

one thirty two Adelaide

PRIME DOWNTOWN EAST BUILDING FOR SALE



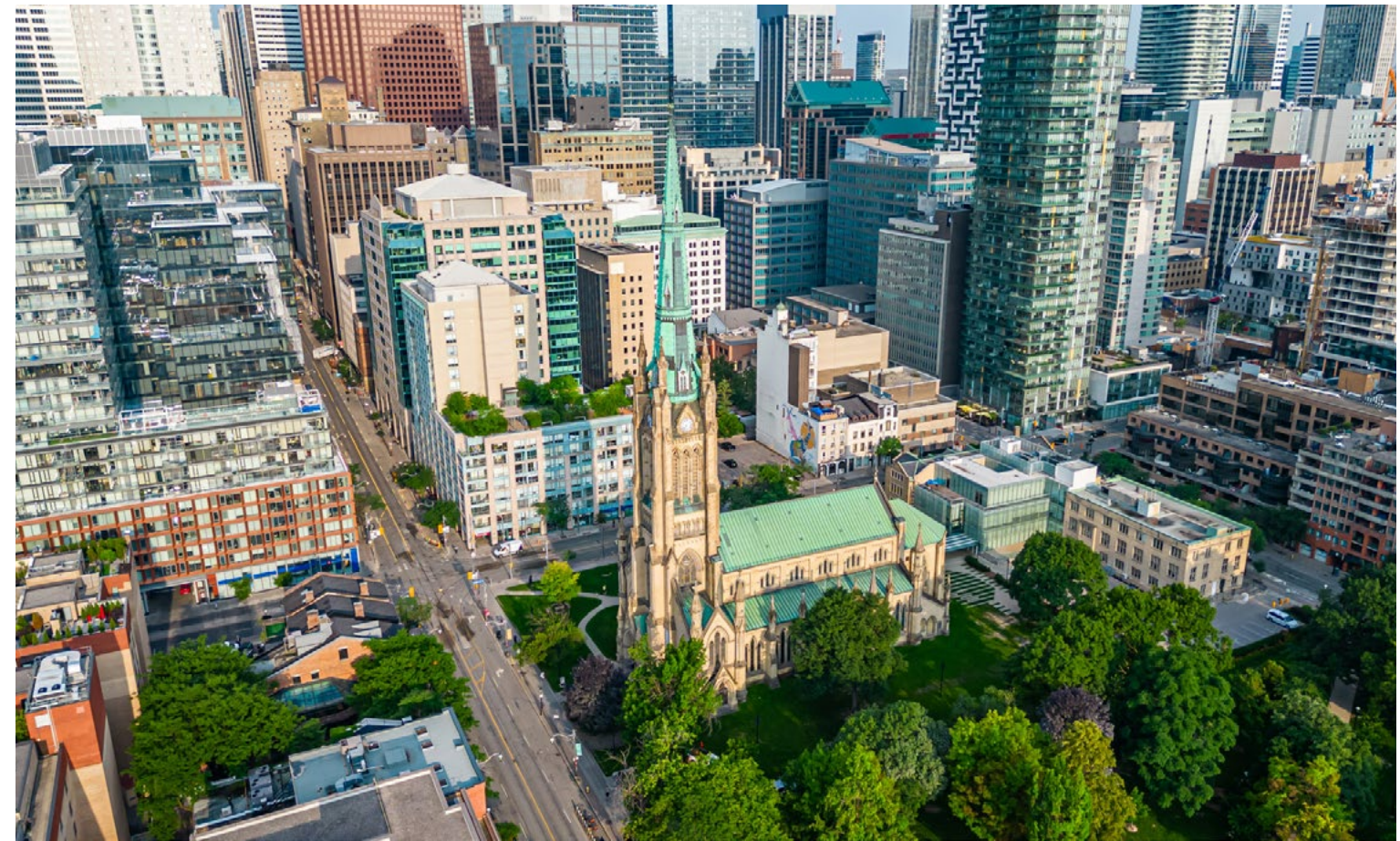
