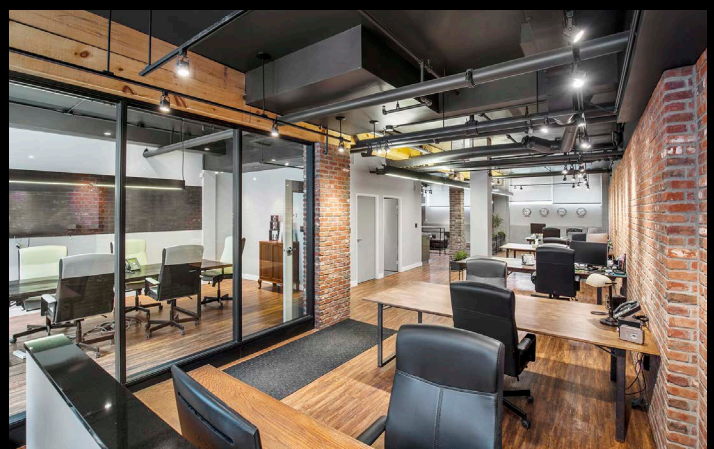
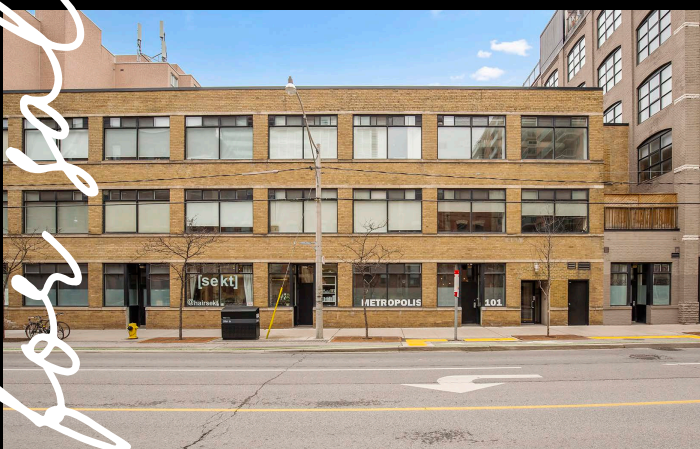


80 Sherbourne

Urban Retail / Office Space for Sale at Adelaide & Sherbourne in Downtown East



for sale

CBRE urban retail team

Property Details

Address: Unit 101 - 80 Sherbourne Street, Toronto

Size: 1,426 sq. ft.

