



For Sale: Office Building

595 Adelaide Street E

Investment/Future
User Opportunity

Lennard:

595 Adelaide Street E

Asking Price
\$11,290,000

Creative brick and beam building
available for sale at the corner of
Parliament Street and Adelaide Street E
in Downtown Toronto.

Excellent
signage
opportunity

Bright,
open concept
space

Currently 100%
occupied by
single A-class tenant
(contact listing agent for more details)

Building Area

1st Floor	4,715 SF
2nd Floor	4,715 SF
3rd Floor	5,035 SF
4th Floor	5,035 SF
Total	19,500 SF

Pin

210910249

Site Area

5,198.96 SF

Site Dimensions

94.2 FT along Parliament Street
64.84 FT along Adelaide Street E

Zoning

CR SS1 (x339)

Legal Description

PT STOYELL'S BLOCK PLAN 7A (PL TOWN OF
YORK) TORONTO AS IN CT176313 S/T & T/W
CA112092; CITY OF TORONTO

Final 2025 Taxes

\$99,722.12

Listing Agents

Joseph Wise*
Executive Vice President
416.649.5909
jwise@lennard.com

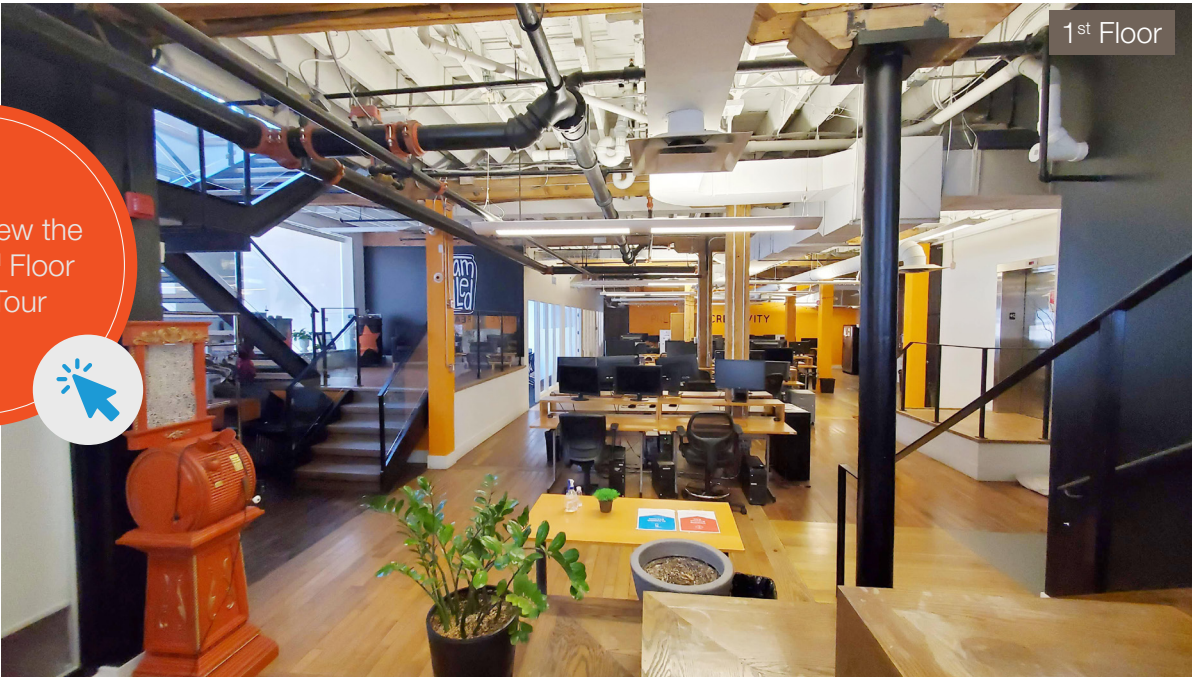
Dan Hunt**
Partner
416.649.5955
dhunt@lennard.com

