

Twelve
Madison
Avenue

Rare Freestanding Annex Property for Sale | Steps to Bloor-Yorkville



CBRE urban retail team

Twelve Madison Avenue

The Offering

CBRE Limited (“CBRE” or the “Advisor”) is pleased to offer for sale 12 Madison Avenue, Toronto (the “Property” or the “Site”), a fully restored heritage property in the heart of the Annex. This beautiful building spans 4,146 sq. ft. of above-ground space, featuring a walkout basement and ~9 surface parking spaces with a private gated driveway. The Property is 100% vacant, perfectly suited for an investor or owner-user.

Located just steps from Spadina subway station, it offers unparalleled access to public transit and is in close proximity to Bloor-Yorkville, University of Toronto and all the cultural, dining, and retail amenities that the Annex has to offer. With its rich history and central location, this is an exceptional opportunity to own a distinctive property in one of Toronto’s most vibrant neighborhoods.



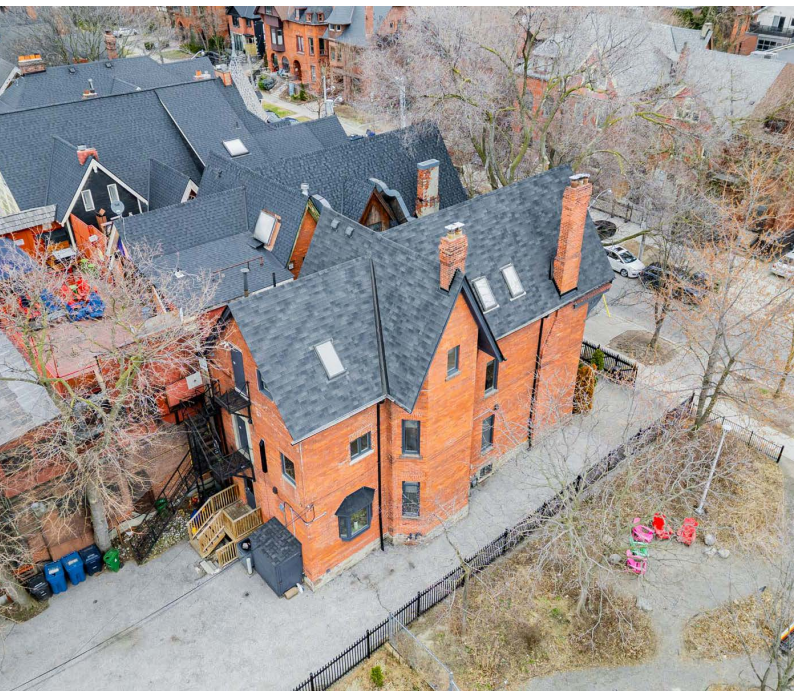
Click for Video





Property Details

| | | | |
|----------------------|----------------------------------|----------------------|--|
| Address: | 12 Madison Avenue, Toronto | | |
| Size: | Ground Level: | 1,342 sq. ft. | |
| | Second Level: | 1,395 sq. ft. | |
| | Third Level: | 1,409 sq. ft. | |
| | Basement: | <u>1,301 sq. ft.</u> | |
| | Total: | 5,447 sq. ft. | |
| Frontage: | 37.06 ft. | | |
| Depth: | 126.51 ft | | |
| Lot Size: | 4,144 sq. ft. | | |
| Parking: | ~9 spaces | | |
| Zoning: | CR 1.5 (c1.5 ; r1.0) SS2 (x2481) | | |
| 2025 Property Taxes: | \$57,986.82 | | |



- Beautiful fully restored heritage property in the heart of the Annex, one of Toronto’s most sought-after neighbourhood
- 100% vacant space, perfect for an owner-user or investment property
- 4,146 sq. ft. of above ground space with a walkout basement
- ~9 surface parking spaces with a private gated driveway
- Steps to Spadina subway station
- In close proximity to the Bloor-Yorkville luxury office/retail market, University of Toronto campus and all the amenities and services that the Annex has to offer

