

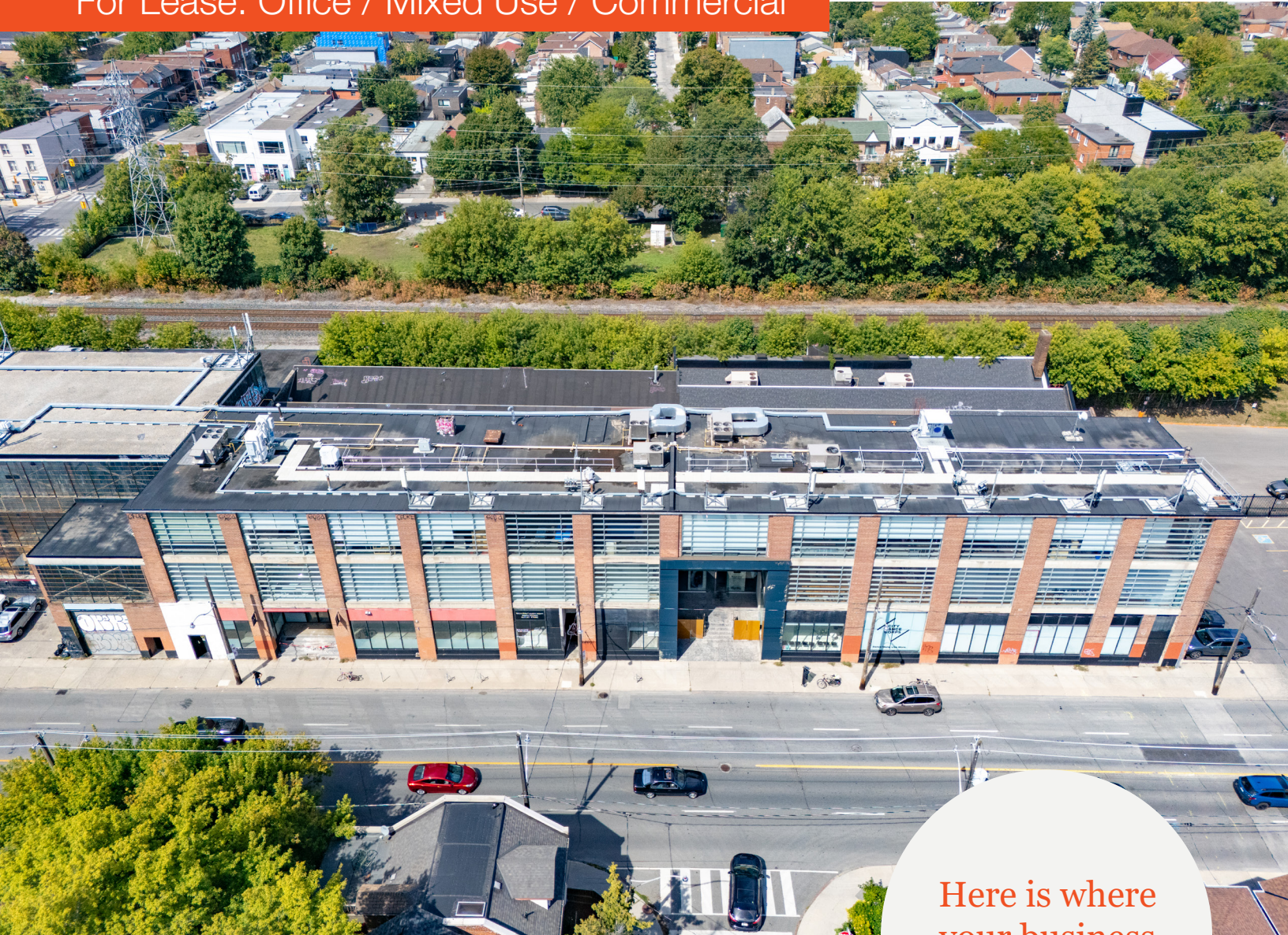
950 Dupont Street

Tremendous Well Located Creative Opportunity

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For Lease: Office / Mixed Use / Commercial