Monthly Condo Fees: \$1,429.31

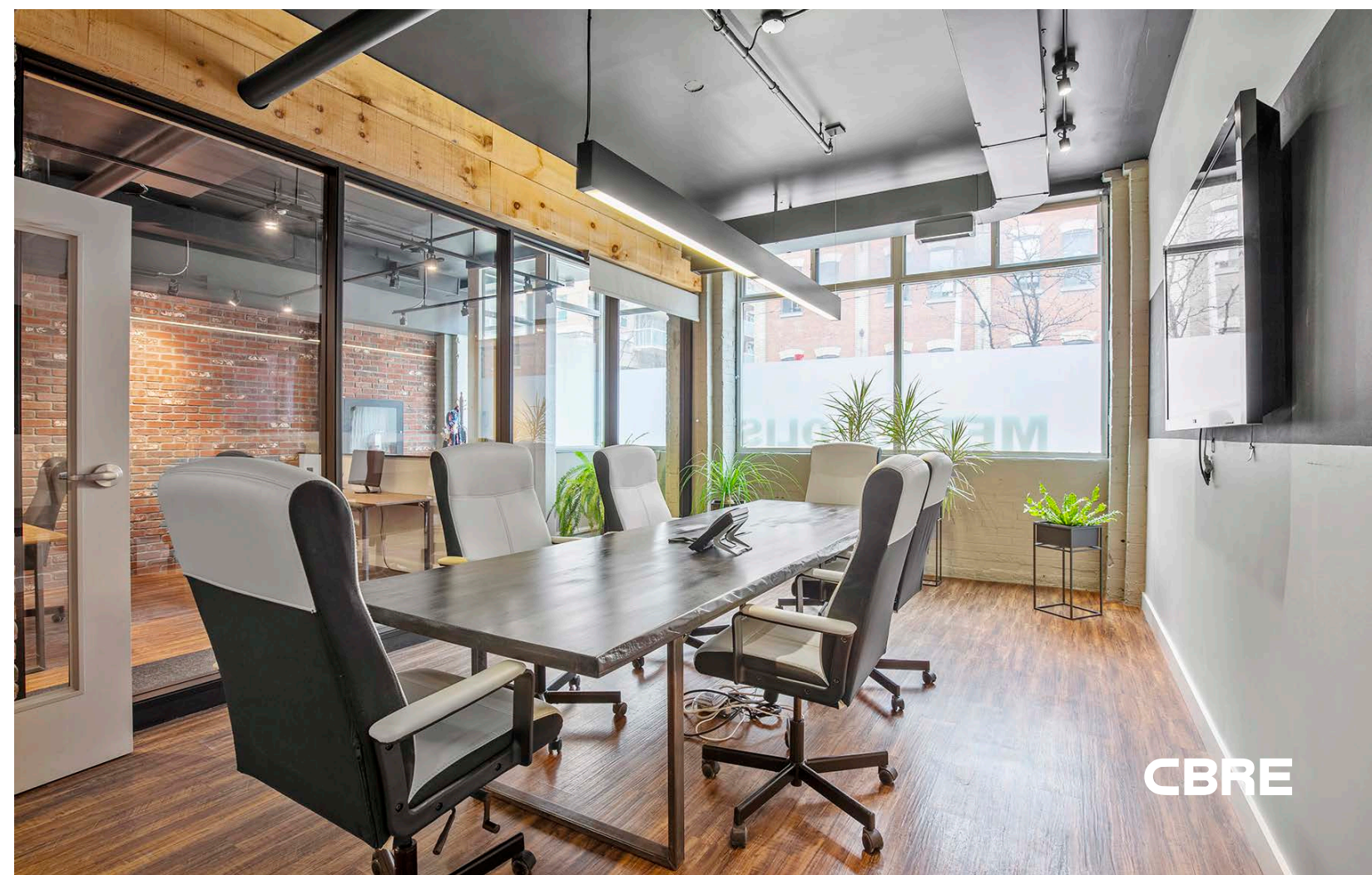