 **Asking Price: \$4,600,000**

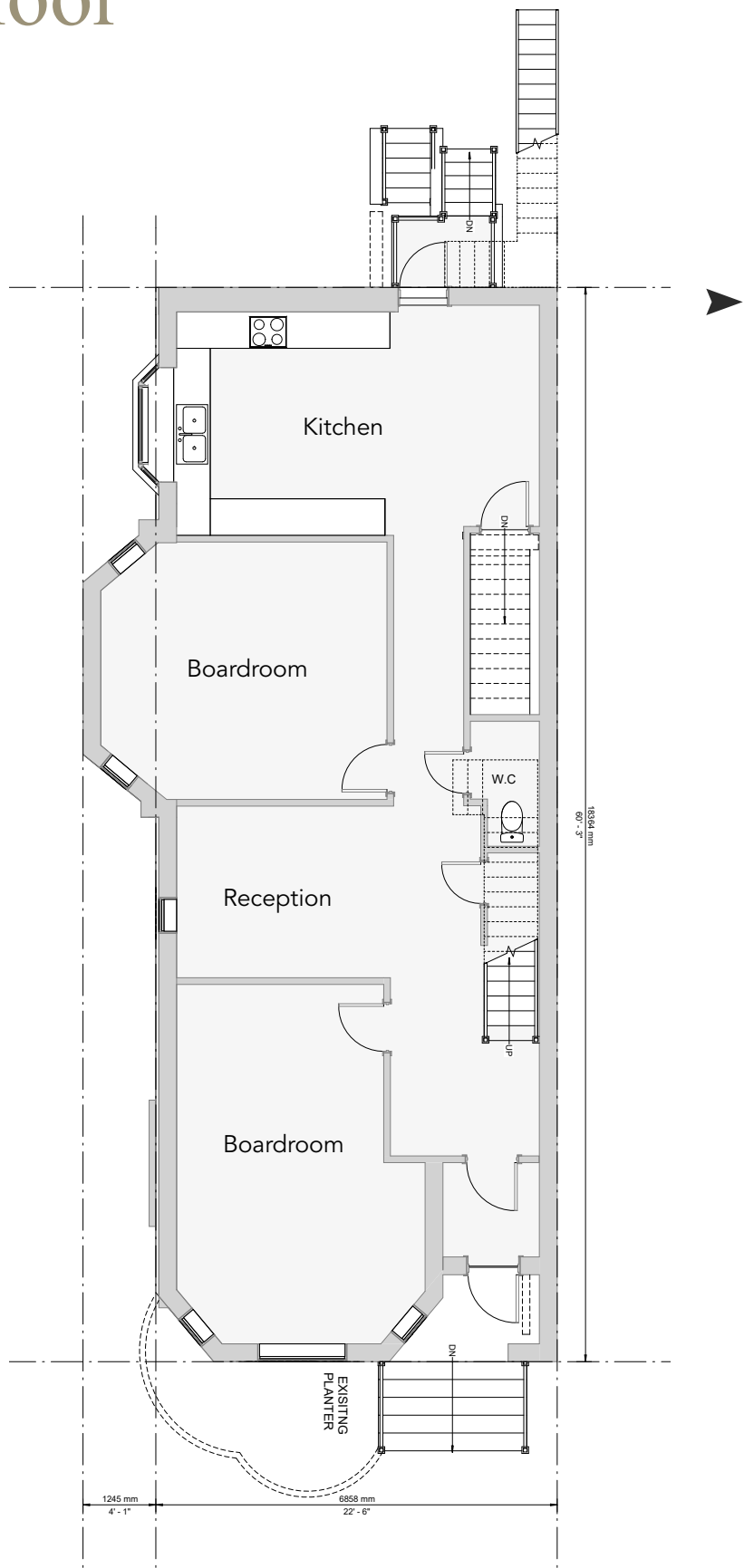
*CBRE does not guarantee the full accuracy of this information. Users are encouraged to undertake their own review.

