



79 Berkeley Street/ 535 Adelaide Street E

Mixed Use Office/Residential User/Investor/Redevelopment

For Sale: Confidential Information Memorandum

Lennard:



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Offering Process

Offering Process

Lennard Commercial Realty, Brokerage, has been retained on an exclusive basis by the Vendor to arrange for the sale of 79 Berkeley Street/535 Adelaide Street E in Toronto, Ontario (herein referred to as “the Offering” or “the Property”).

The Vendor will be open to accepting offers from interested parties immediately.

The Vendor reserves the right to alter the sale process.



Your commercial real estate *partner.*

For more information on this asset, please contact:

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Executive Summary

535 Adelaide Street E / 79 Berkeley Street is fully improved, newly renovated building with an existing 6,000 SF award winning building available For Sale in Toronto, Ontario. The Property offers a unique and rare opportunity to acquire a signature architectural design in the downtown east old Toronto area of the city. The property/building is currently available for vacant possession upon closing.

Investment Highlights

- Capital Improvements include a newly designed addition at the rear of the Berkeley address which expands the commercial space, garage parking and boasts two upper floors of residential space, featuring contemporary wood-burning fireplace and two upper decks
- Steps to amenities, such as coffee shops, restaurants, theatres, hotels and entertainment venues

User/Investor Options

- Opportunity to occupy up to 6,000 SF, which represents the entire building
- Opportunity to occupy upper floors (approximately 2,800 SF)
- Opportunity to occupy 3,200 SF of office/spa space and source separate residential tenancy.

*all measurements are approximate

Property Overview

A multi-use building with 5 floors for sale in Downtown East Old Toronto, on the corner of Berkeley Street and Adelaide Street E.



Property Address

79 Berkeley Street/
535 Berkeley Sreet E
Toronto, ON



Legal Description

PT STOYELL'S BLOCK PLAN 7A
(PL TOWN OF YORK) TORONTO
AS IN CA623137; CITY OF
TORONTO



Total Area

6,000 SF (approx.)
5 Floors + Lower Level



Ownership Type

Freehold



Site Dimensions

Frontage: 18.18 ft
Depth: 73 ft
Site Area: 1,326 SF



Pin

210910387



Zoning

CR SS1 (x339)



Property Tax

\$26,000 (2026)



Property Highlights

- PLANT architects won the Ontario Association of Architects Award of Excellence for the project in 1991/1992 for the residential addition. Click [here](#) to view the award
- Residential reno completed in 2018
- Commercial reno completed in 2020