Annual Property Tax: \$4,850.00

Parking: 1 parking space

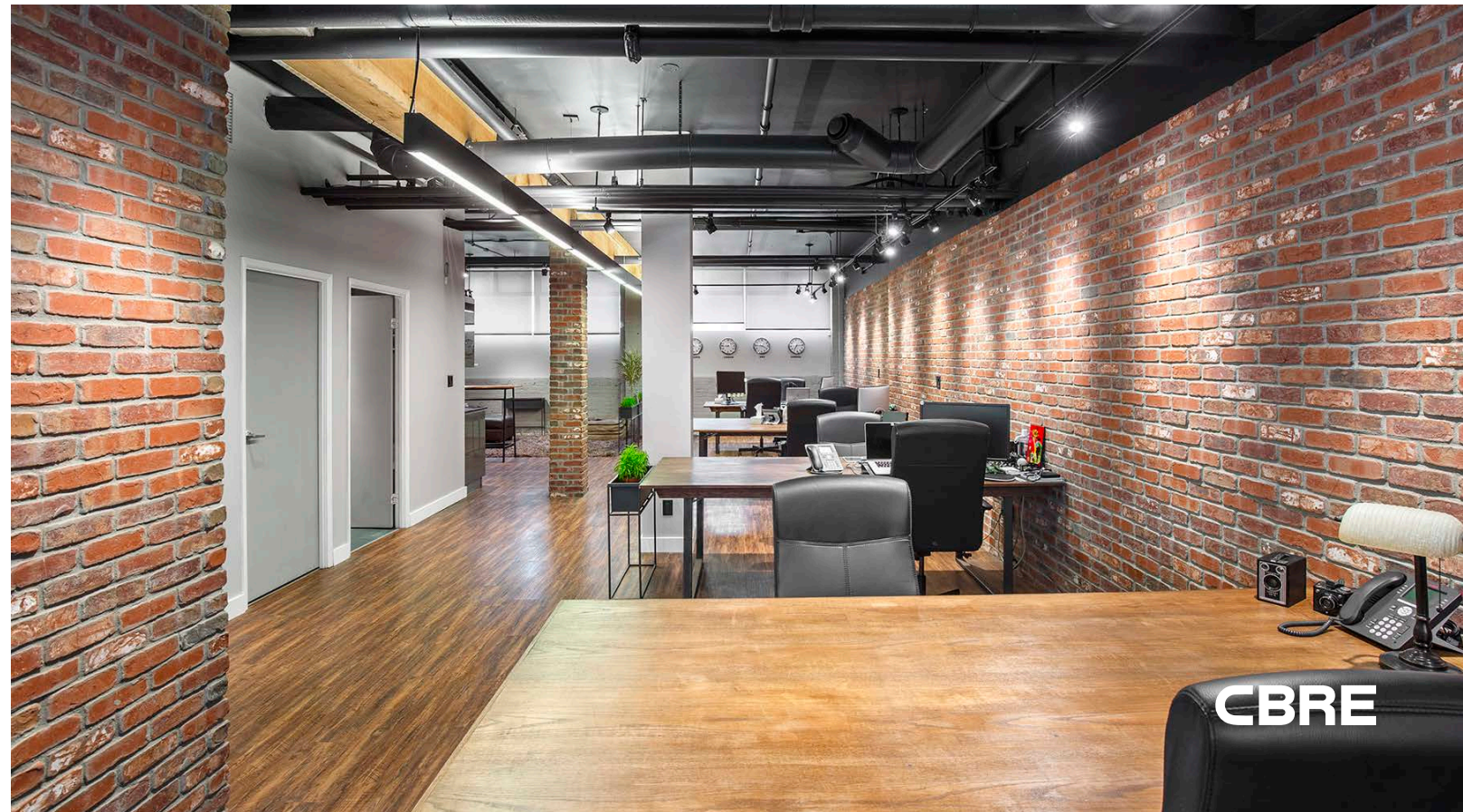
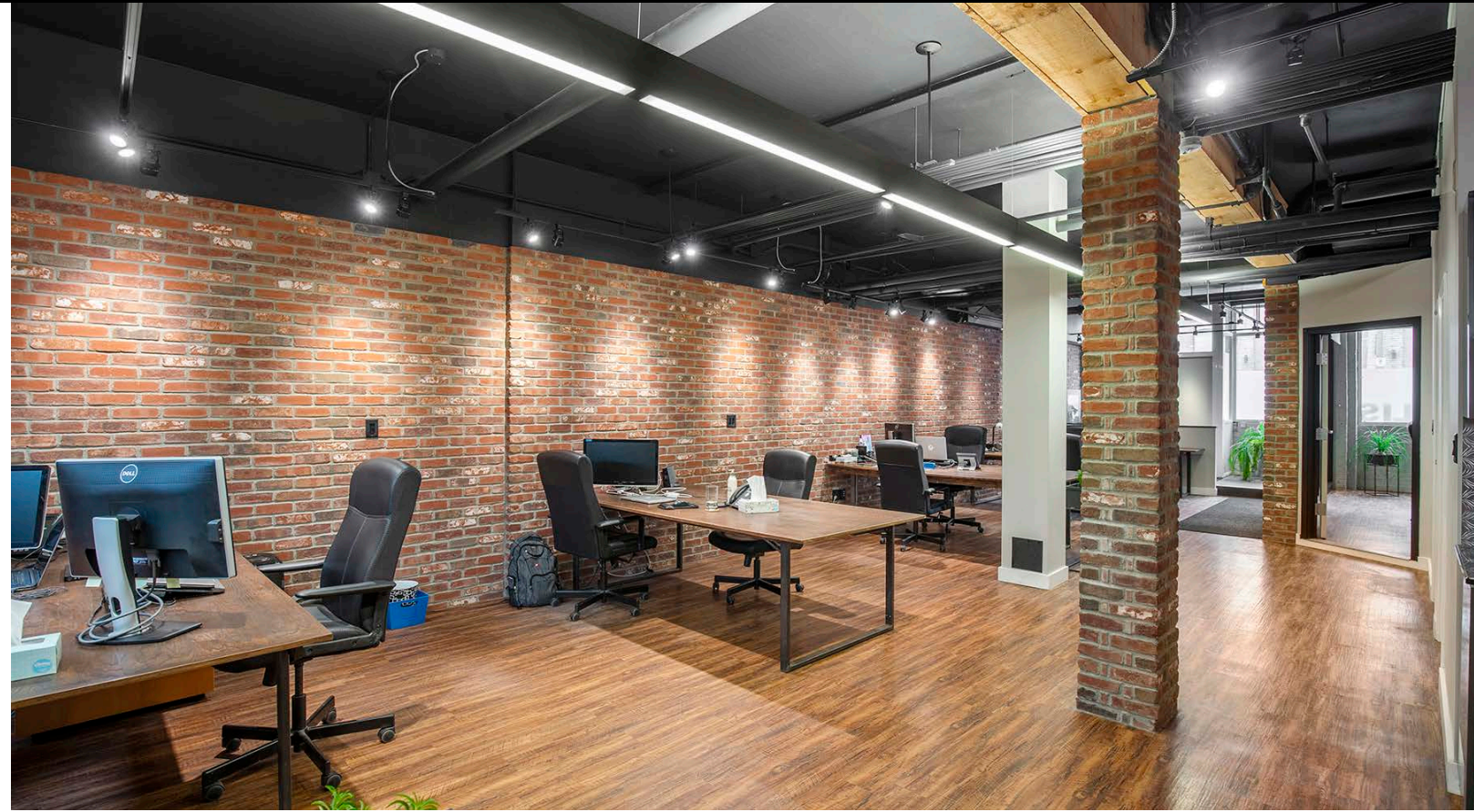