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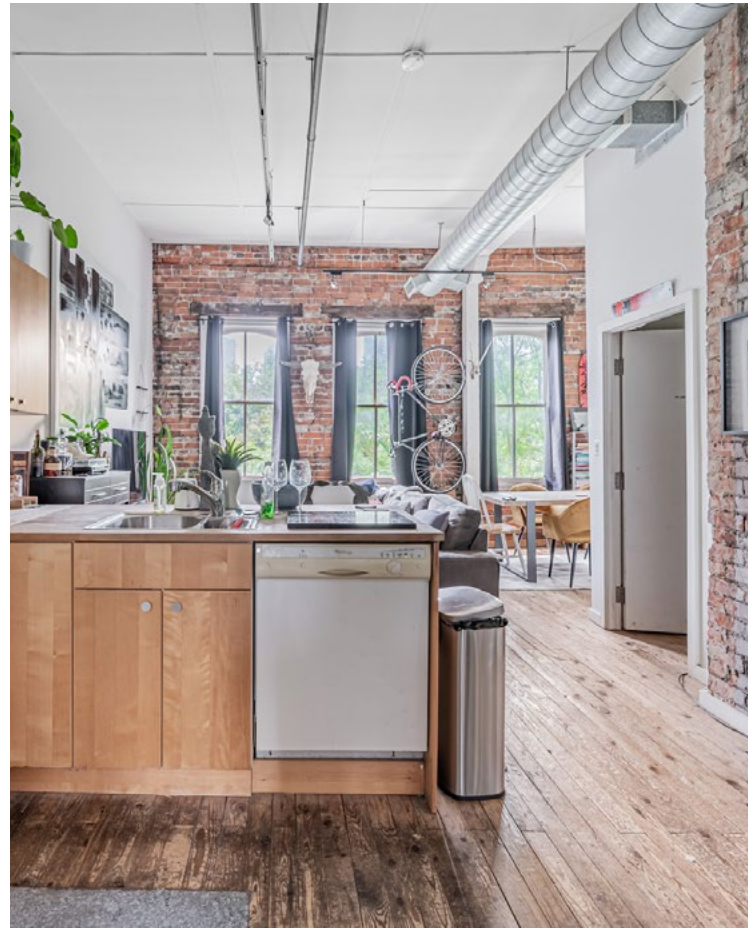
PRIME DOWNTOWN EAST BUILDING FOR SALE