Looking south down Spadina Avenue towards downtown Toronto



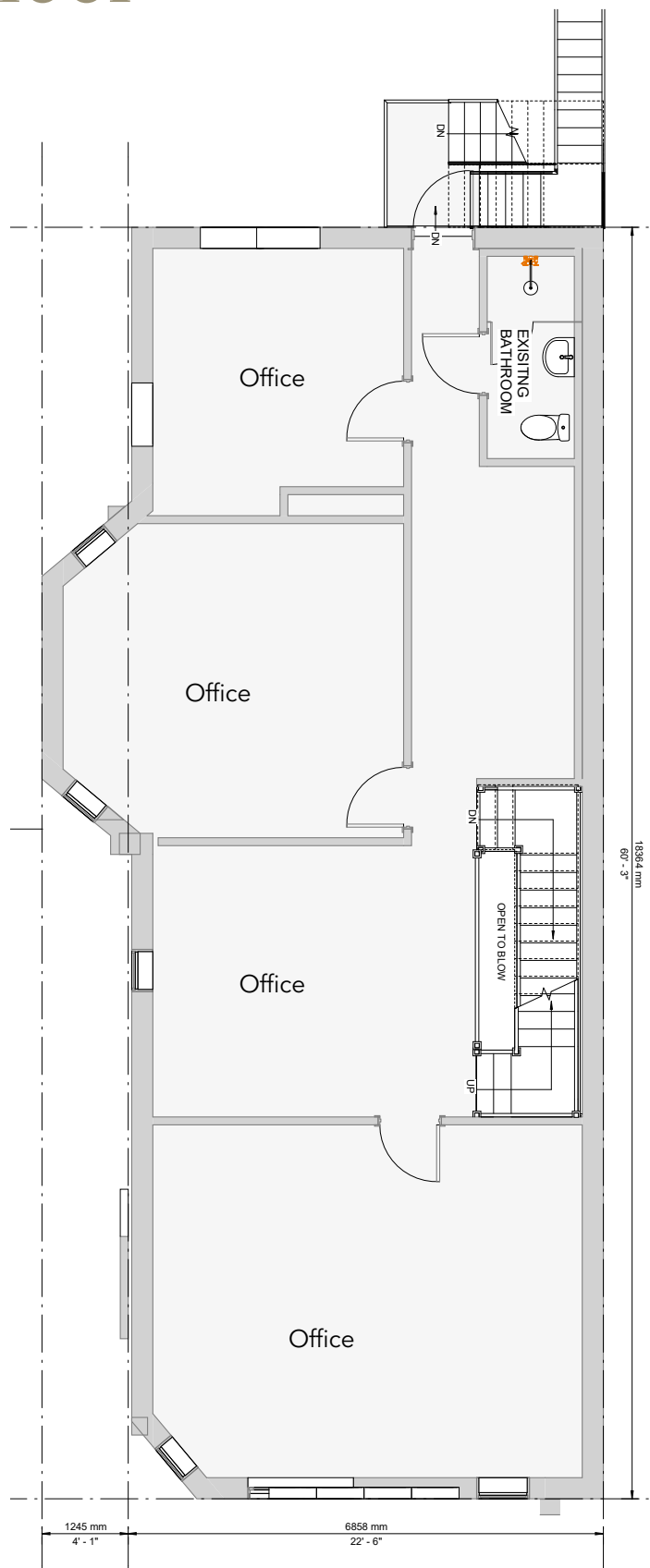
Ground Floor

1,342 sq. ft.