Walk & Transit Scores



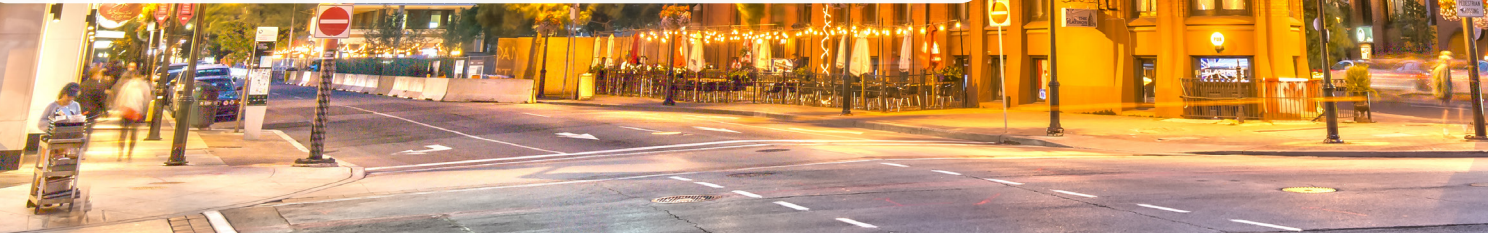
Walk Score
99
Walker's Paradise



Transit Score
72
Excellent Transit

Neighbourhood Overview

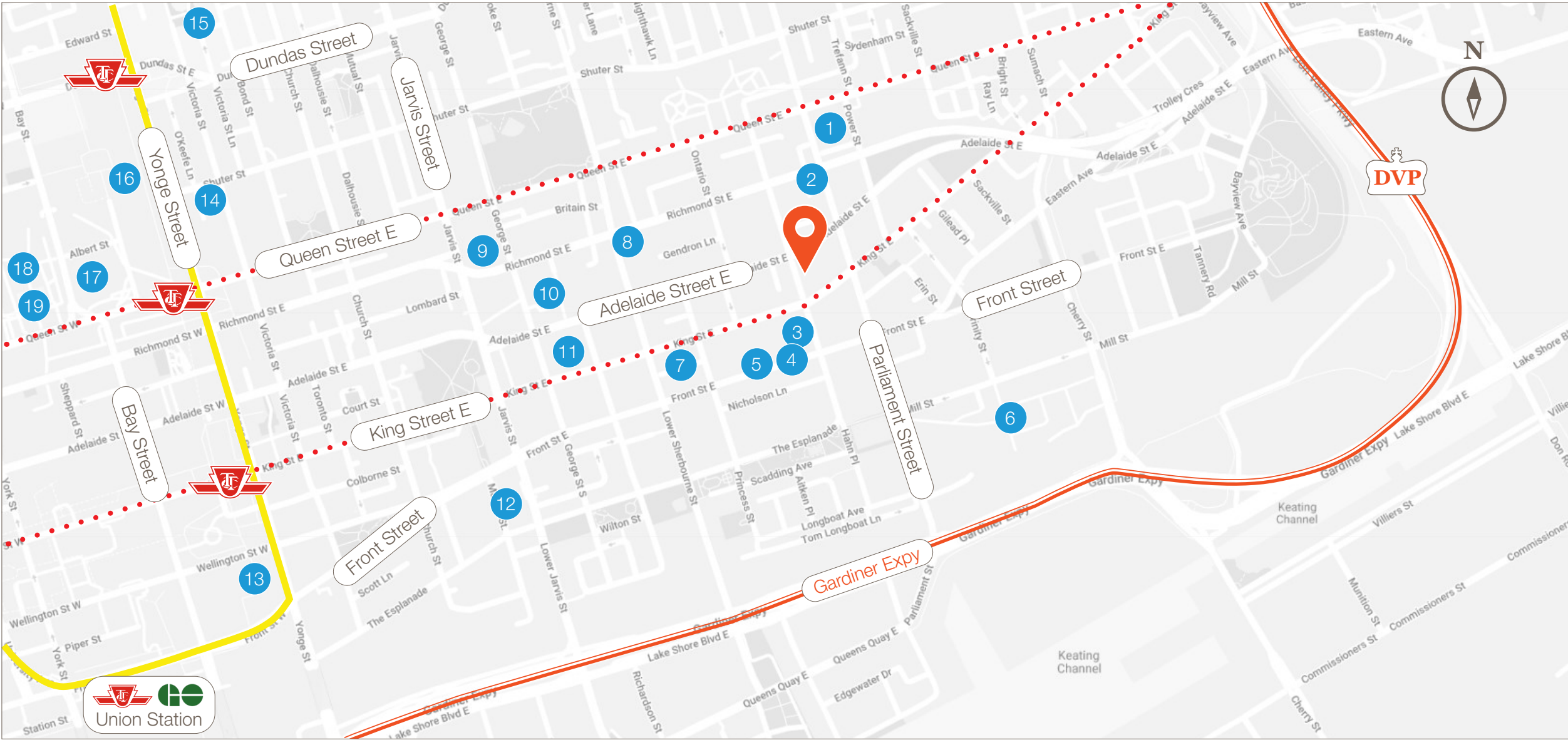
Toronto's Downtown Eastside is a collection of neighbourhoods, some the oldest in Toronto, beginning at Yonge Street and stretching east to the Don River. Nearby is the St. Lawrence neighbourhood, anchored by the market of the same name, in operation in some form since the early 1800s. Adjacent is our subject area, the Old Town and Corktown neighbourhoods that are filled with Victorian rowhouses and many of Toronto's creative industries. The Distillery District near the Don River is one of Toronto's greatest adaptive reuse stories: the old Gooderham and Worts whisky distillery has been converted into shops, theatres and art spaces.



