



Hospital Row

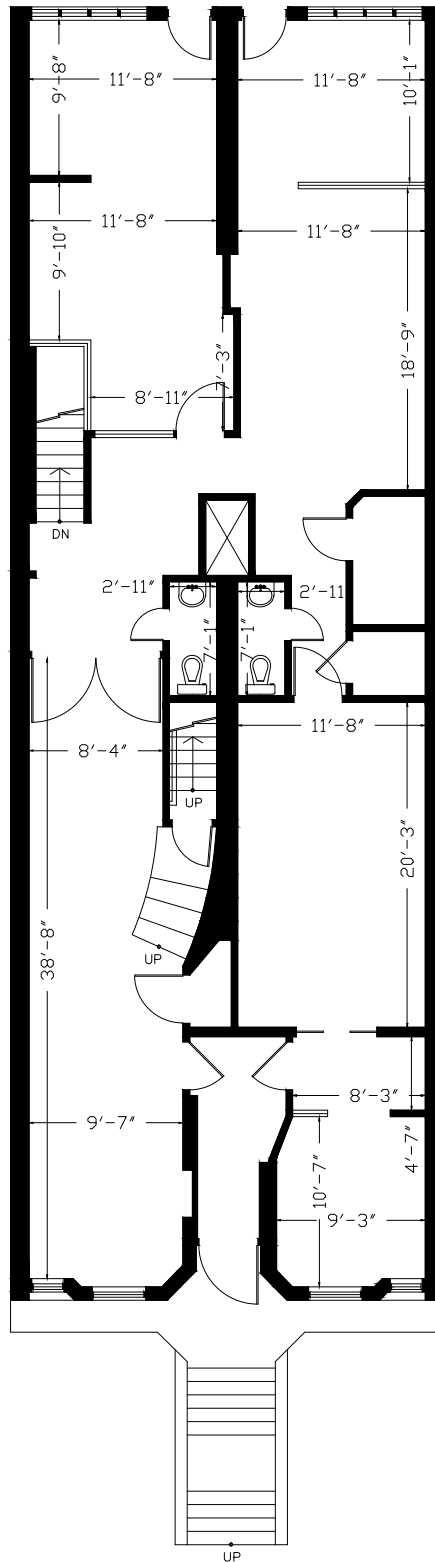


Financial Core

54 St. Patrick Street

Floor Plan

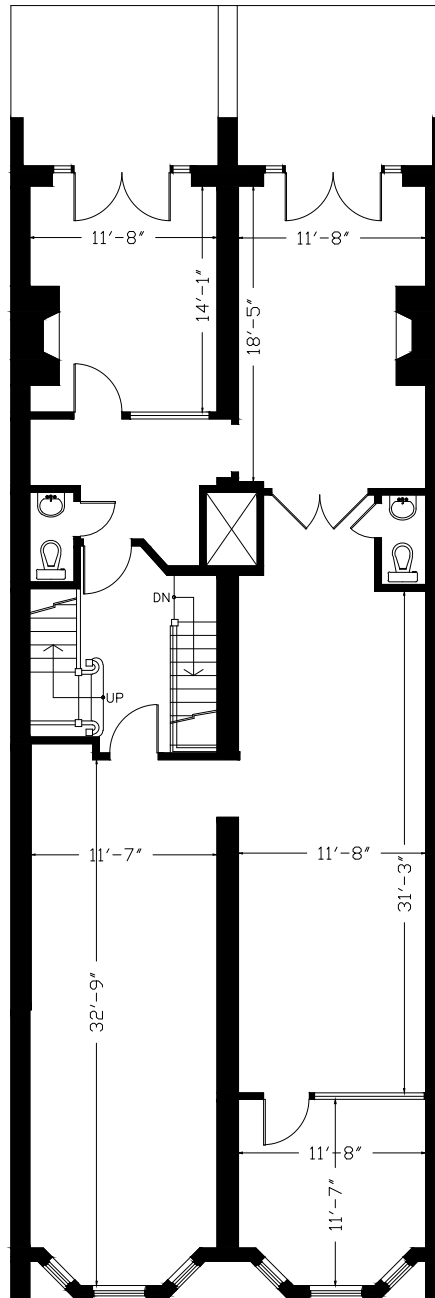
1st Floor
2,156 SF



54 St. Patrick Street

Floor Plan

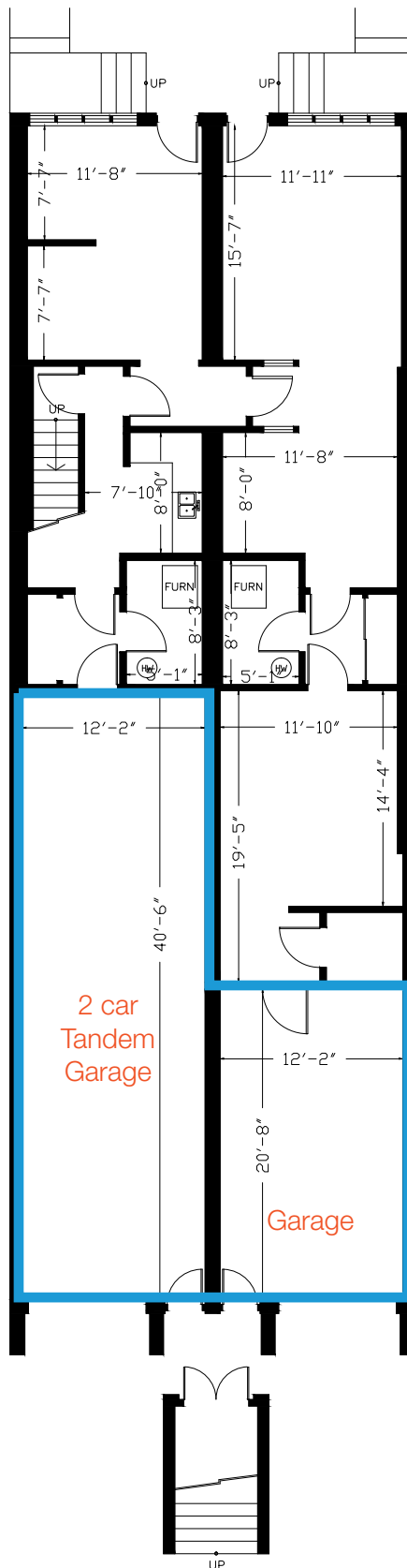
2nd Floor
1,881 SF



54 St. Patrick Street

Floor Plan

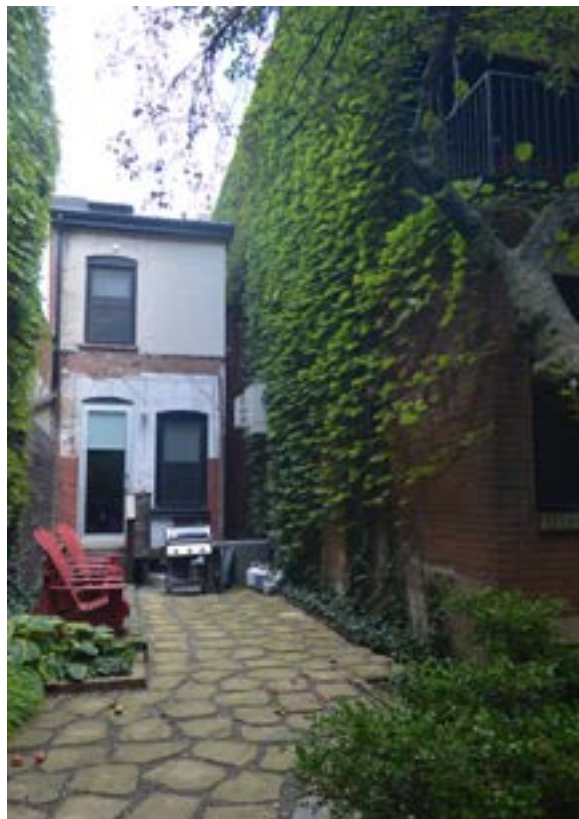
Lower Level
2,156 SF



54 St. Patrick Street