CBRE Limited (the "Advisors") are pleased to offer for sale 132 Adelaide Street East, Toronto (the "Property" or the "Site"), an unparalleled real estate opportunity in the heart of Toronto's Downtown East.

The Property features retail on the ground floor, and two levels of residential on the second and third floors. The retail will be vacant and residential units may be made vacant upon closing. The future owner may also wish to use the residential as office space in the future.

132 Adelaide East greatly benefits from its location directly across the street from the newly revitalized St. James Park, its proximity to various public transit stops as well as major Toronto points-of-interest including the St. Lawrence Market, Toronto Eaton Centre, Dundas Square and the Financial Core.





Property Details

Address: 132 Adelaide Street East, Toronto

Size: First Floor: ~940 sq. ft.
Second Floor: ~957 sq. ft.
Third Floor: ~957 sq. ft.
Basement: ~970 sq. ft.
Total: 3,824 sq. ft.

Frontage: 27.60 ft.

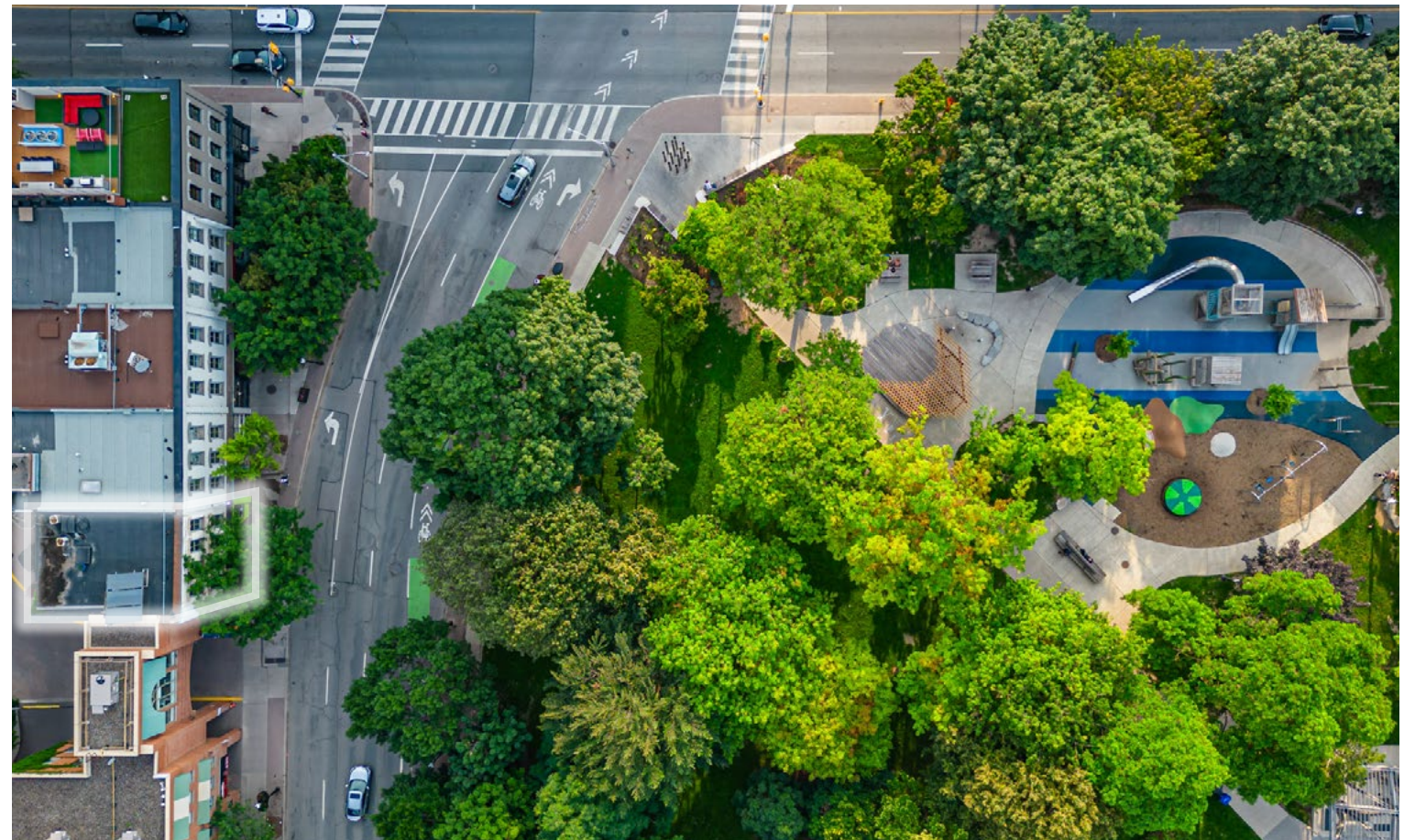
Depth: 36.90 ft.

Property Taxes: \$25,494.14 (2023)

- Located in Downtown East, directly across the street from the beautiful St. James Park
- Property may be 100% vacant upon closing
- Perfect for an investor or end-user
- Strategic location next to the corner of Adelaide & Jarvis that has great potential to become part of a high-rise development site in the future
- Less than a ten minute walk to both King and Queen subway stations
- Walking distance to multiple points-of-interest including the St. Lawrence Market, The Distillery District, Toronto Eaton Centre, the Financial Core and Dundas Square
- Abundance of public parking available in the immediate area