Amenities & Transit

Legend

- 1 Shoppers Drug Mart
- 2 Staples
- 3 The Globe and Mail Centre
- 4 BMO Bank of Montreal
- 5 LCBO
- 6 Distillery District
- 7 Scotiabank
- 8 Tim Hortons
- 9 Petro Canada
- 10 Toronto's First Post Office
- 11 George Brown College - St. James Campus
- 12 St. Lawrence Market
- 13 Hockey Hall of Fame
- 14 Massey Hall
- 15 Toronto Metropolitan University (Ryerson)
- 16 Eaton Centre
- 17 Toronto Old City Hall
- 18 Toronto City Hall
- 19 Nathan Phillips Square



 79 Berkeley Street / 535 Adelaide Street E

 TTC Subway Line 1

 Bus & Streetcar Routes

 Highways

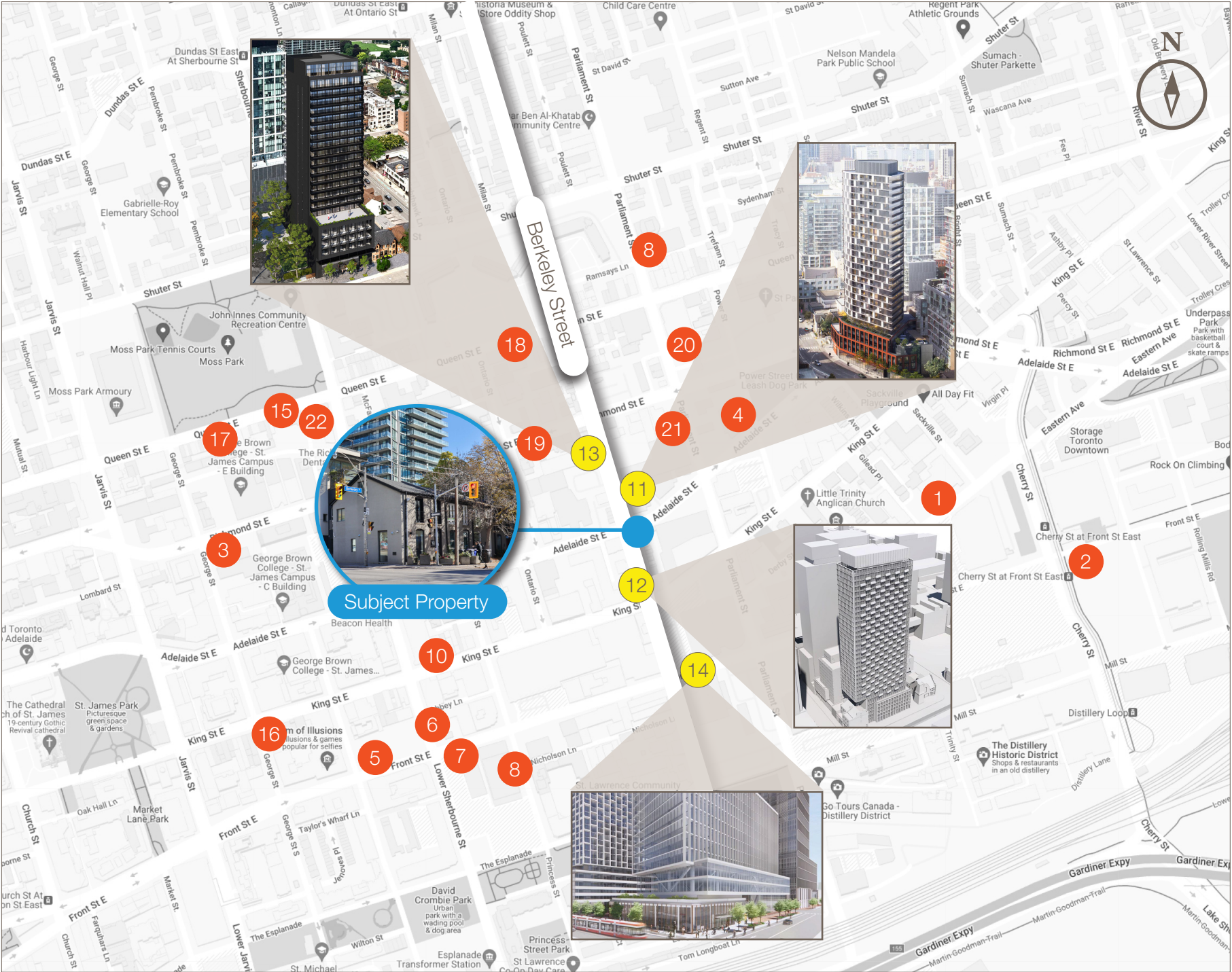
 Go Station

 TTC Subway Stations

- 9 Minute walk to Distillery District
- 11 Minute walk to St. Lawrence Market
- 15 Minute walk to King Station

 90 meters from the future Corktown Subway station (King East/Berkeley) on the Ontario Line Subway Extension

Surrounding Developments



	Address	Developer	Size
1	28 Eastern Avenue	Alterra Developments Limited	Mid-Rise
2	409 Front Street E	Dream Unlimited, Kilmer Group	Mid-Rise
3	121 George Street	Alterra Developments Limited, DiamondCorp	High-Rise
4	48-50 Power Street	Great Gulf Homes / Hullmark Developments	High-Rise
5	158 Front Street E	Cityzen / Fernbrook Homes	High-Rise
6	176-178 Front Street E, 33 Sherbourne Street	Menkes Developments, Core Development Group	High-Rise