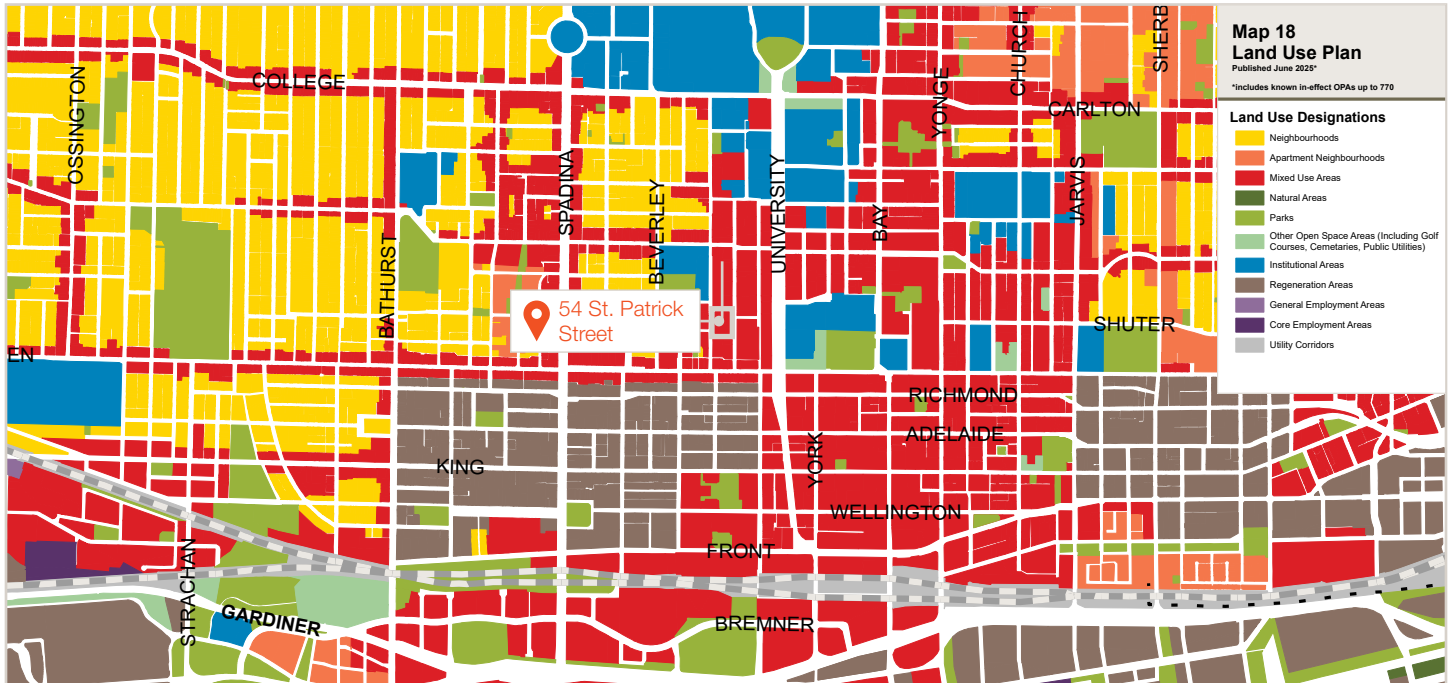
List of Recent Upgrades

- Newer front driveway and steps heated with a hydronic system
- Majority of windows replaced with Pella Casements
- 2 - newer HVAC units on roof
- 2 - newer furnaces in basement coupled with 2 AC units on roof
- Newer instant hot water supply system
- Data room with independent air conditioning
- Newer flat and pitched roofs and skylights
- Building wired with Cat 6 (80 jacks)
- Washroom added to basement (7 total)
- Newer carpeting on all four floors
- Landscaped backyard
- Irrigation system for outdoor gardens front and back
- Newer lunchroom and coffee stations



Zoning

Official Plan



Zoning



Zoning

Permitted Uses: CR 4.0 (c2.0; r3.5) SS1 (x2374)

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)