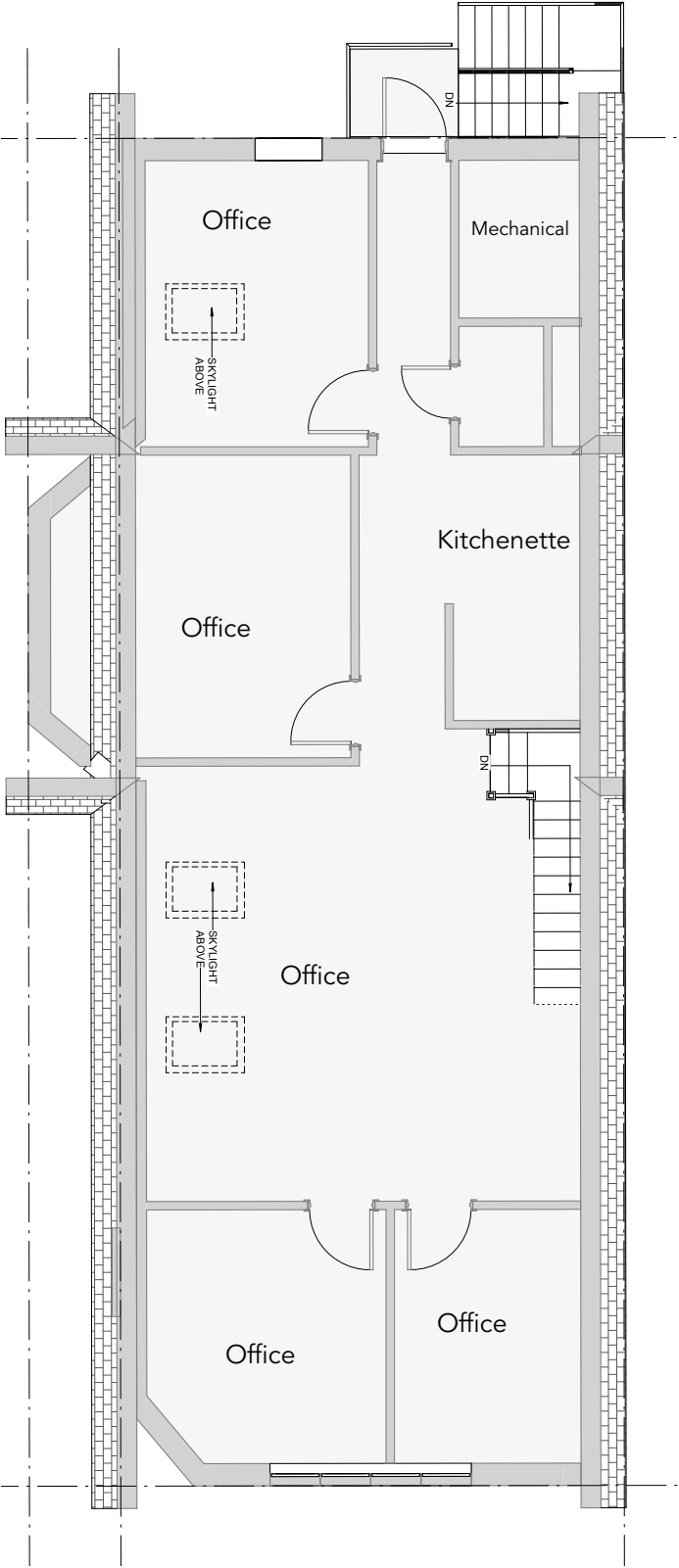
Second Floor

1,395 sq. ft.