7	177 Front Street E	Pemberton Group	High-Rise
8	Princess Street	Pemberton Group	High-Rise
9	187 Parliament Street	The Sher Corporation, Downing Street Group	Mid-Rise
10	234-250 King Street E, 162 Princess Street	King Street I GP Inc. (Emblem Developments)	High-Rise
11	550 Adelaide Street E	5050075 Ontario Ltd.	High-Rise
12	56-60 Berkeley Street, 296-298 King Street E	Lamb Berkeley Corp. (Lamb Development)	High-Rise
13	102 Berkeley Street	Lamb Development Corp.	High-Rise
14	Corktown Station: 383 King Street E, 39 Berkeley Street, 250-260 Front Street E, & 68-70 Parliament Street 265-271 Front Street E & 3-25 Berkeley Street	Infrastructure Ontario	High-Rise
15	213A-215 Queen Street E, 38 Britain Street	Queen Britain Holdings Inc	High-Rise
16	187 King Street E, 65 George Street	York London Holdings (10Block Studio)	High-Rise
17	193-195 Queen Street E	International Multimedia Co Inc	Mid-Rise
18	301-317 Queen Street E	Berkeley Events Inc.	High-Rise
19	429-455 Richmond Street E, 69-75 Ontario Street	2490918 Ontario Inc. (Lamb Development Group)	High-Rise
20	161-167 Parliament Street, 90-94 Power Street, 351-373 Queen Street E	ONE Development	High-Rise
21	130-134 Parliament Street, 529 Richmond Street E	BJL Parliament Corp.	High-Rise
22	225-229 Queen Street E, 120-134 Sherbourne Street	Dash (Q&S) GP Inc. (Dash Developments)	High-Rise