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your business
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Lennard:

200-55 University Avenue, Toronto
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*Sales Representative **Broker of Record

Building Overview




Available Space

2nd Floor

Total Area

11,500 SF




Year Built

1915


Clear Height

10 FT to 42 FT




Semi-Gross Rent

\$30.00 PSF




Property Type

Mixed Use/Commercial




Availability

Immediate



Pin


212850545, 212850241



Land Use/Zoning

E2.0 (x262)

(Employment Industrial)



Floor Plan

Full-size floor plan upon request



Property Highlights

The Subject property is situated in midtown Toronto is a vibrant and eclectic neighborhood that seamlessly blends historic charm with modern living. Lined with a mix of classic Victorian and Edwardian homes, as well as contemporary condos and townhouses, it offers a unique and inviting atmosphere. The neighborhood is known for its strong sense of community, with Christie Pits Park nearby, providing plenty of green space for outdoor activities and events. Well-connected by Christie Subway Station and the Dupont Streetcar, this area offers easy access to the rest of the city. The diverse dining options, cafes, and independent shops further contribute to the area's rich, multicultural vibe. It's a neighborhood where comfort, convenience, and character come together, making it a sought-after place to live and explore.



Walk Score

94

Walker's Paradise



Transit Score

82

Excellent Transit



Bike Score

89

Very Bikeable

Gallery



Gallery



Amenities

Legend

Stores

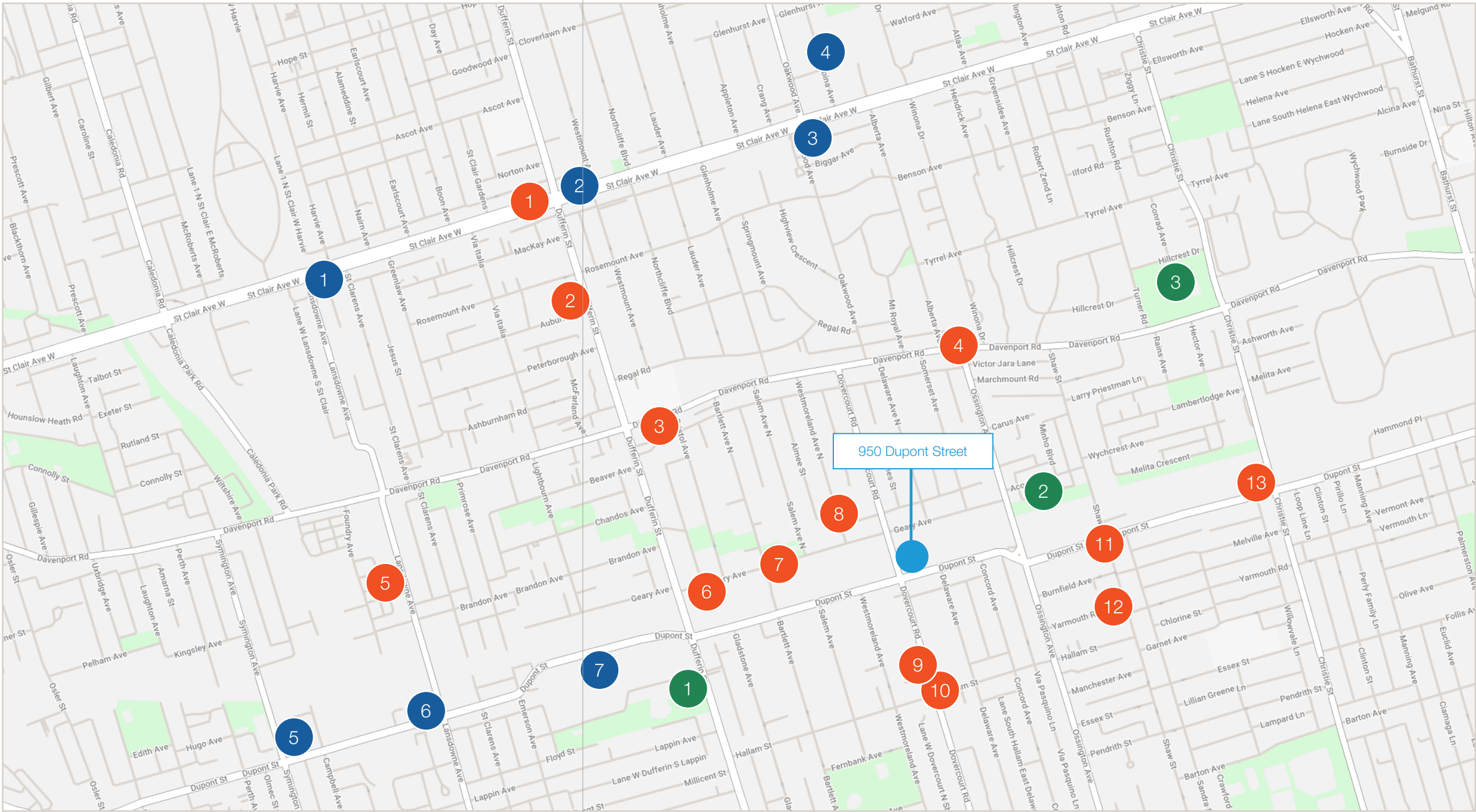
- 1 TD Canada Trust
- 2 Shape Fitness
- 3 RBC Royal Bank
- 4 No Frills
- 5 The Beer Store
- 6 Food Basics
- 7 FreshCo