Asking Price: \$995,000

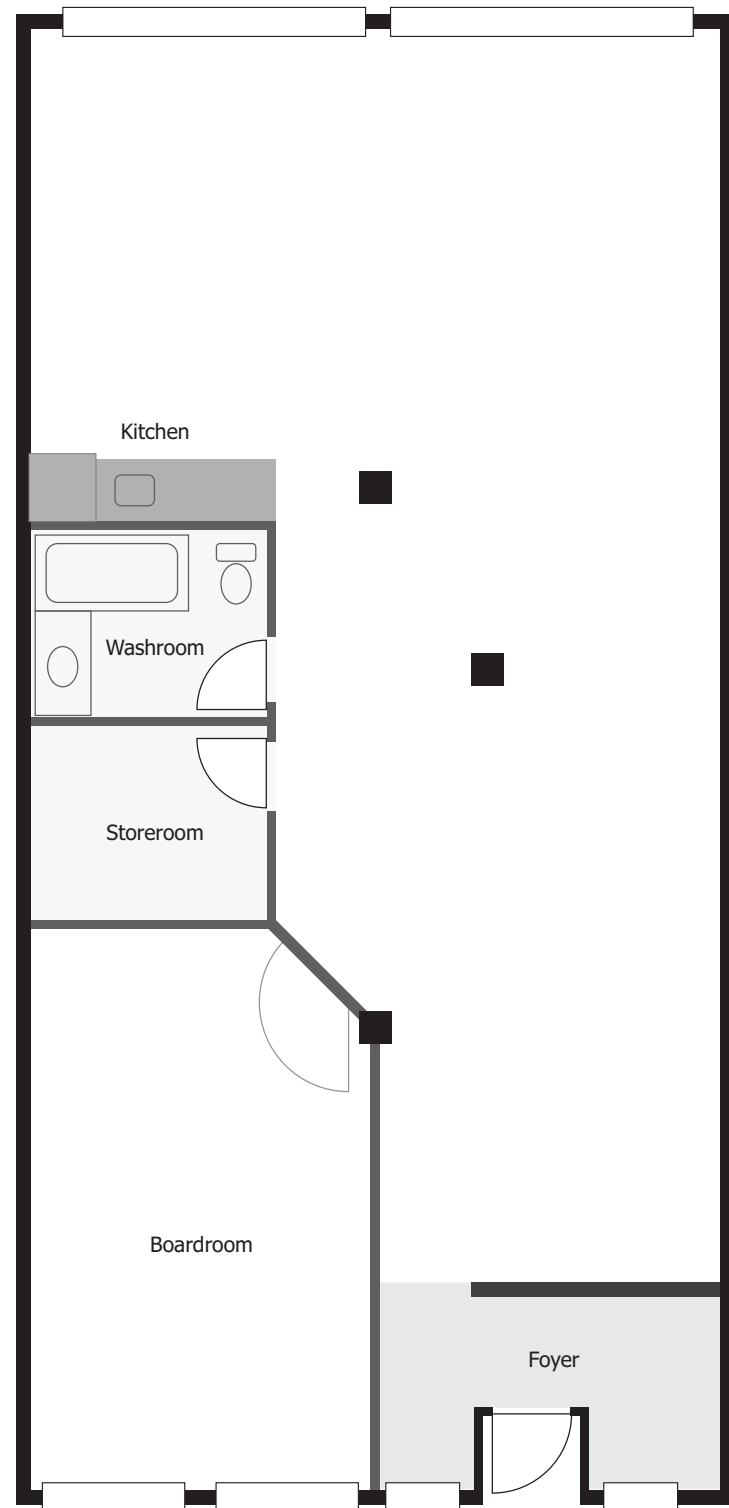
- Located on the ground level of Imperial Lofts at the corner of Sherbourne Street and Adelaide Street East
- Beautiful brick-and-beam space with high ceilings and large windows, suitable for both office and retail
- Access to the building's common area rooftop deck
- Steps to both King Street East and Queen Street East
- Located in close proximity to George Brown College and the St. Lawrence Market and within walking distance to the Financial Core and the Toronto Eaton Centre
- Neighbouring tenants include Tim Hortons, The Yoga Lounge, Sekt Hair Salon, EQ3, Park9 Pet Daycare, The Black Canary, Surmesur any many more