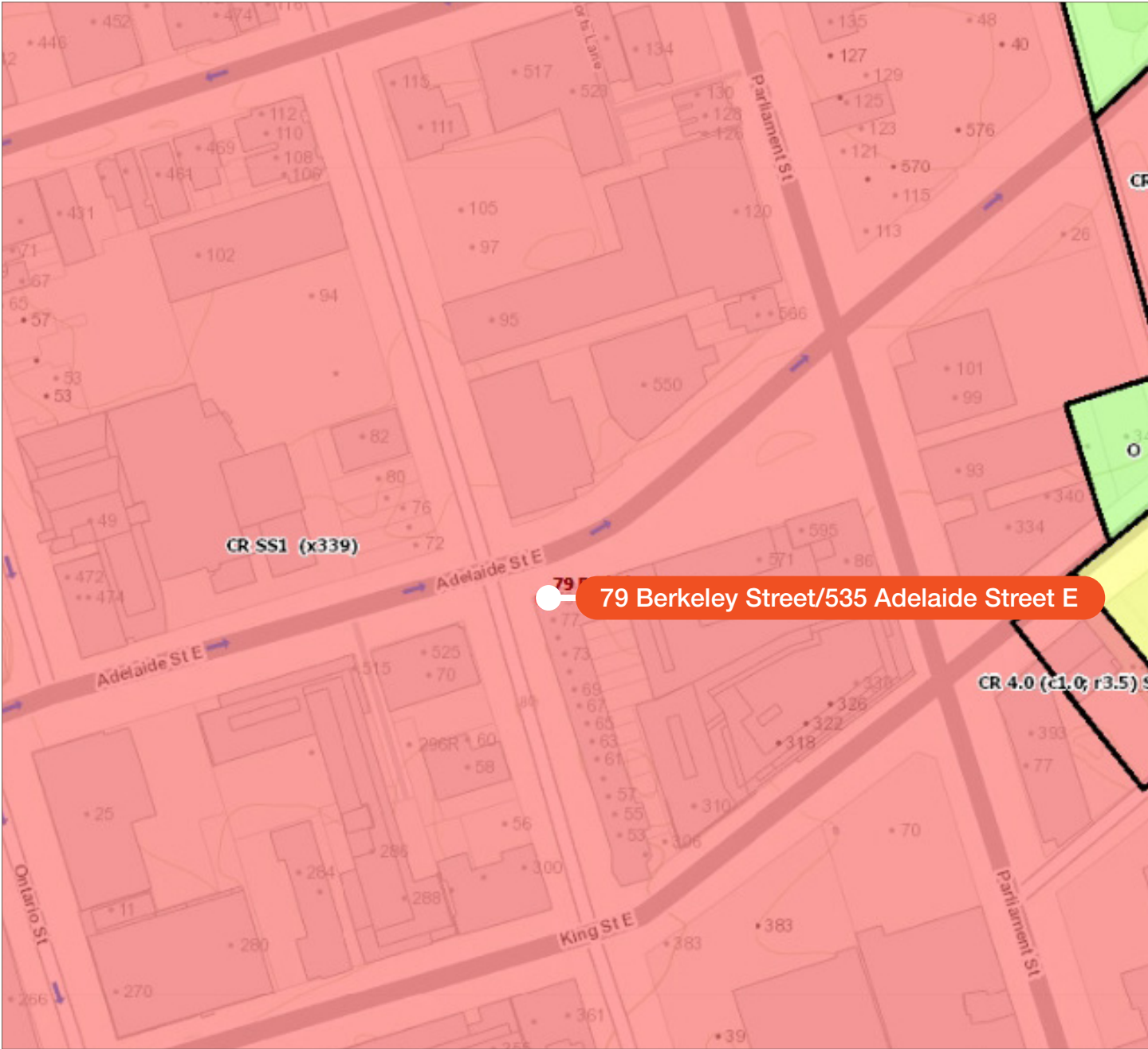
Transit Overview



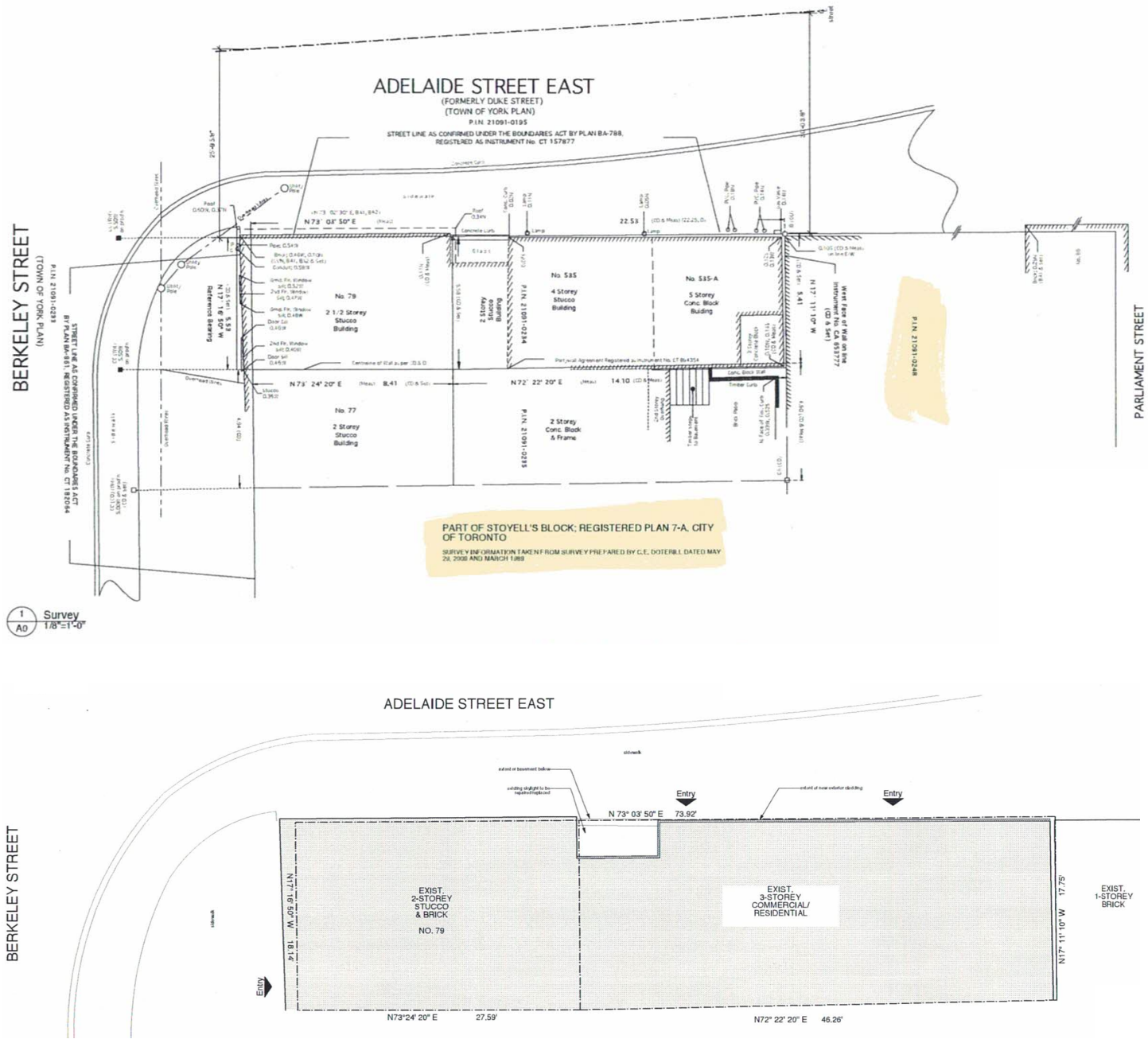
Zoning

CR SS1 (x339)

The property is zoned Commercial Residential (CR)