Restaurants

- 1 Tim Horton's
- 2 The B'More Panini Shop
- 3 The Sovereign Cafe
- 4 Salto Restaurant & Bar
- 5 Balzac's Powerhouse
- 6 Parallel
- 7 Blood Brothers Brewing
- 8 Gaucho Pie Co.
- 9 South Pacific
- 10 Masa Deli & Cafe
- 11 Maison T
- 12 Contra Cafe
- 13 Faema Canada Showroom

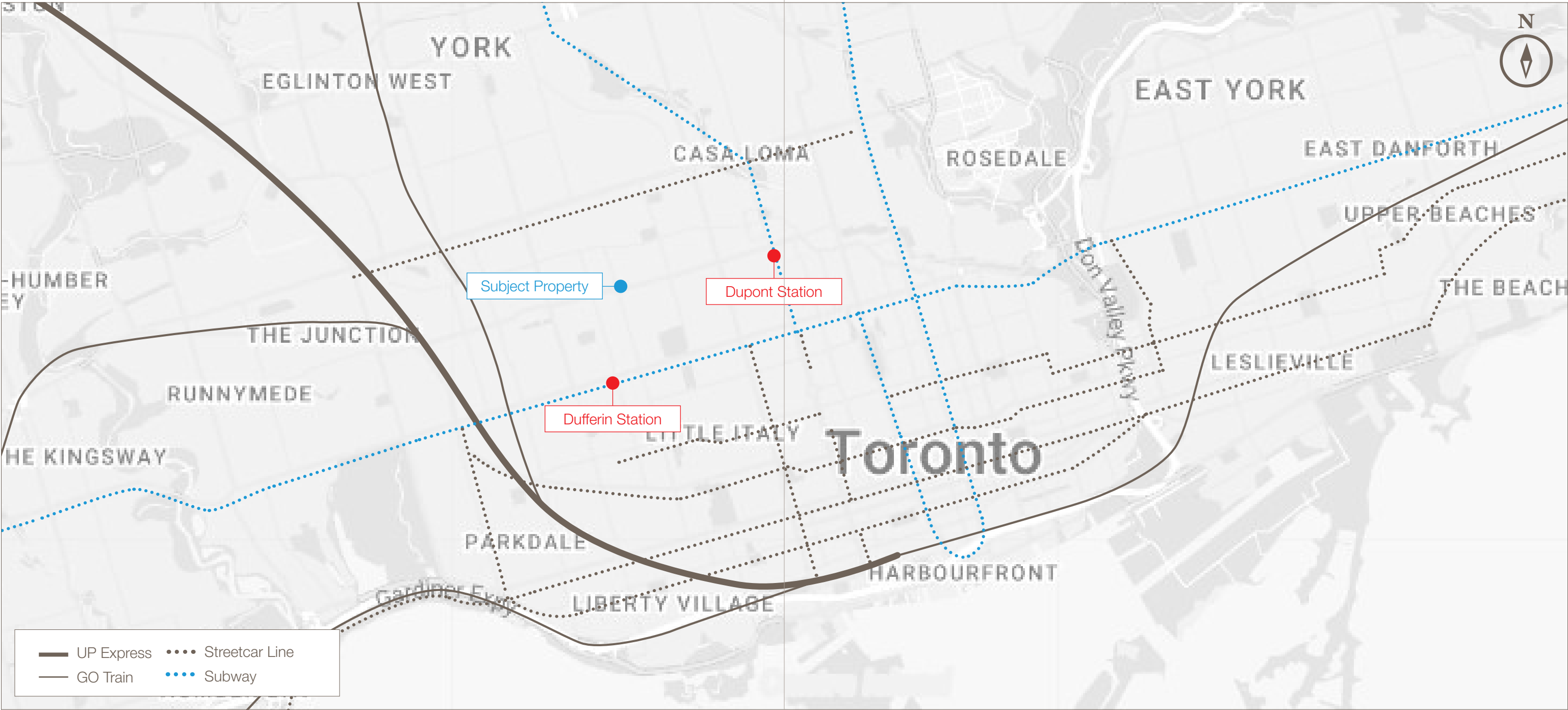
Parks

- 1 Wallace-Emerson Community Centre and Park
- 2 Garrison Creek Park
- 3 Hillcrest Park



Transit Overview

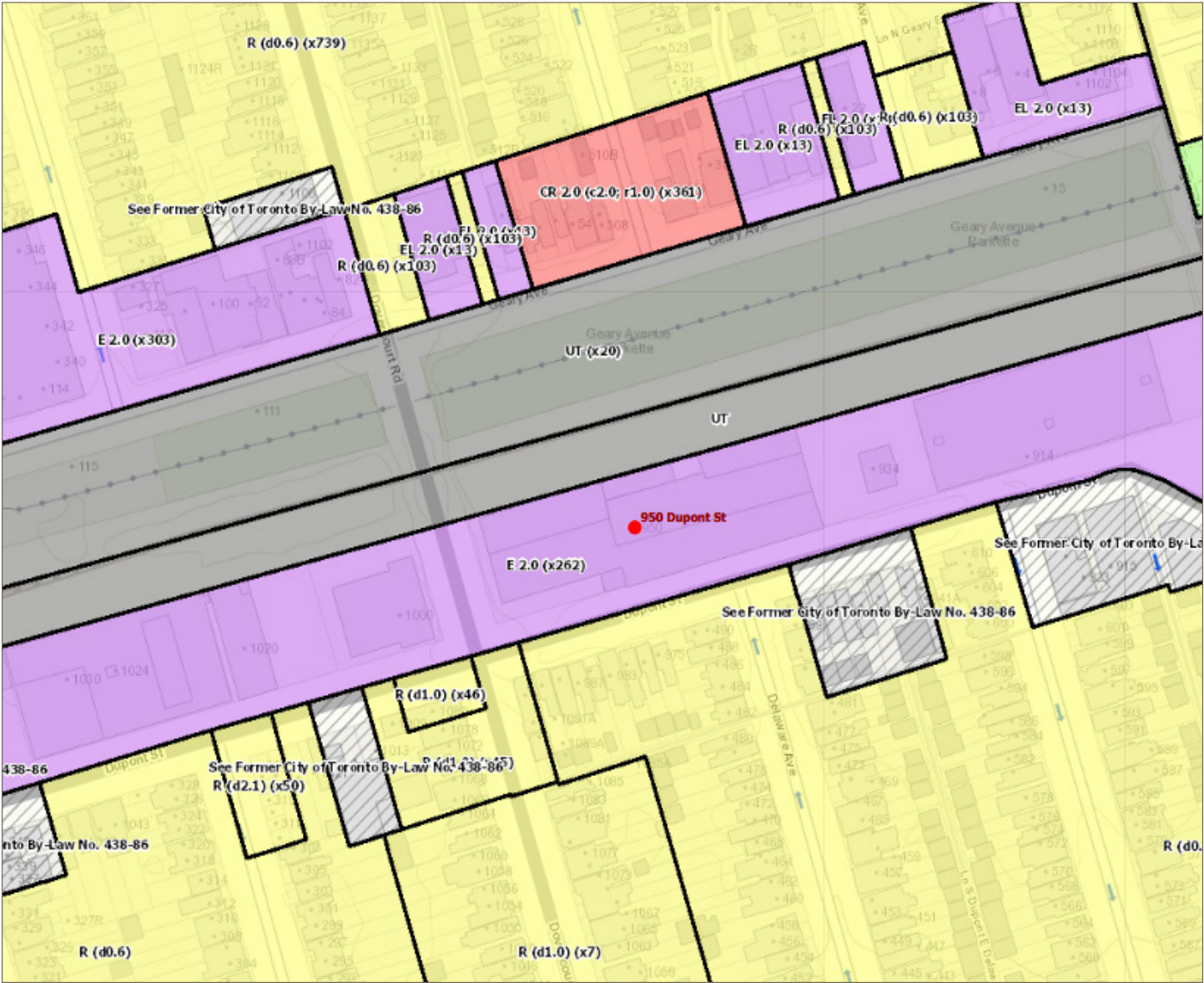
	Subway Station	Distance	Transit Time
1	Dufferin Station	1.6 KM	14 Mins
2	Dupont Station	2.1 KM	13 Mins