Interior Images



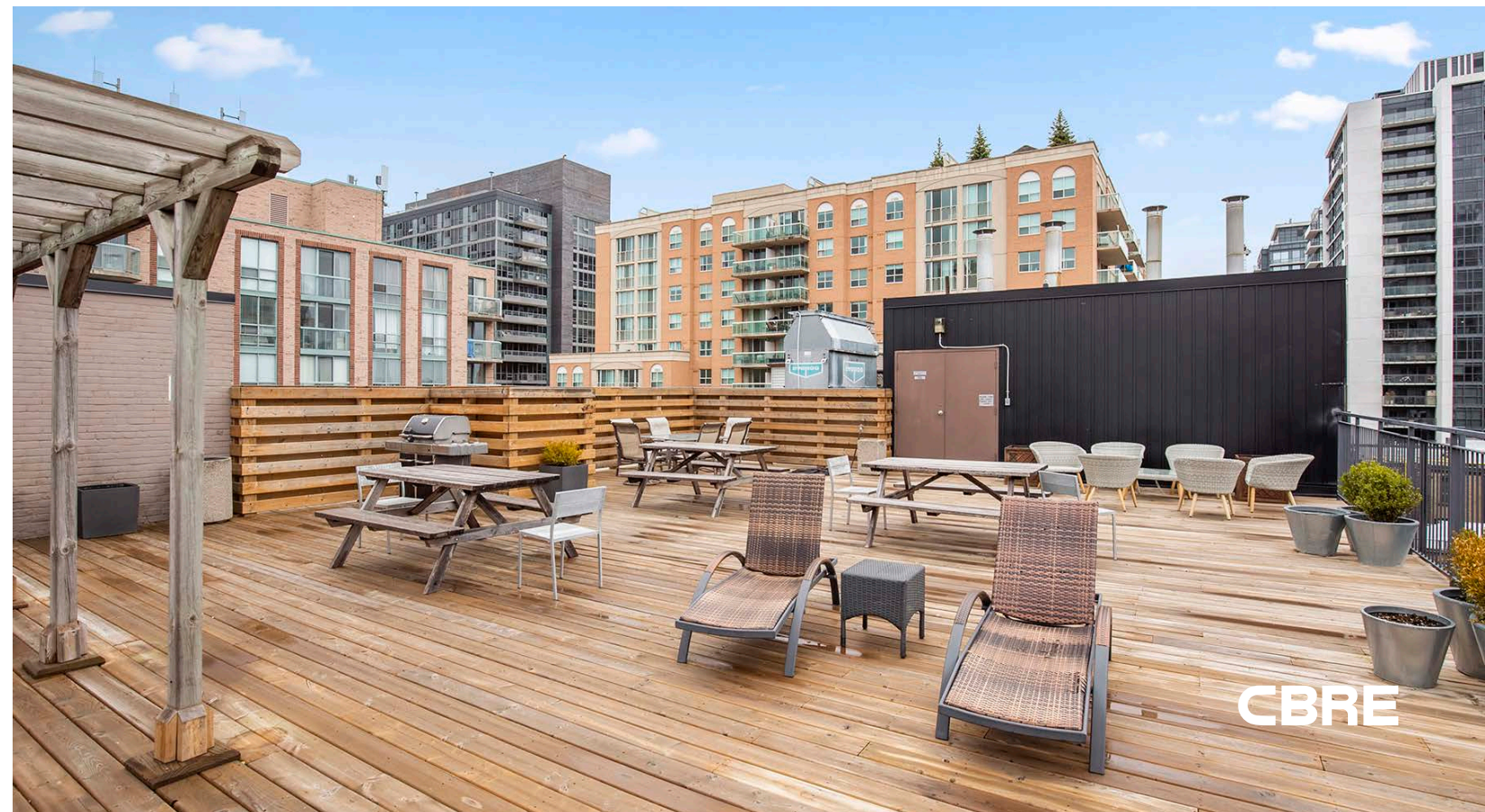
Floor Plan



Sherbourne Street



Common Area Rooftop Deck



CBRE

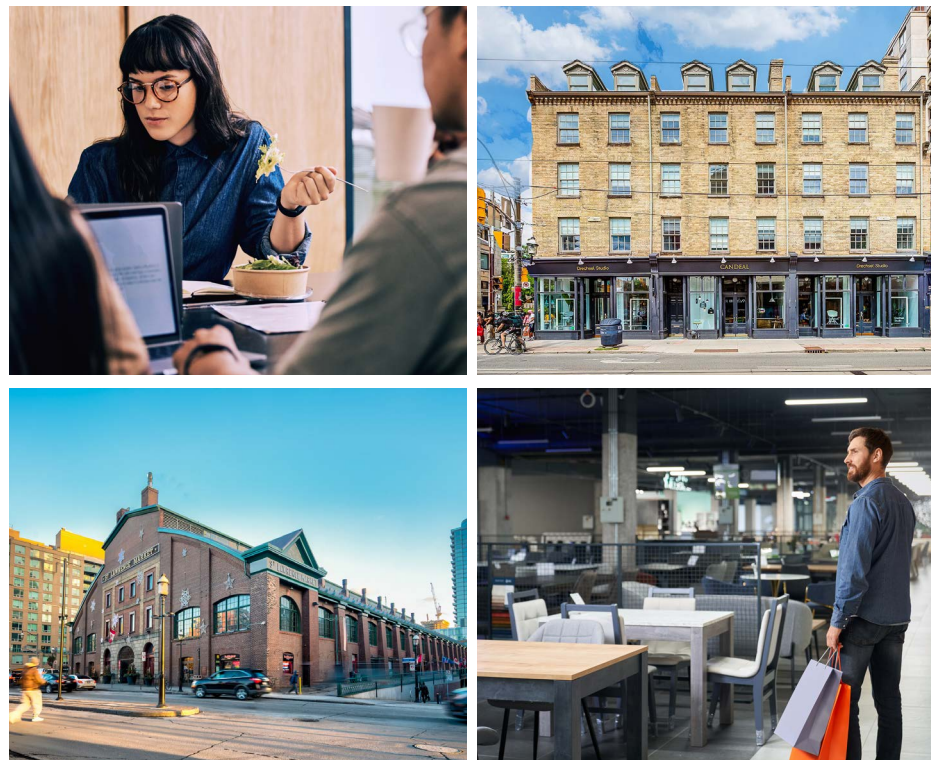
The Location

80 Sherbourne Street is located on the ground level of the Imperial Lofts at the north west corner of Adelaide Street East and Sherbourne Street in the King East Design District (KEDD). The KEDD is a neighbourhood in the heart of Old Toronto, encompassing many thriving businesses including numerous design stores, restaurants, cafes and independent shops. The neighbourhood is home to many of Toronto's oldest and most beautiful heritage buildings.