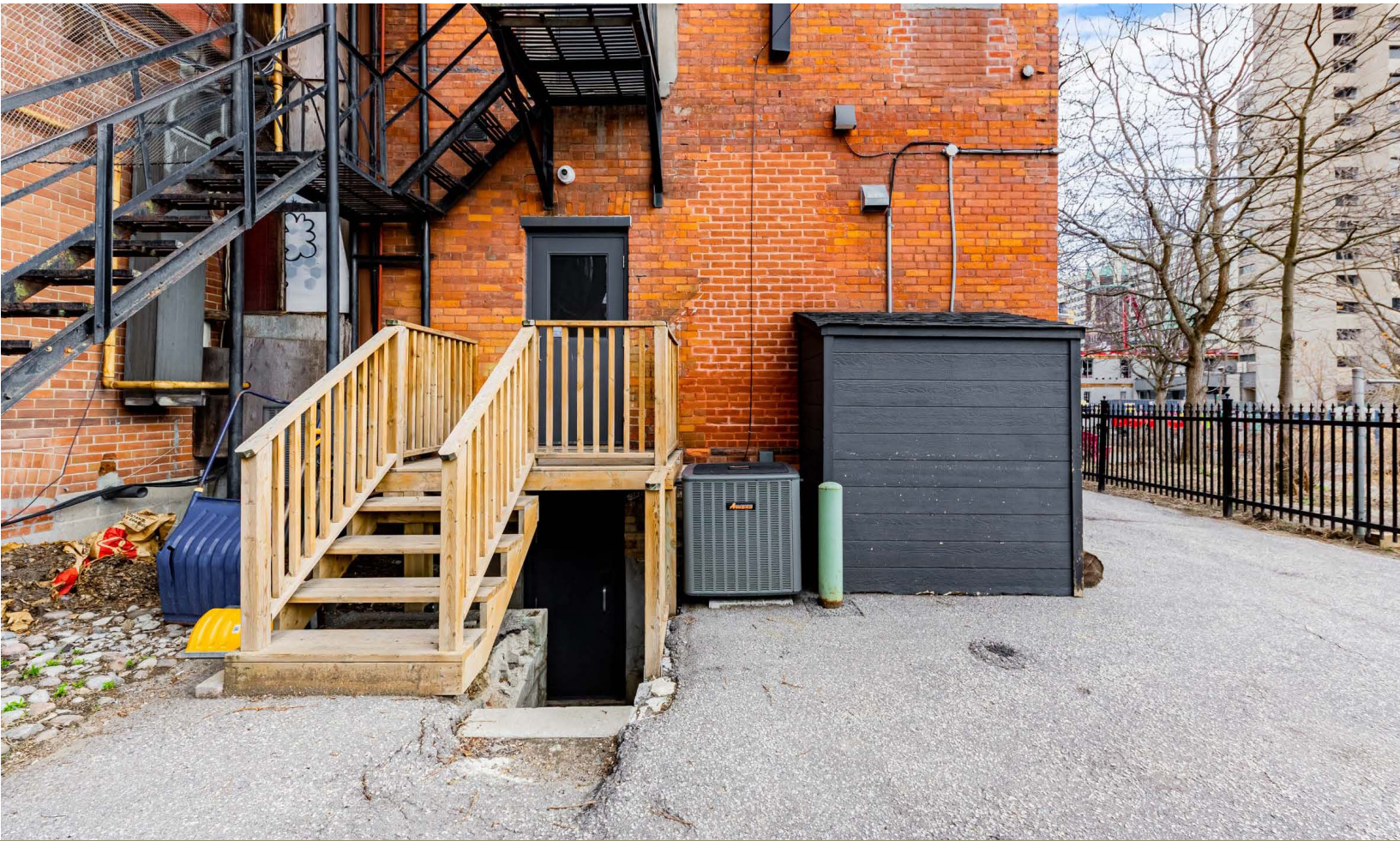
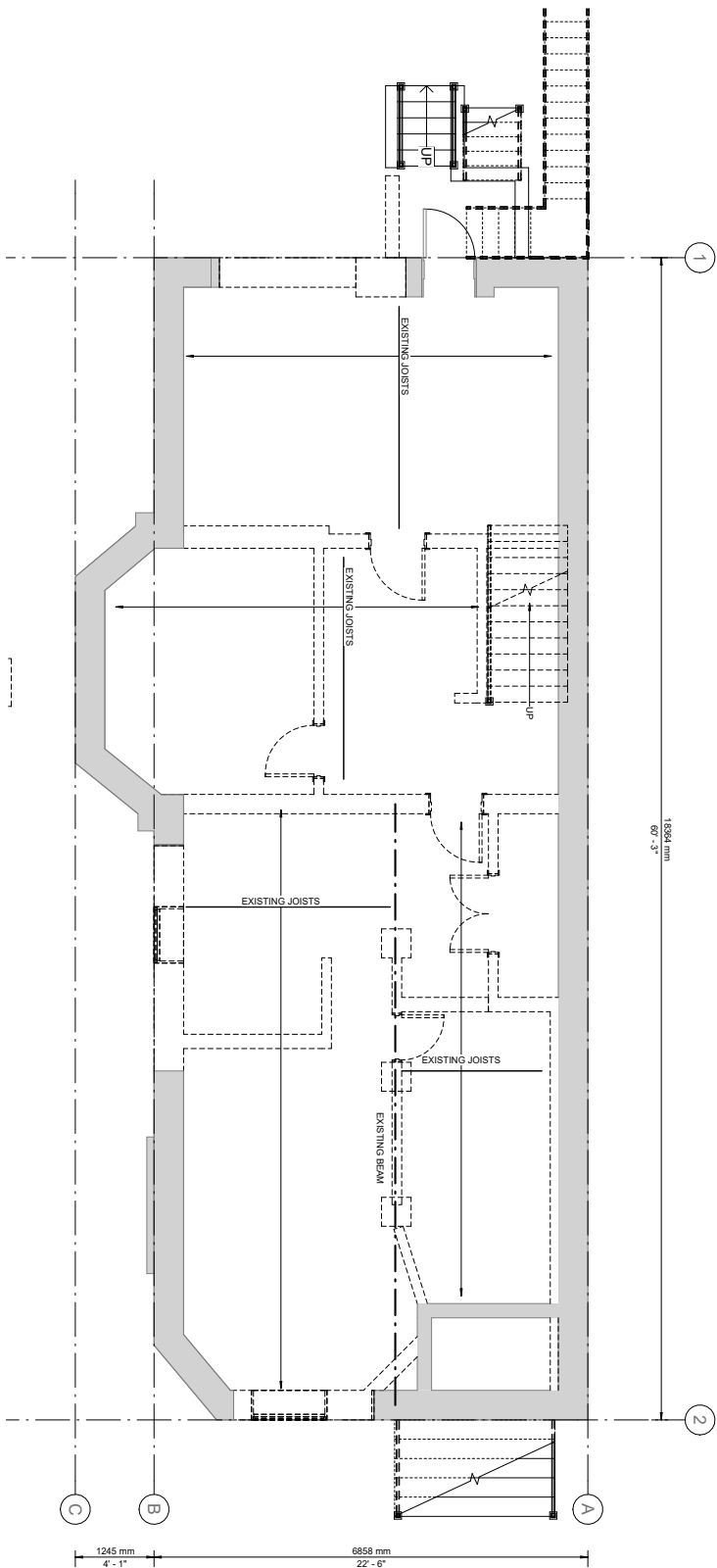
Third Floor