*Sales Representative **Broker

Click to View the
1st and 2nd Floor
Virtual Tour



1st Floor



2nd Floor



3rd Floor



3rd Floor
Virtual Tour



4th Floor

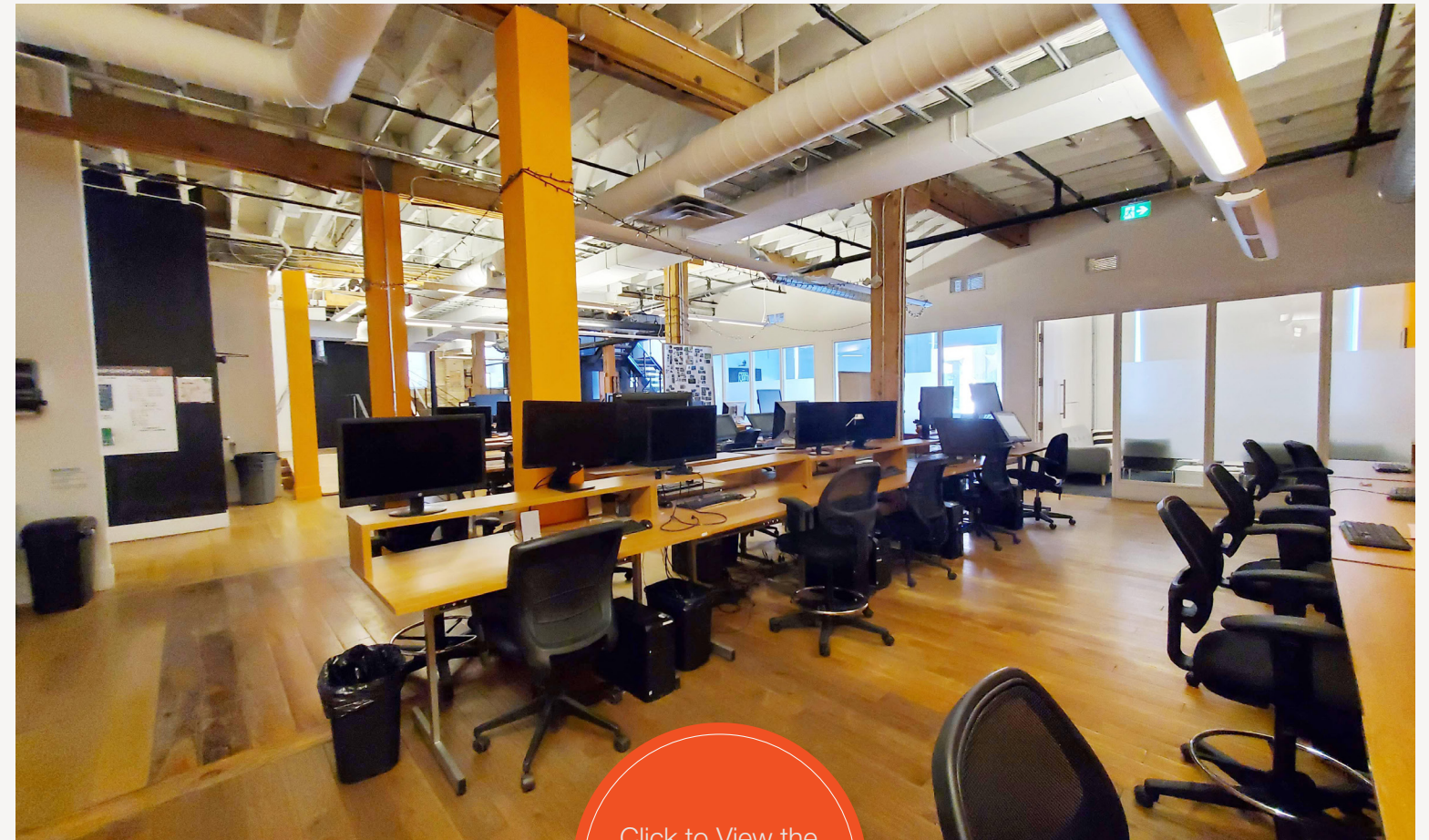
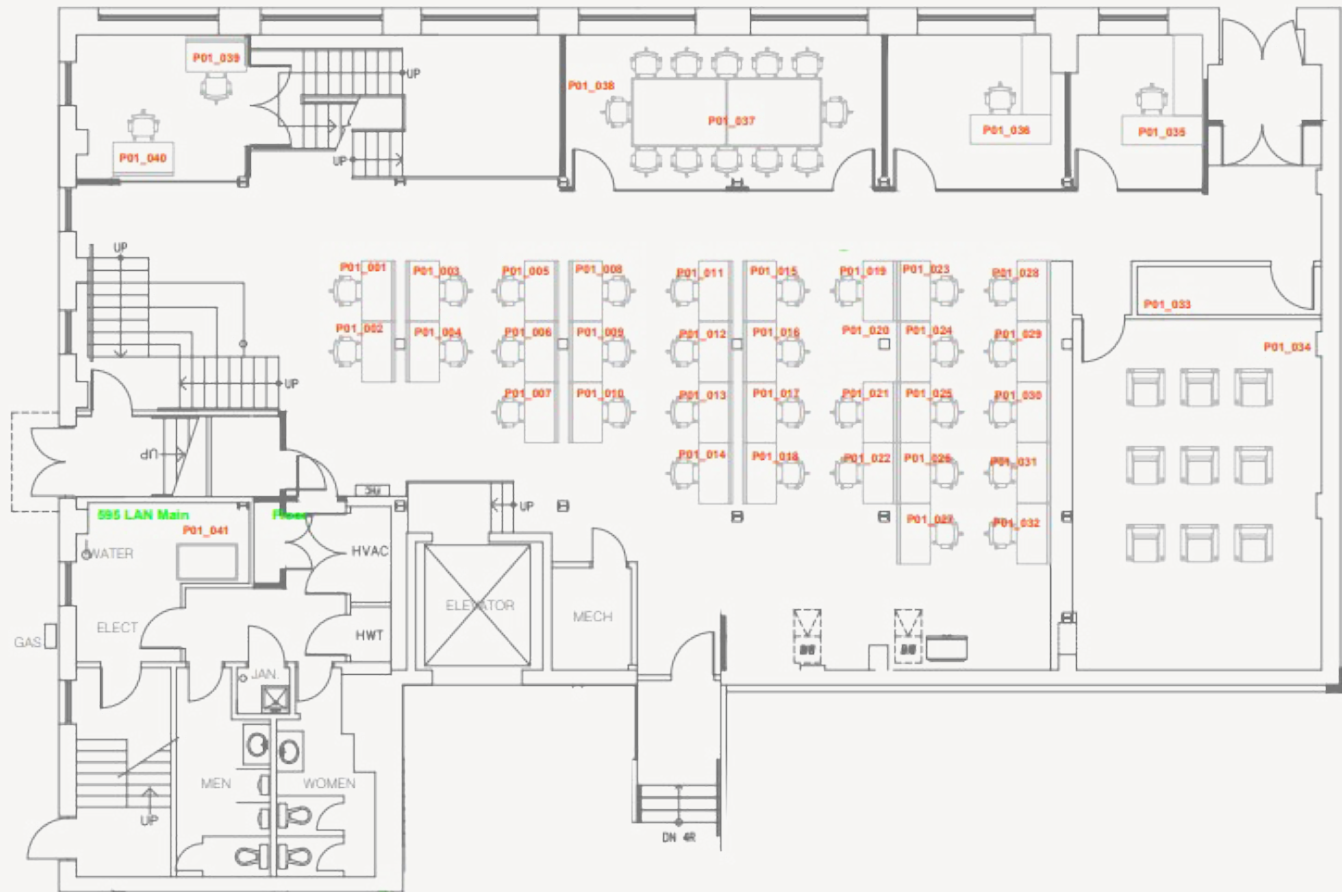