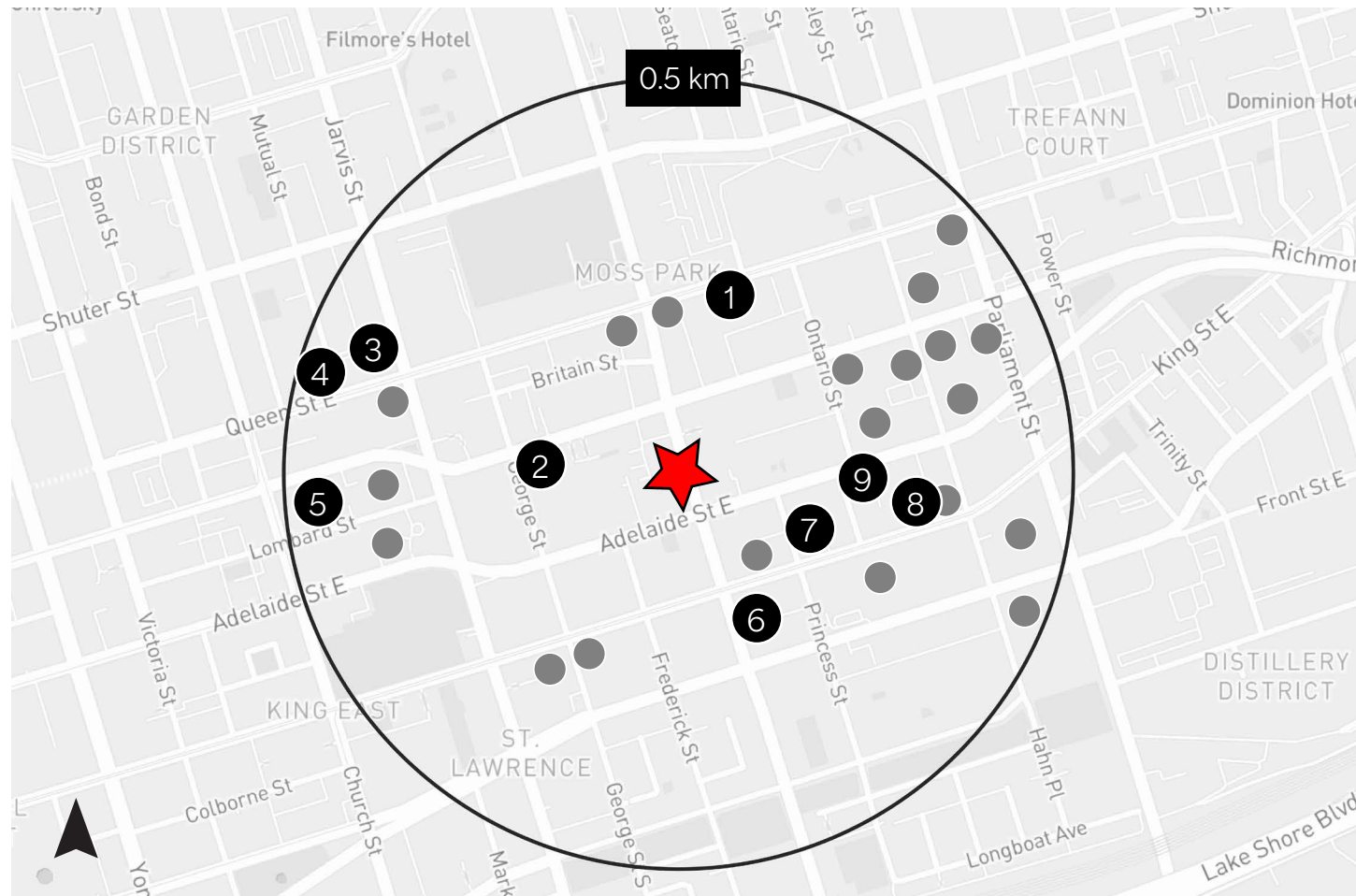
80 Sherbourne Street benefits from its proximity to the Financial Core, George Brown College downtown campus and St. Lawrence Market, a top tourist attraction and known as one of the world's best food markets.

CONNECTIVITY

80 Sherbourne Street has excellent access to public transit via the 504 King, 501 Queen TTC Streetcar and the 75 Sherbourne bus routes. The heart of the Financial Core is less than 10 minutes away via public transit, car or bicycle. Access to the Don Valley Parkway and Gardiner Expressway are seconds away.