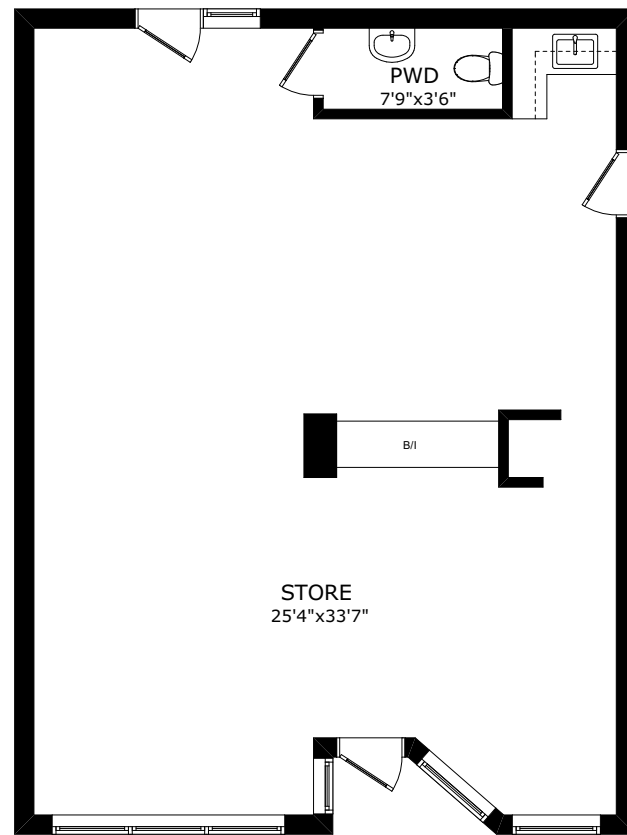
Price: \$3,150,000

Offers Reviewed on an As-Received Basis.