4th Floor
Virtual Tour

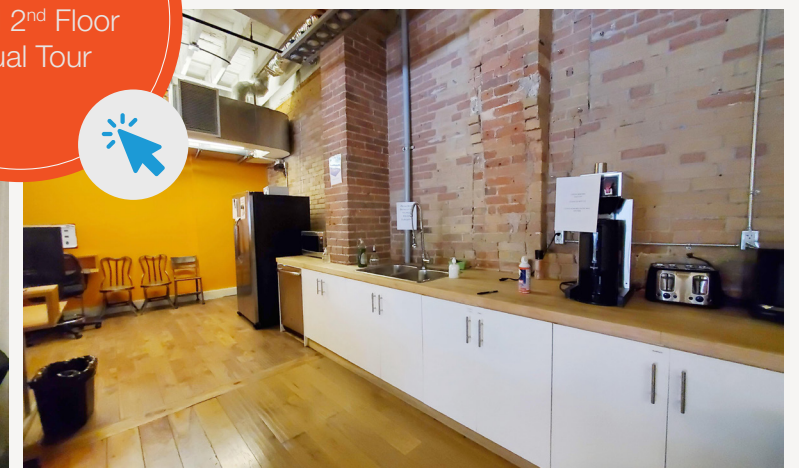


1st Floor

4,715 SF

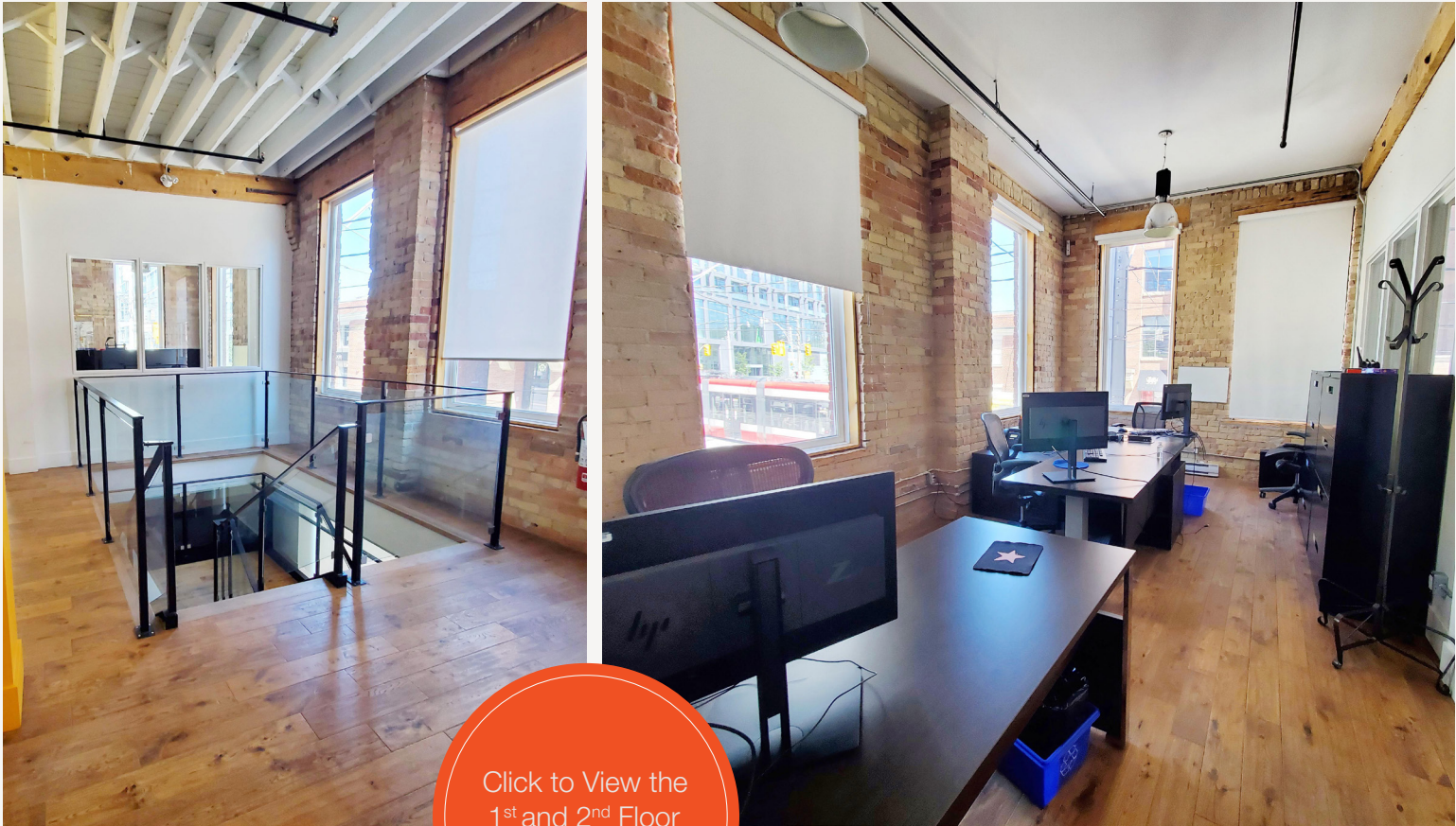


Click to View the