Neighbourhood Growth



Demographic Snapshot



Total Population
67,482



Daytime Population
141,053



Population Change
21.4% (2024-2029)



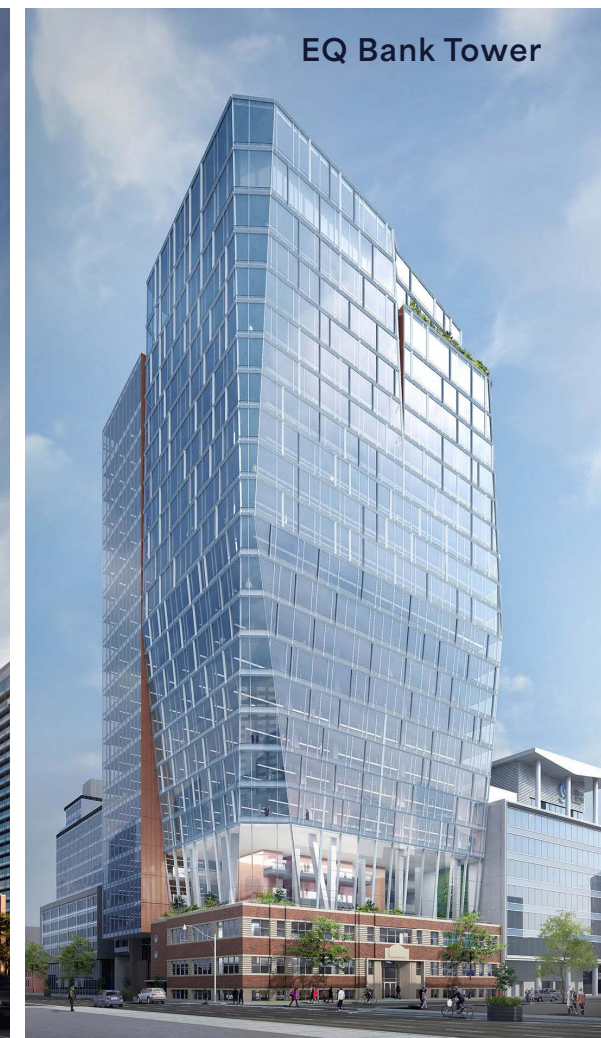
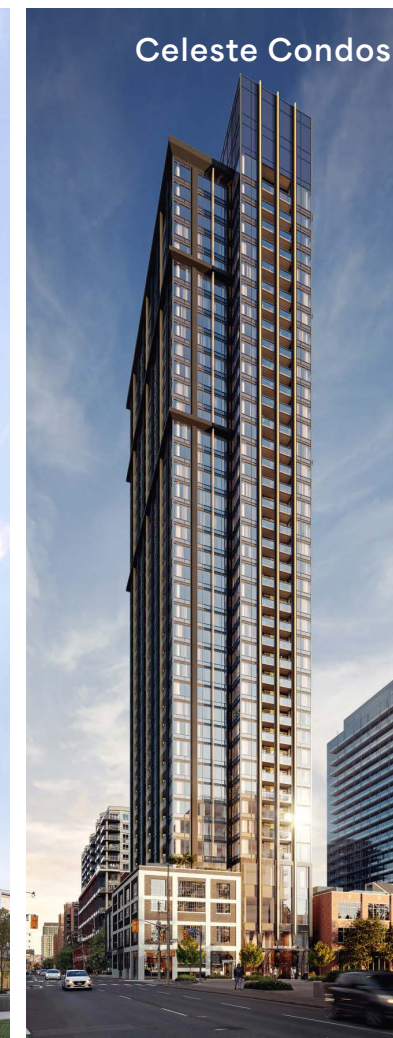
Avg. Household Income
\$117,304

*2024 Demographics within a 1 km Radius of 80 Sherbourne Street

● Under Construction
4,537 New Residential Units

● Pre-Construction
10,560 New Residential Units

#	Condo	Status	Units
1	ROQ City	Under Construction	859
2	Celeste Condos	Under Construction	516
3	Queen Central	Under Construction	369
4	88 Queen	Under Construction	747
5	The Saint	Under Construction	418
6	The Whitfield	Under Construction	484
7	The Grainger	Under Construction	925
8	Bauhas Condos	Under Construction	219
9	EQ Bank Tower	Under Construction	Office



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