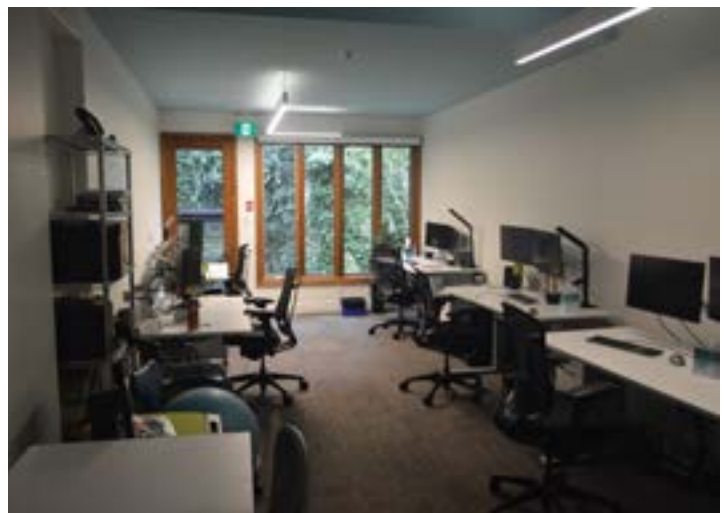
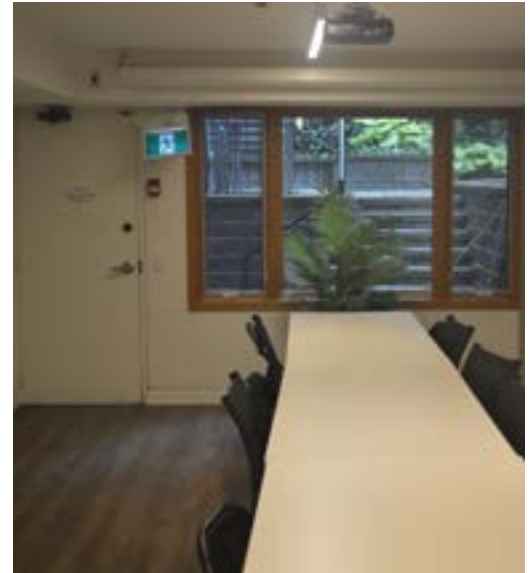
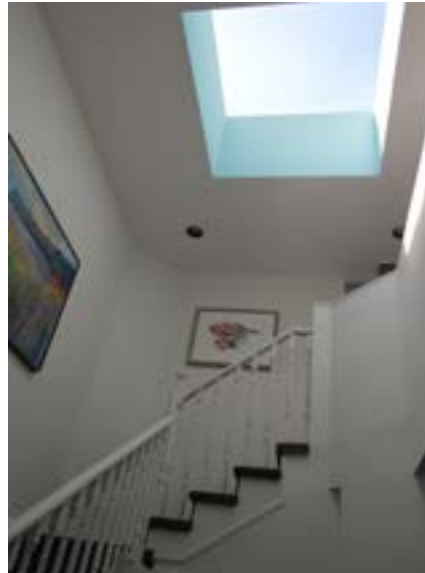
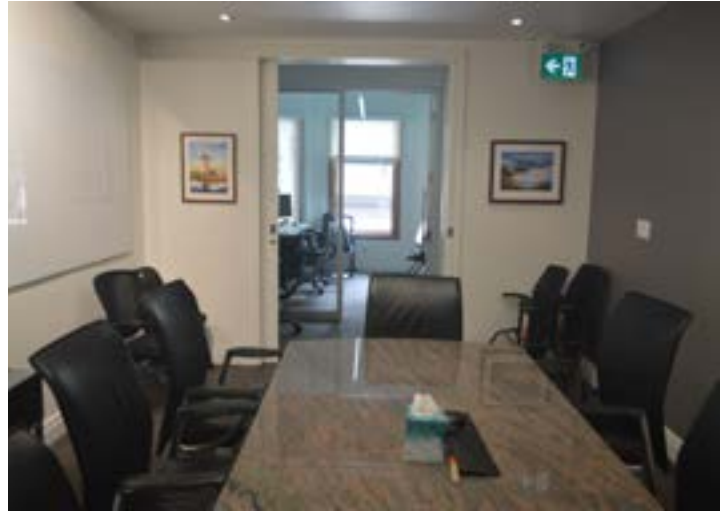
- Outdoor Patio (21)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service 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]

For more detailed information on zoning, please visit the City of Toronto's Zoning website at:
<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>

54 St. Patrick Street



Lennard Commercial Realty (the “Advisor”) has been retained by the Vendor as exclusive Agent to seek proposals for the disposition of 54 St. Patrick Street, Toronto, Ontario. The property will be sold on an ‘as-is, where is basis’. The marketing material provided is to the best of the Vendor’s understanding and potential purchasers are to undertake their own due diligence to satisfy themselves as to the potential future use(s) of the lands and the timing for such development.

Process:

1. Investment Summary: The Advisor has provided a marketing brochure to prospective purchasers providing an overview of the opportunity to purchase the property.
2. Receipt of Due Diligence Information: Purchasers are required to fully execute the Confidentiality Agreement provided and submit same to the Advisor in order to gain access to a secure data room which includes due diligence materials.
3. Offer Submissions: Kindly direct all offers to **David Ranson** at dranson@lennard.com or **Greg Lever** at glever@lennard.com. Offers welcome at any time and will be dealt with on a first come, first serve basis.

To gain access to the secure Data Room, please execute the [Confidentiality Agreement](#)



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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.