1st and 2nd Floor
Virtual Tour

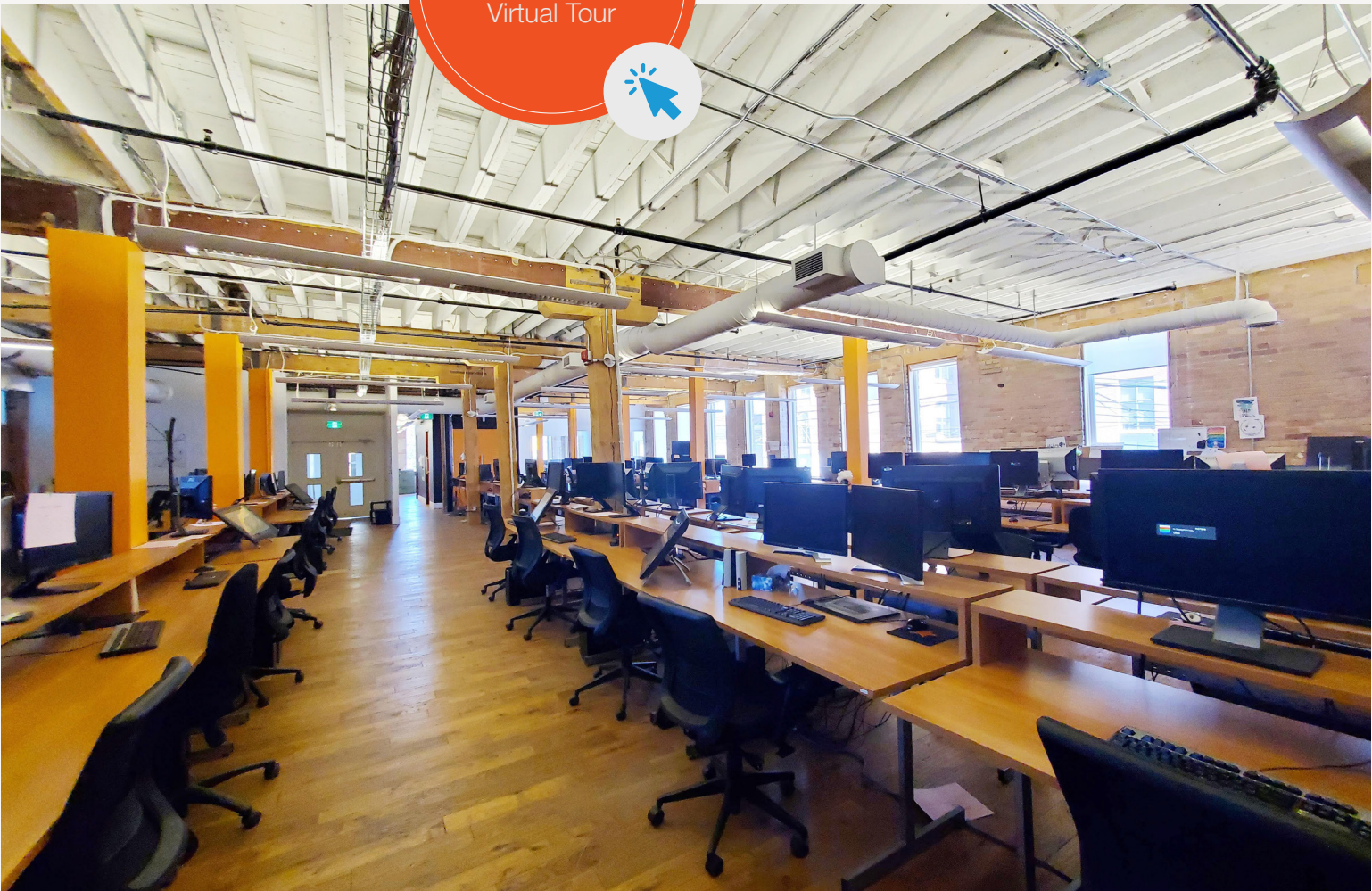
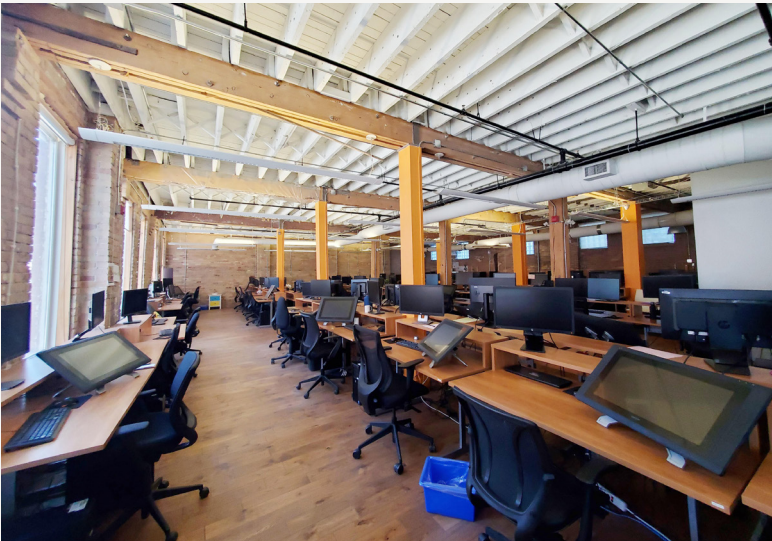
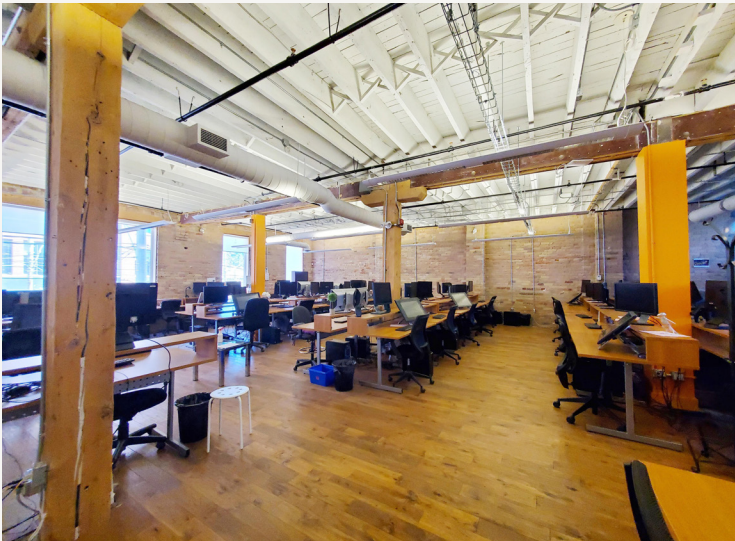