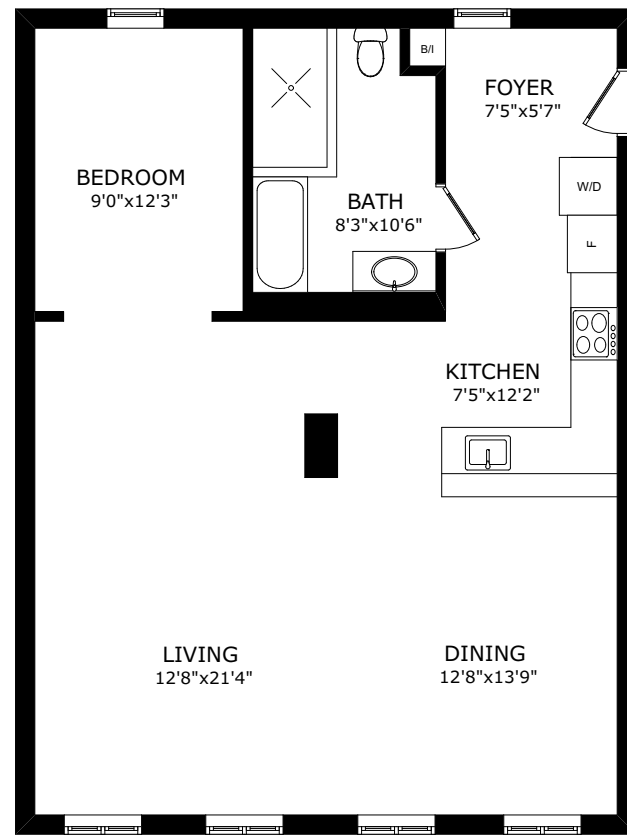


Floor Plans

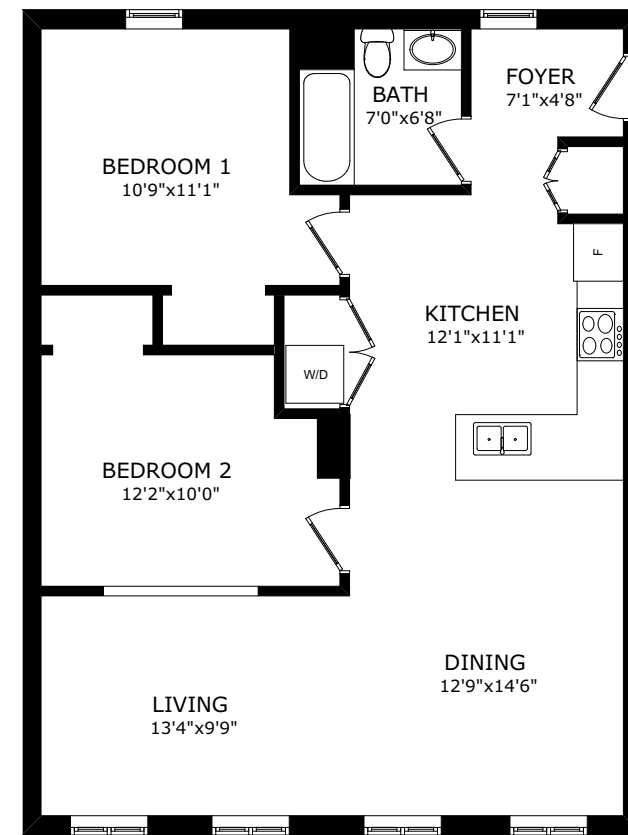
Main Floor
940 sq. ft.



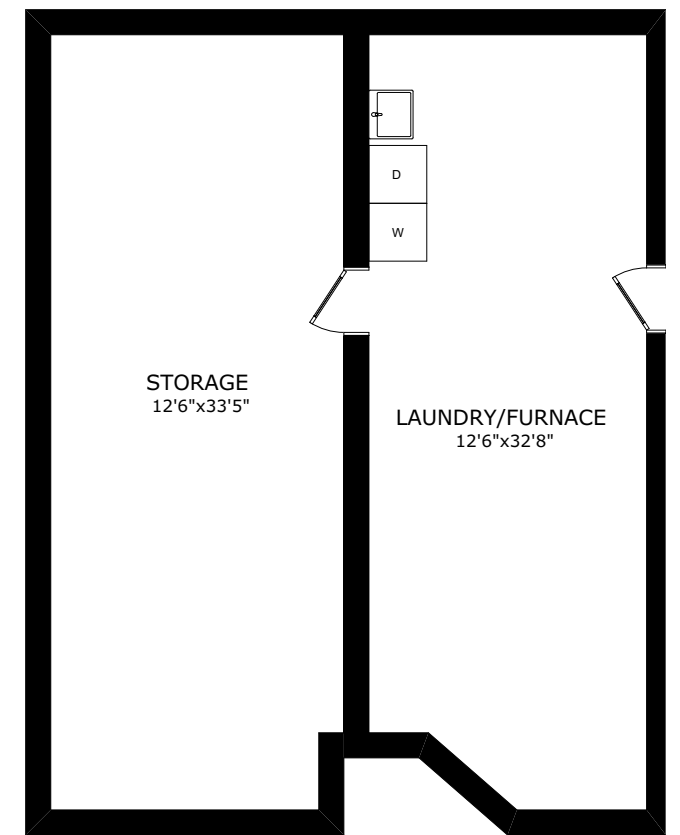
Second Floor
957 sq. ft.



Third Floor
957 sq. ft.



Basement
970 sq. ft.



Location Overview

Located in the heart of Downtown East, 132 Adelaide Street East is surrounded by iconic Toronto points-of-interests, unmatched transit infrastructure, urban amenities and high population density. Proximity to key employment nodes including the Financial Core, government offices, hospital districts, Toronto Metropolitan University and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students.

Downtown East neighbourhood is uniquely characterized by older brick-and-beam commercial assets situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments.

Given the rapid pace of population growth and influx in investment and residential development activity, this area of Downtown Toronto remains one of the City's focal points for real estate.