Survey



Property Images

1st Floor



2nd Floor



Property Images

3rd Floor



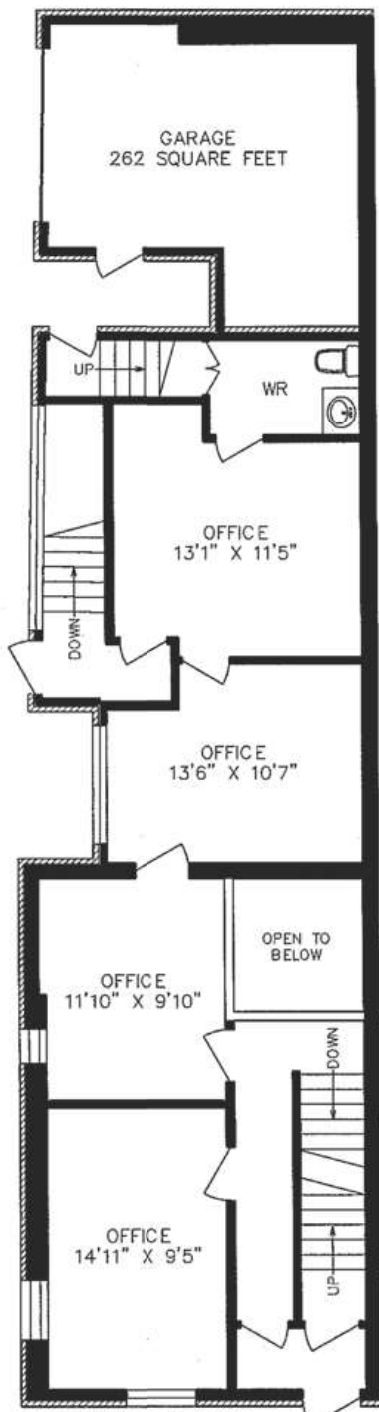
Property Images

MediSpa Space

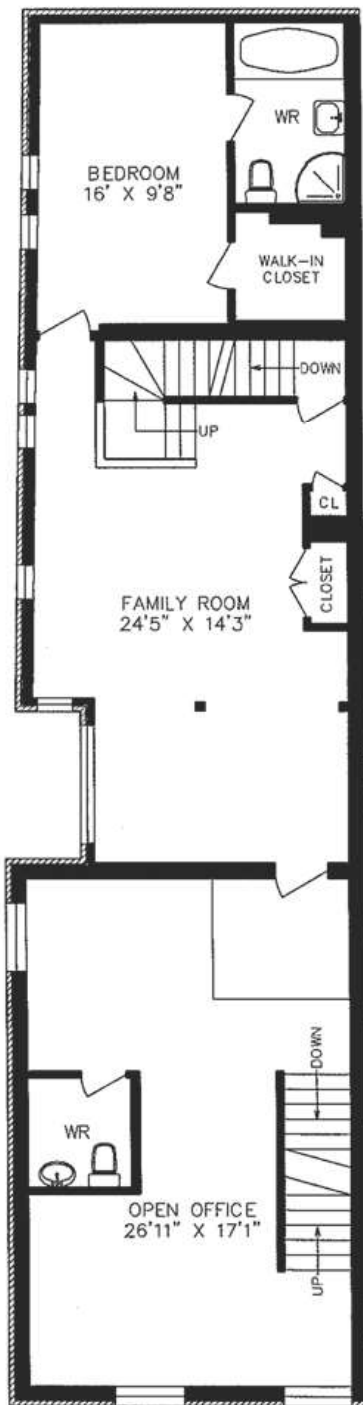


Floor Plans

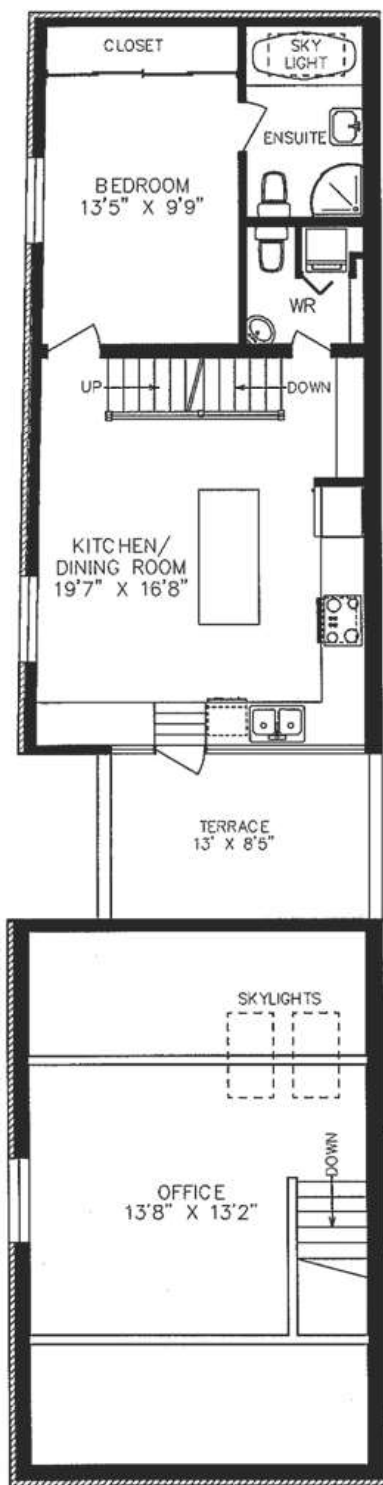
Main Floor



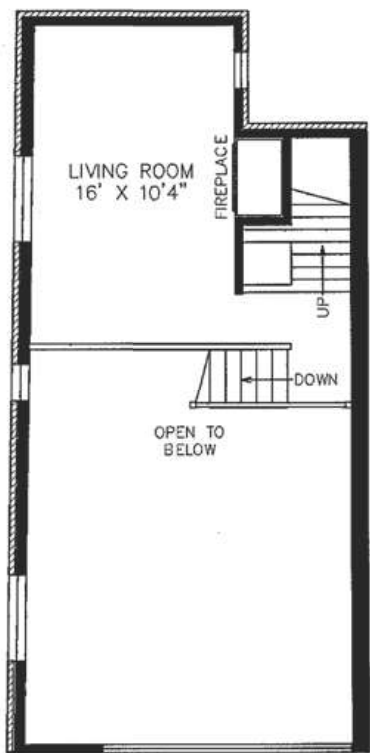