2nd Floor

4,715 SF

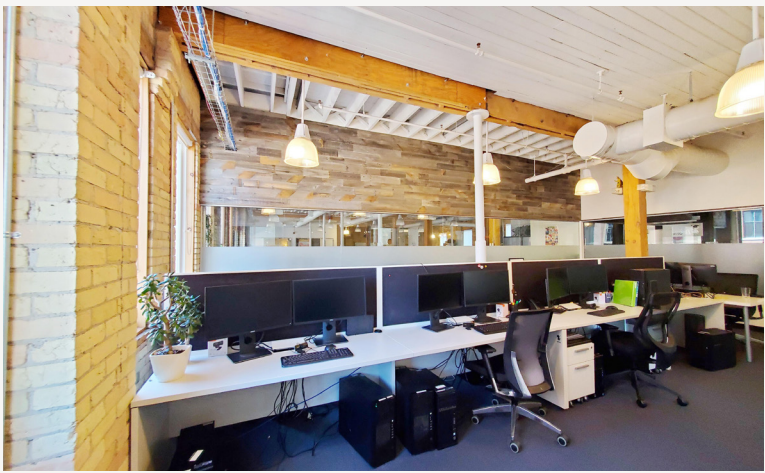
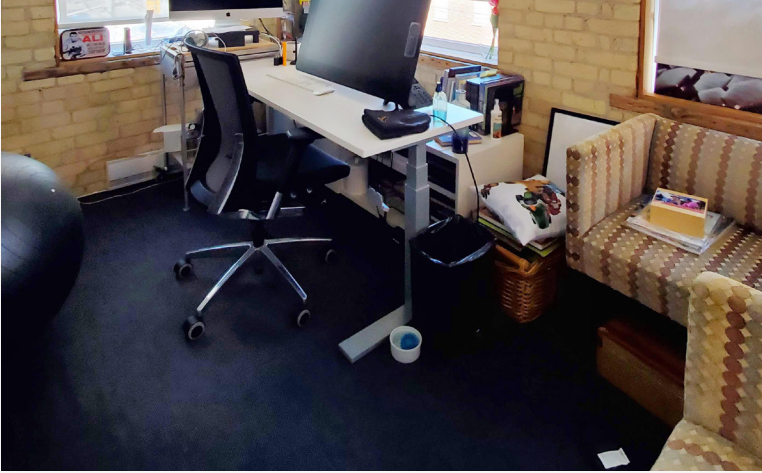
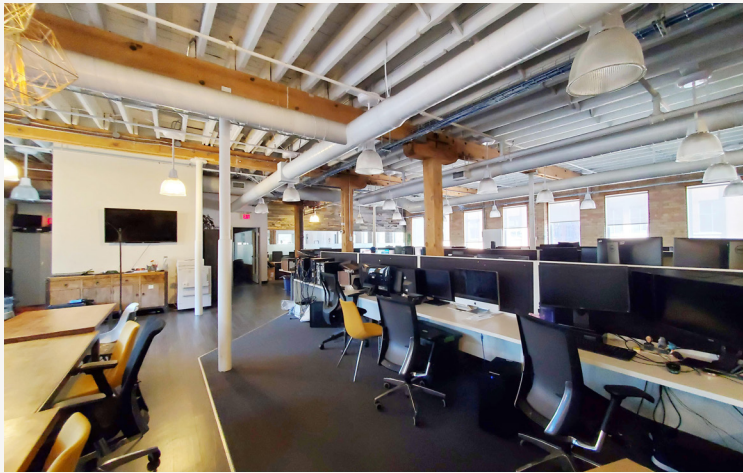