1,409 sq. ft.



Basement

1,301 sq. ft.





The Location

Nestled in the heart of the Annex, one of Toronto’s most vibrant and sought-after neighborhoods, 12 Madison Avenue offers exceptional access to key locations and amenities. Located just steps from Spadina Station, the area enjoys a seamless connection to the city’s transit network, making it easy to access from anywhere in Toronto.

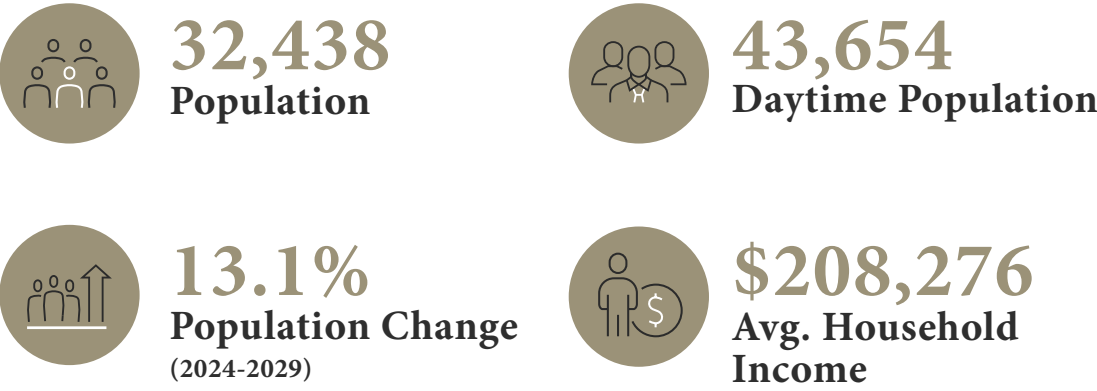
The Annex

The surrounding area, known as the Annex, is famous for its eclectic mix of shops, cafes, and diverse restaurants. From boutique clothing stores to vintage record shops, and from gourmet cafes to international eateries, the neighborhood offers a unique shopping and dining experience that draws people from across the city.