ENTERTAINMENT DISTRICT

FINANCIAL CORE

FAIRMOUNT ROYAL YORK

TORONTO EATON CENTRE

UNION STATION

HOCKEY HALL OF FAME

M King

Queen M

GARDINER EXPRESSWAY

BERCZY PARK

on thirty two
Adelaide

ST. LAWRENCE MARKET

ST. JAMES PARK



Area Traffic Drivers



Food/Drink

1. Score on King
2. Third Wave Coffee
3. Pi Co. Pizza Bar
4. Piano Piano
5. Hothouse
6. Fresh
7. Sukho Thia
8. Playa Cabana
9. Cantina Mercatto
10. Terroni
11. Carisma
12. Presse Cafe
13. CC Lounge
14. Bar St. Lo
15. Craft Beer Market
16. Starbucks
17. Jump
18. O&B Cafe
19. The Corner Place
20. Au Pain Doré
21. PJ O'Brien
22. Freshii
23. Beerbistro
24. Amano Trattoria
25. AAA Bar
26. Pearl Diver
27. Tim Hortons
28. Versus Coffee
29. XO Bisous Cafe
30. Pumperknickle's
31. Le Prep
32. Cafe Oro di Napoli

Hotels

1. King Edward Hotel
2. One King West
3. Executive Hotel Cosmopolitan
4. St. Regis
5. Holiday Inn

Entertainment/Attractions

1. Hockey Hall of Fame
2. Flatiron Building (Goderham Building)
3. Berczy Park
4. St. James Cathedral
5. St. James Park
6. St. Lawrence Hall
7. St. Lawrence Centre for the Arts

Shopping

1. Winners
2. LCBO
3. St. Lawrence Market
4. Rexall
5. Metro
6. Garrison Bespoke
7. Shoppers Drug Mart
8. Indochino
9. Roots
10. BoConcept