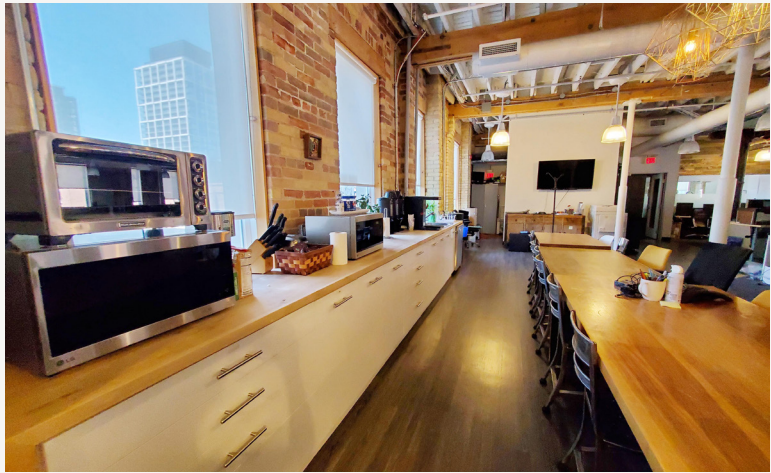
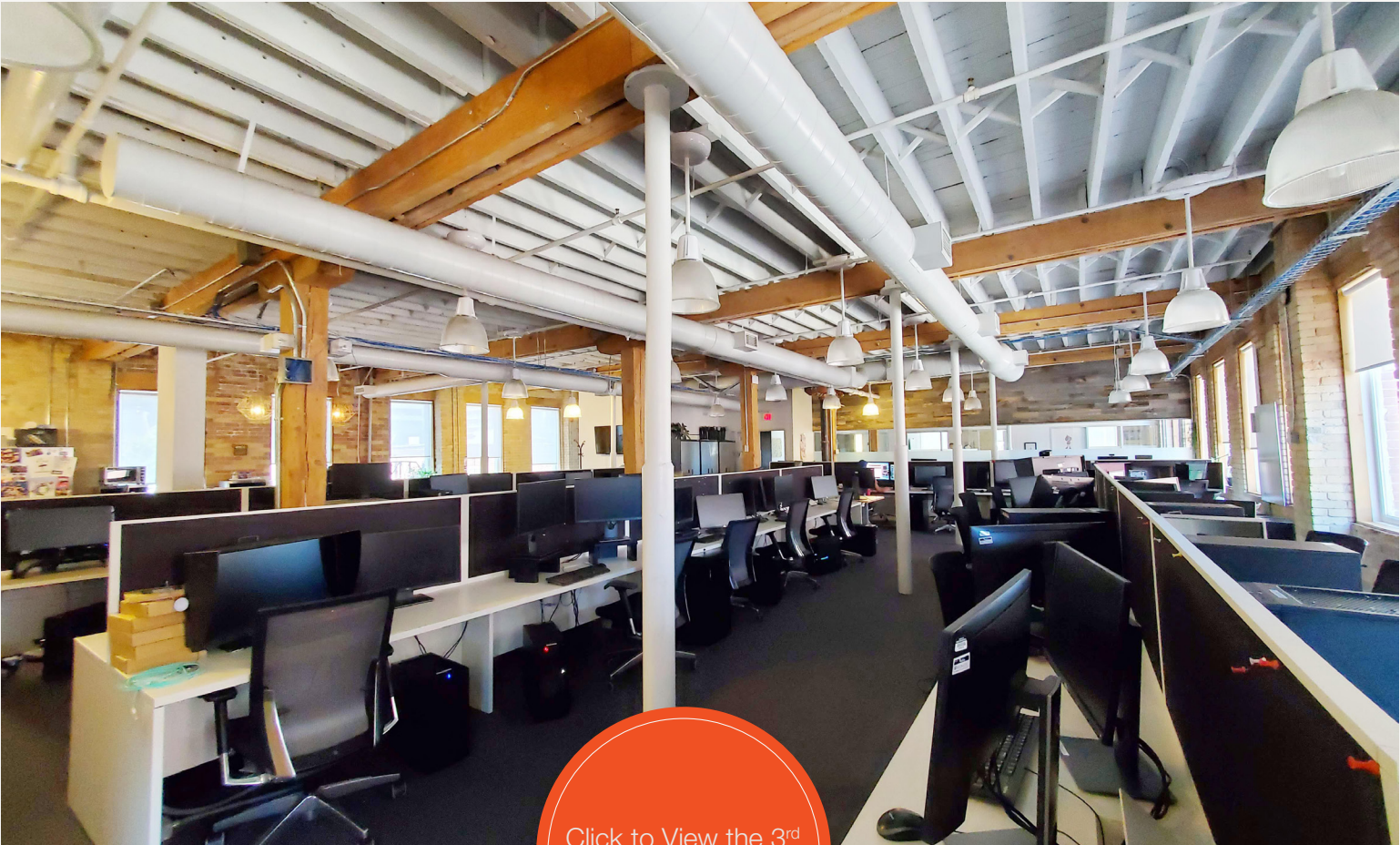
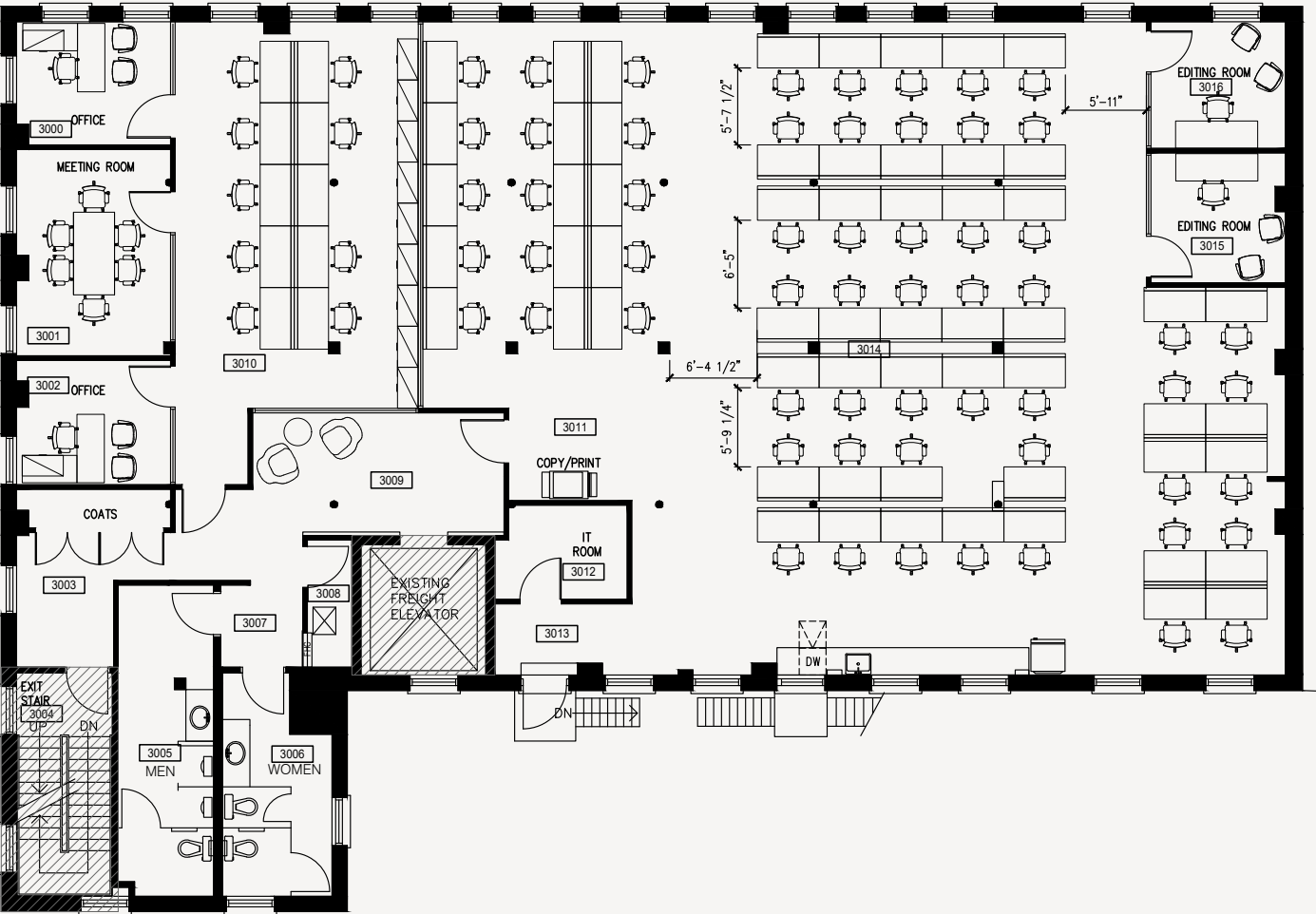