Bloor-Yorkville

In addition to its immediate surroundings, the property is also just a few block from Bloor-Yorkville, Toronto’s luxury shopping/office and cultural district. This area is recognized internationally as one of the top ten shopping destinations in the world with high-end fashion uses dominating the street front and luxury office towers soaring above. With high-end offices, boutiques and a wide range of fine dining and entertainment choices, 12 Madison Avenue is well-positioned to enjoy both the excitement of the Annex and the sophistication of Yorkville, all within walking distance.

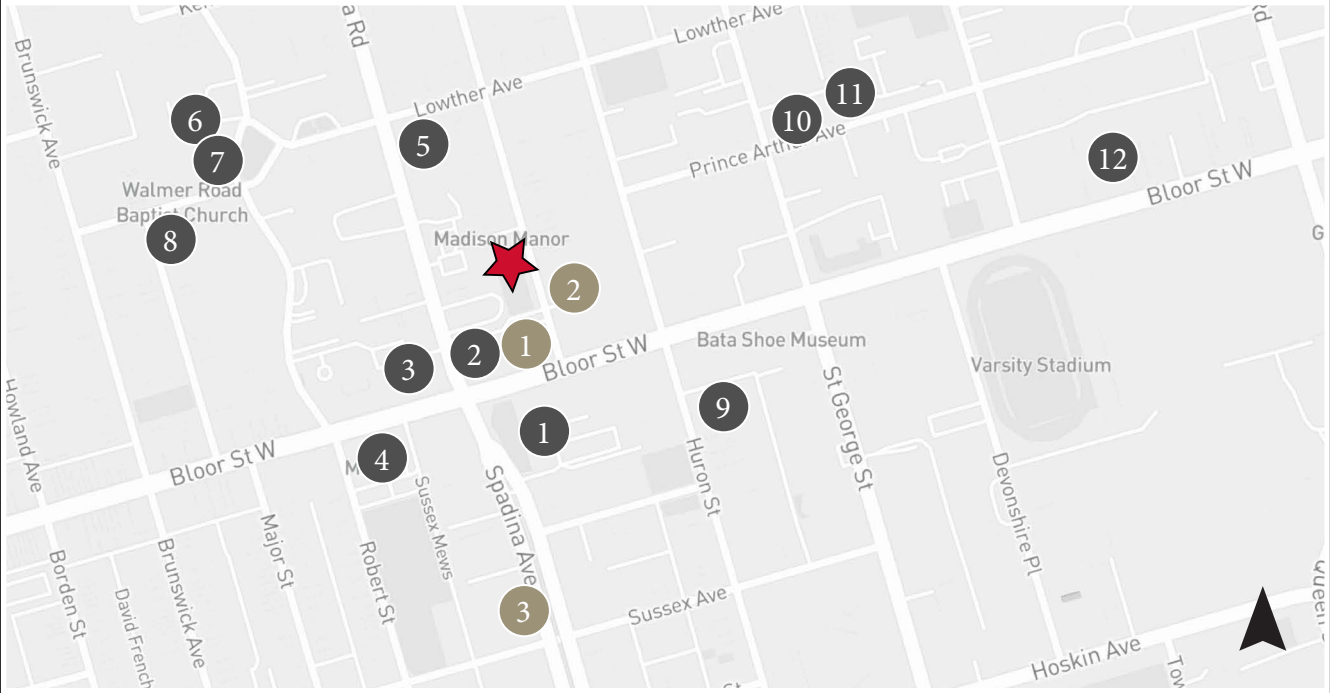
Demographic Snapshot



*2024 Demographics within a 1km radius



Neighbourhood Growth



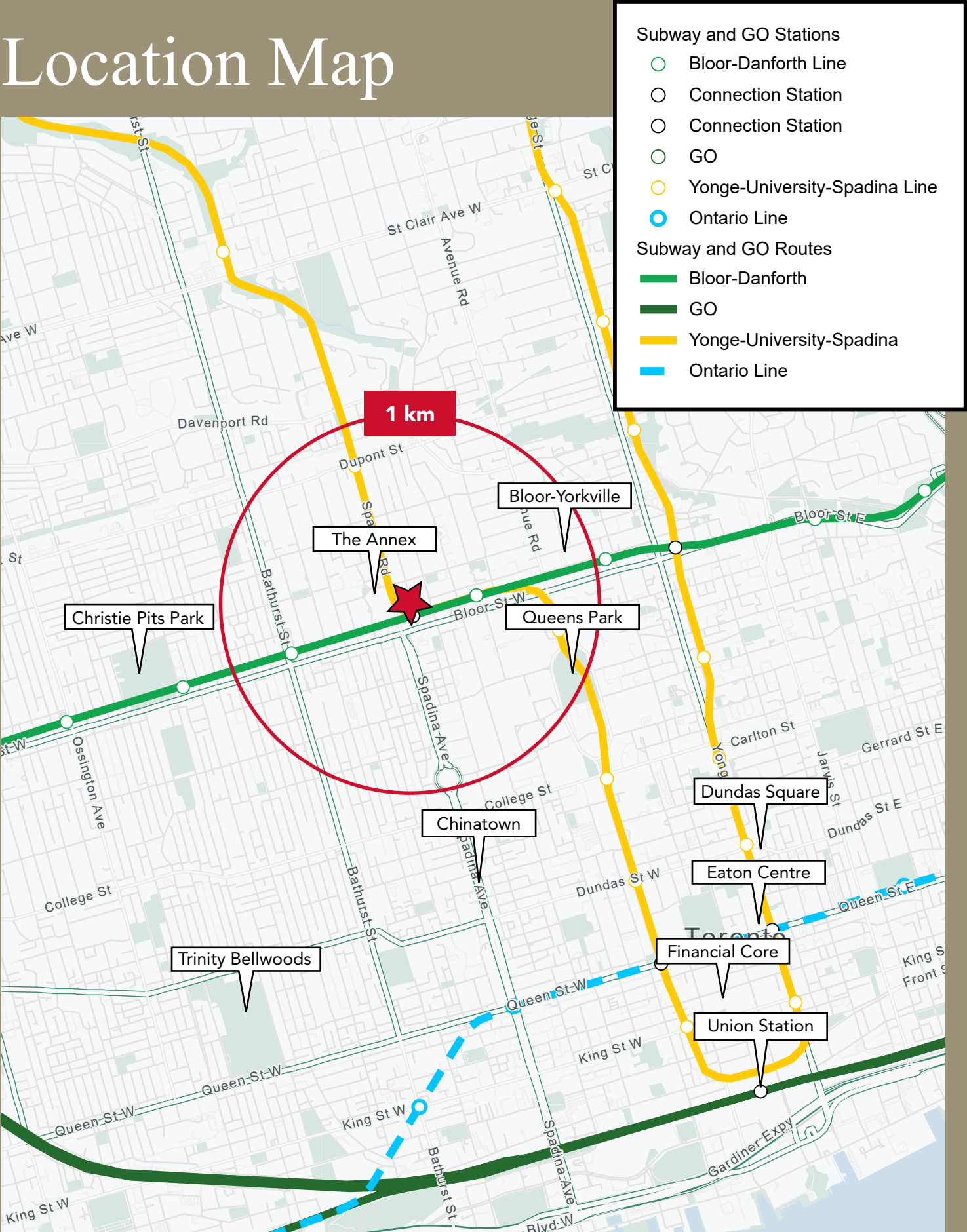
 Under Construction

| # | Name/Address | # of Units |
|--------|---------------------|------------|
| 1 | 316 Bloor West | 499 |
| 2 | Cielo Condos | 349 |
| 3 | Oak House Residence | 230 |
| Total: | | 1,078 |

 Pre-Construction

| # | Name/Address | # of Units |
|--------|---------------------|------------|
| 1 | U of T: The Gateway | n/a |
| 2 | 328 Bloor West | 366 |
| 3 | 350 Bloor West | 422 |
| 4 | 425 Bloor West | 451 |
| 5 | 41-45 Spadina | 94 |
| 6 | 40 Walmer Rd | 261 |
| 7 | 38 Walmer Rd | 211 |
| 8 | 171-175 Lowther Ave | 64 |
| 9 | 409 Huron | 90 |
| 10 | 145 St. George | 398 |
| 11 | 64 Prince Arthur | 95 |
| 12 | 210 Bloor West | 42 |
| 13 | 208 Bloor | 142 |
| Total: | | 2,636 |

Location Map



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**Broker

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