Second Floor



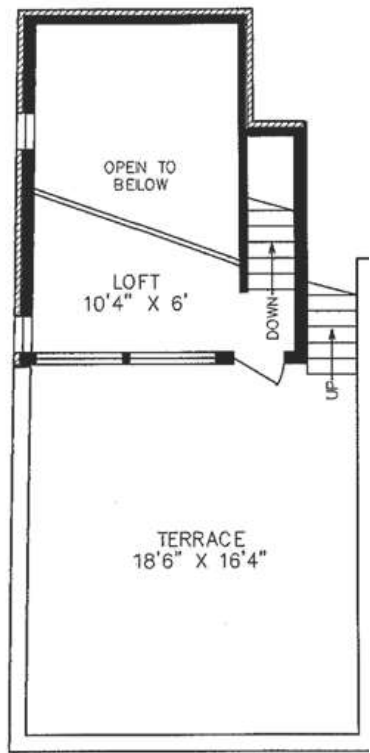
Third Floor



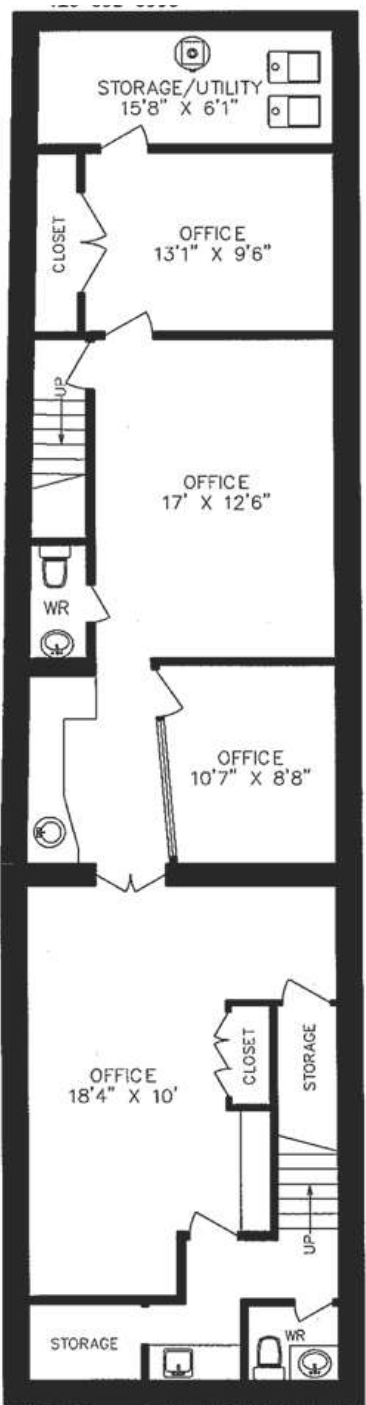
Fourth Floor



Fifth Floor



Lower Floor



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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 2022.