Click to View the
1st and 2nd Floor
Virtual Tour



3rd Floor

5,035 SF

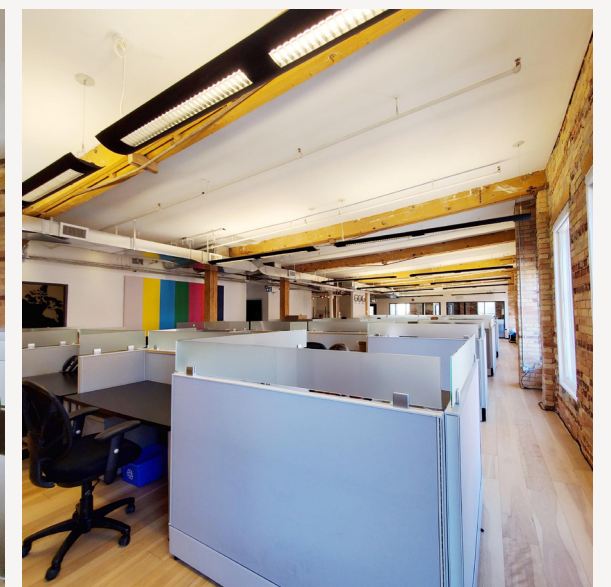
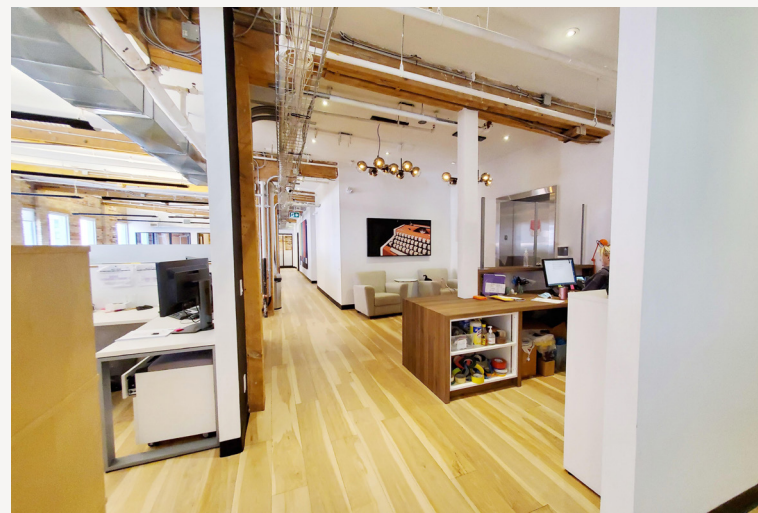
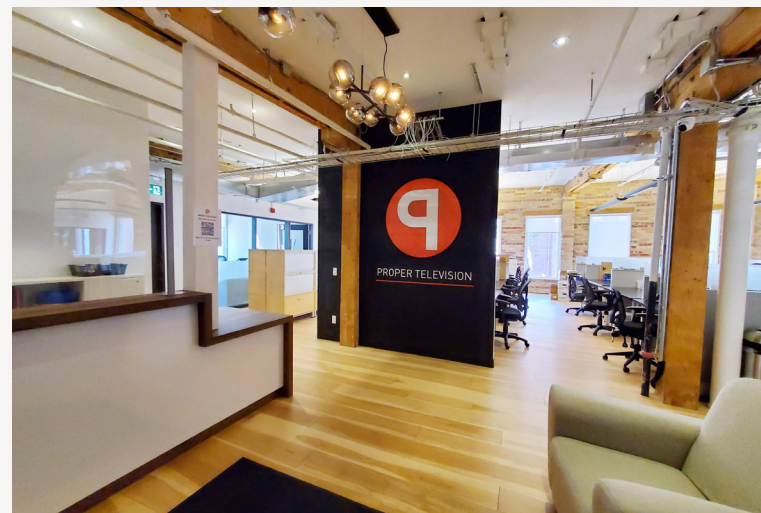