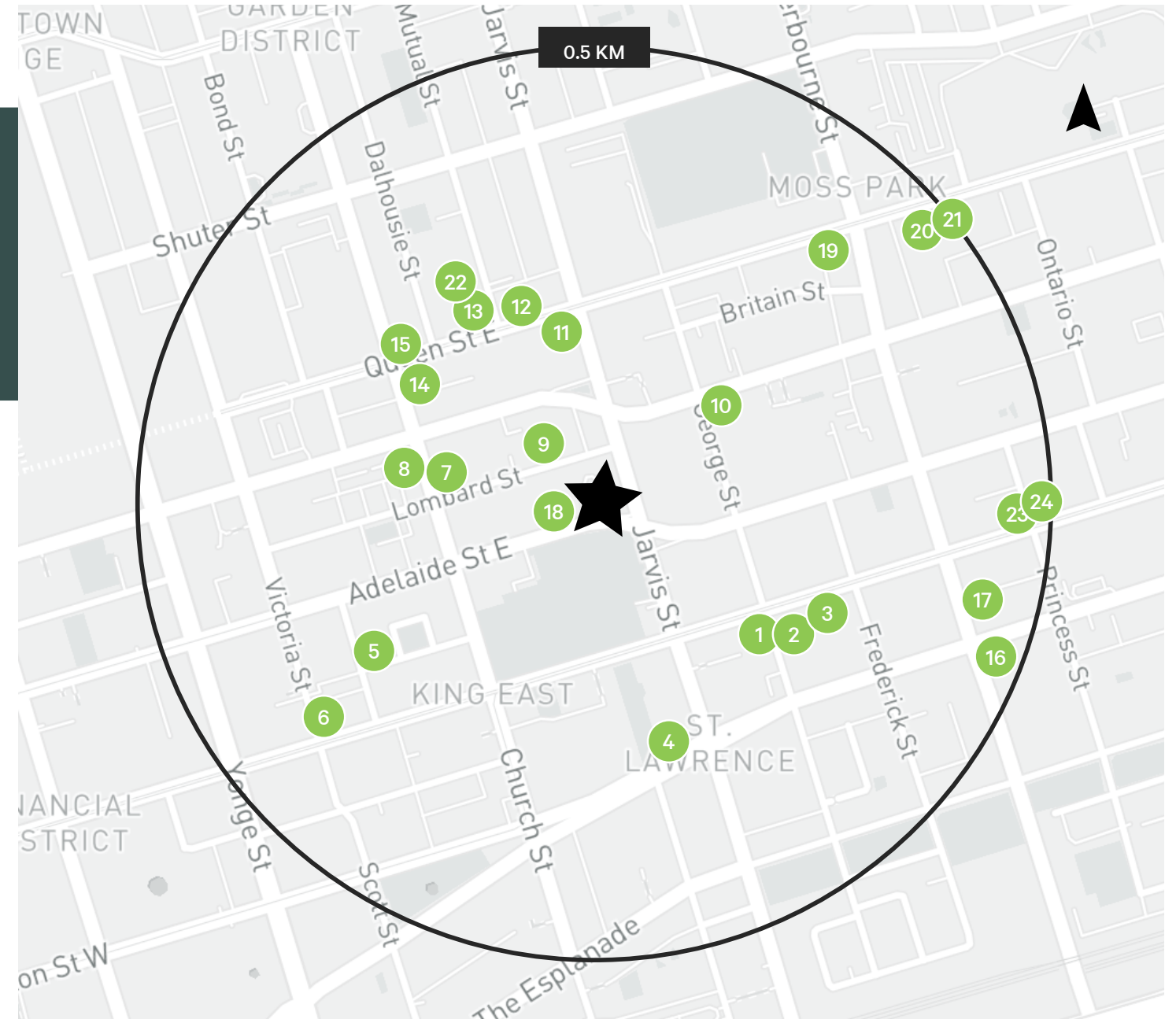
 **132 Adelaide St E**

Development Activity

Highly centralized location, convenient access to abundant amenities and rapid population growth have propelled Toronto's Downtown Core and East high-rise sub-markets into the most active and prestigious node in Canada. With unparalleled demand for both residents and investors, the current development pattern and growth trajectory are anticipated to continue.

Within just half a kilometre of 132 Adelaide Street East, there are currently 11 projects under construction and an additional 13 in the pre-construction phase, totaling more than 11,280 residential units.

#	Project/Address	Category	Units	Status
1	185 King Street East	Condo/Hotel	330	Pre-Construction
2	65 George Street	Condo/Retail/Office	16	Pre-Construction
3	Sonder Hotel	Hotel	TBA	Under Construction
4	St. Lawrence Market North	Commercial	N/A	Under Construction
5	15 Toronto Street	Condo/Retail/Office	296	Pre-Construction
6	34-50 King Street East	Condo/Retail/Office	219	Pre-Construction
7	The Saint	Condo/Retail	418	Under Construction
8	Alias	Condo/Retail	546	Under Construction
9	100 Lombard	Condo/Retail/Office	480	Pre-Construction
10	Celeste Condos	Condo/Retail/Office	516	Pre-Construction
11	133 Queen East	Condo/Retail	440	Pre-Construction
12	Queen Central	Condo/Retail	369	Under Construction
13	88 Queen	Residential/Retail	575	Under Construction
14	119 Church	Residential/Retail	718	Pre-Construction
15	QueenChurch	Condo/Retail	445	Pre-Construction
16	Time and Space	Condo/Retail	1,586	Under Construction
17	The Whitfield	Condo/Retail	484	Under Construction
18	110 Adelaide Street East	Condo/Retail/Office	243	Pre-Construction
19	225 Queen East	Condo/Retail	516	Pre-Construction
20	245 Queen Street East	Condo/Retail/Office	446	Pre-Construction
21	261 Queen East	Condo/Retail/Office	795	Under Construction
22	The Elm & The Ledbury	Condo/Retail	542	Under Construction
23	Allure	Condo/Retail	509	Pre-Construction
24	The Grainger & Sanderson	Condo/Retail/Office	791	Under Construction



Over 11,200 Incoming Residential Units within Half a Kilometre of 132 Adelaide Street East



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CBRE

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