Zoning

E 2.0 (x262)

The property is zoned Employment - Industrial (E). In the E zone, the numerical value following the zone symbol in the zone label indicates the permitted maximum floor space index of all land uses on a lot.



Permitted Uses

Use - E Zone

In the E zone, the following uses are permitted:

- | | | |
|--|--|---|
| <ul style="list-style-type: none">• Ambulance Depot• Animal Shelter• Artist Studio• Automated Banking Machine• Bindery• Building Supply Yards• Carpenter's Shop• Cold Storage• Contractor's Establishment• Custom Workshop• Dry Cleaning or Laundry Plant• Financial Institution• Fire Hall• Industrial Sales and Service Use• Kennel• Laboratory• All Manufacturing Uses except:<ul style="list-style-type: none">1) Abattoir, Slaughterhouse or Rendering of Animals Factory;2) Ammunition, Firearms or | <ul style="list-style-type: none">• Fireworks Factory;• 3) Asphalt Plant;• 4) Cement Plant, or Concrete Batching Plant;• 5) Crude Petroleum Oil or Coal Refinery;• 6) Explosives Factory;• 7) Industrial Gas Manufacturing;• 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;• 9) Pesticide or Fertilizer Manufacturing;• 10) Petrochemical Manufacturing;• 11) Primary Processing of Gypsum;• 12) Primary Processing of Limestone;• 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;• 14) Pulp Mill, using pulpwood or other vegetable fibres; | <ul style="list-style-type: none">• 15) Resin, Natural or Synthetic Rubber Manufacturing;• 16) Tannery• Office• Park• Performing Arts Studio• Pet Services• Police Station• Printing Establishment• Production Studio• Public Works Yard• Service Shop• Software Development and Processing• Warehouse• Wholesaling Use [By-law: OMB PL130592] |
|--|--|---|

Exception E 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, a day nursery, public park, place of assembly, vehicle fuel station, vehicle repair shop, vehicle service shop, vehicle dealership, fire hall, financial institution, police station, and service shop are not permitted uses;
- (B) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, an eating establishment and take-out eating establishment are permitted, subject to the condition that they cannot exceed 475 square metres in interior floor area;
- (C) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., a day nursery, public park, place of assembly, vehicle fuel station, financial institution, and service shop are not permitted uses; and
- (D) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., an eating establishment and take-out eating establishment are permitted, subject to the condition that they cannot exceed 475 square metres in interior floor area.



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