4th Floor

5,035 SF



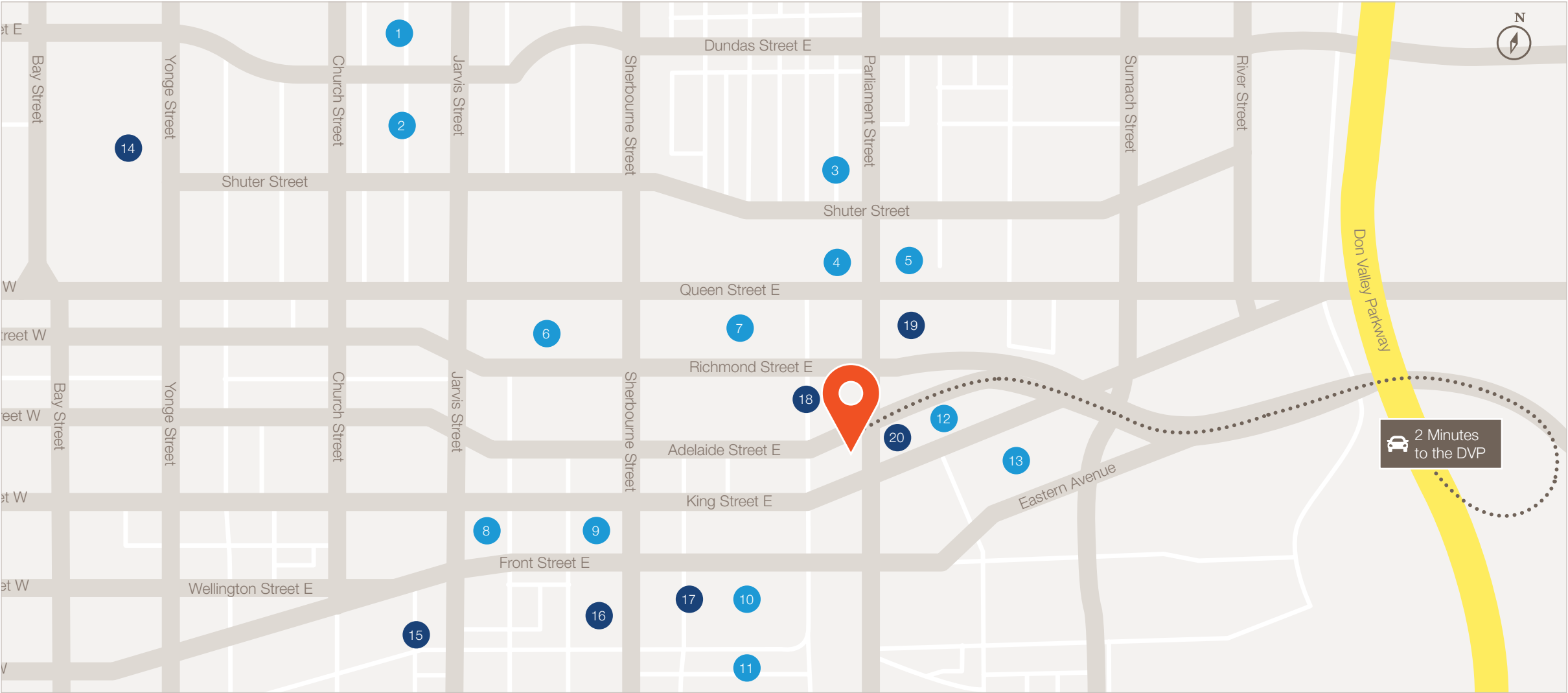
Click to View the 4th Floor Virtual Tour



The Neighbourhood

Walk Score 99 | Bike Score 99 | Transit Score 96

Located in the heart of downtown Toronto, Moss Park is a vibrant and fast-evolving neighbourhood that blends historic charm with exciting urban renewal. Surrounded by hotspots like the St. Lawrence Market, Distillery District, and Corktown, this area offers unbeatable access to transit, shopping, dining, and green spaces. As the city invests in major infrastructure upgrades, including the future Ontario Line, Moss Park is quickly becoming one of Toronto’s most promising neighbourhoods to live and work.



Neighbourhood Demographics

within 1 km

- Total Population**
46,236
- Median Age**
37
- Education**
94%
- Median Household Income**
\$76,996
- Daytime Population**
96,127
- Total Households**
26,446

Food & Restaurant

- | | | |
|---------------------------|---------------------------------|----------------------------------|
| 1 Gyukatsu Kyoto Katsugyu | 4 Domino's Pizza | 8 Cora's |
| Afro's Pizza | Kish's Roti & Doubles | Cafe Oro di Napoli |
| Page One Coffee + Bar | The Bullger Burger & Steak | Chatime Bubble Tea |
| Charcoal Kebab | Wood 900 Grill + Bar | The Corner Place |
| 2 Mast Coffee | Decoy Bar | The Jason George |
| J San Sushi Bar | Figs Breakfast Lunch | |
| Togo Coffee | 6 Aya260 Sushi | 9 Neo Coffee Bar |
| 3 Kreme | Moss Park Espresso | Bolets Burrito |
| Wanaag Restaurant Somali | The Spicy Ethiopian | Bellissimo Pizzeria & Ristorante |
| Grill and Cafe | 7 Banknote Bar Corktown | 10 Pumpernickel's |
| Hyderabad Express | Hawa Beirut Restaurant & Lounge | Rooster Coffee House |
| | | Tahini's |
| | | Starbucks |

Shopping & Convenience

- | | |
|------------------------|---------------------------|
| 14 Eaton Centre | 18 Staples |
| 15 St. Lawrence Market | 19 Shoppers Drug Mart |
| 16 Rabba Fine Foods | Shell |
| St. Lawrence Pharmacy | 20 The Corner Convenience |
| 17 Rocco's No Frills | |
| Dollarama | |
| LCBO | |
| Royal Bank of Canada | |
| Bank of Montreal | |

Connected Community

Transit Score 96





Lennard:

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Executive Vice President

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Dan Hunt**

Partner

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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.

Zoning

Permitted Uses

40.10.20.10 Permitted Use

- 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
- 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

40.10.20.20 Permitted Use - with Conditions

- 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)
- 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)

