

128 — Pears Avenue

**For Sale | Freehold Commercial Building –
*for medical, family office, retail & professional uses***



CBRE urban retail team

Property Details

Address: 128 Pears Avenue, Toronto

Size: 1st Level: 302 sq. ft.
2nd Level: 2,444 sq. ft.
3rd Level: 1,736 sq. ft.
Total Size: 4,482 sq. ft.

Asking Price: \$2,950,000

Title: Freehold

Taxes: \$33,890 per annum

Shared Facilities: \$4,127.08 per month

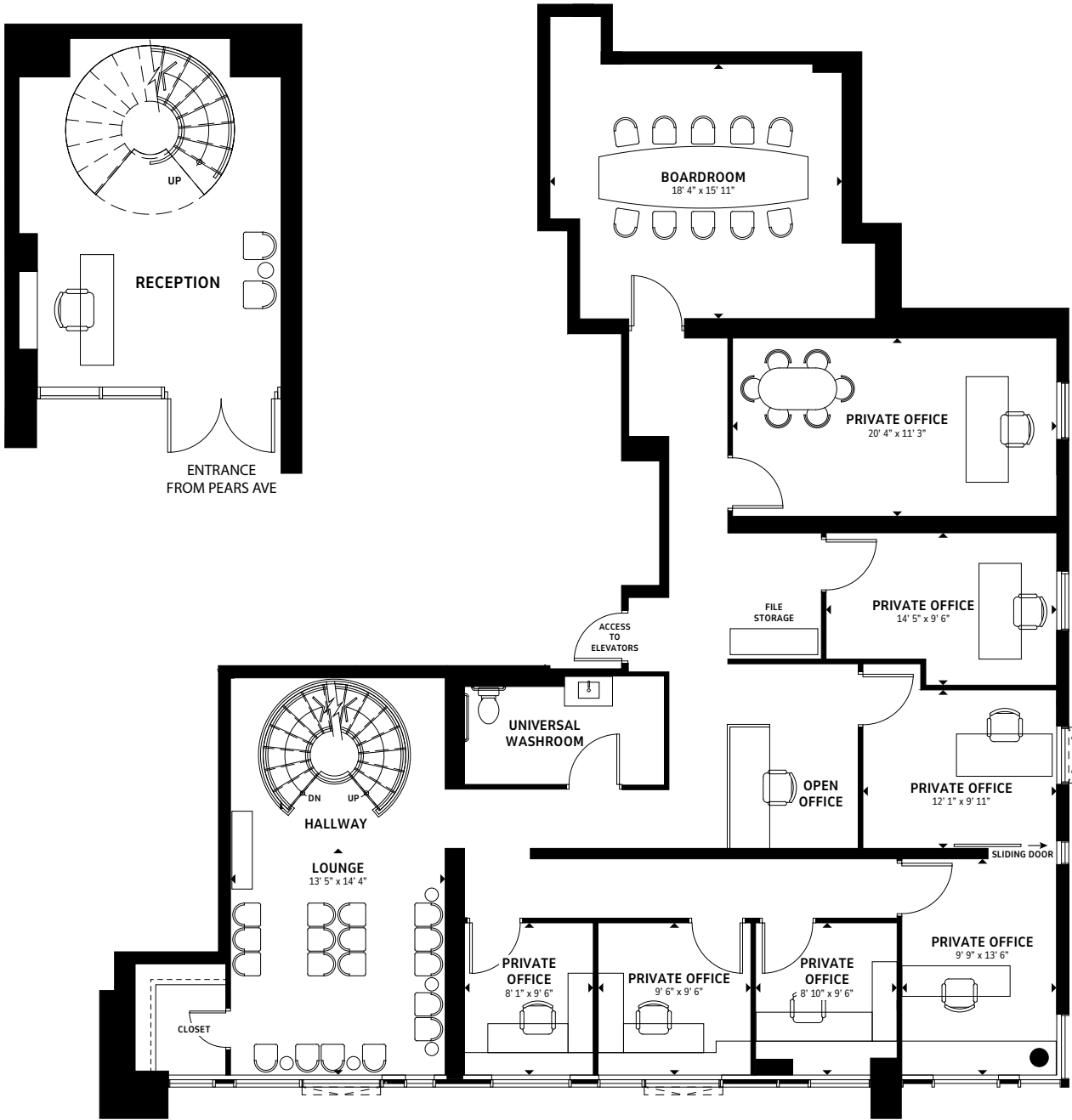
Available: Immediately

- Prime location in the Yorkville Neighbourhood
- Steps from Avenue Road and close to many neighbourhood amenities
- Features a large balcony on the third level
- Ideal for a professional office, medical or retail user

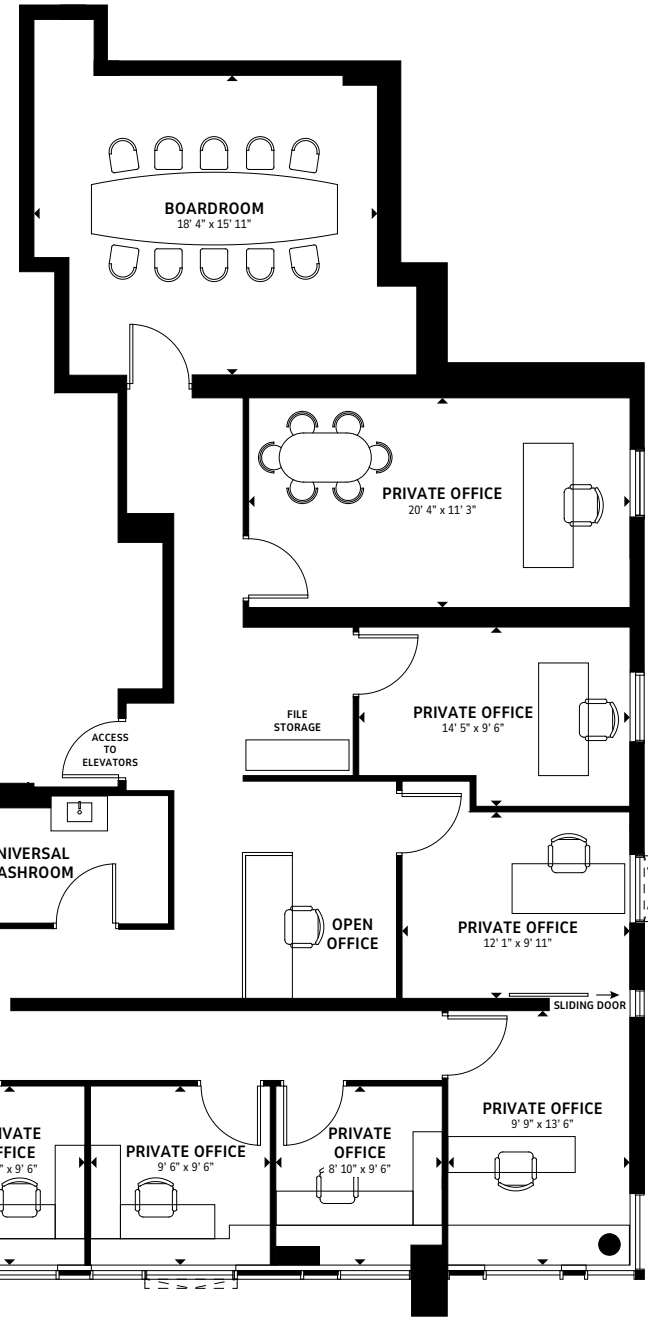


Floor Plans

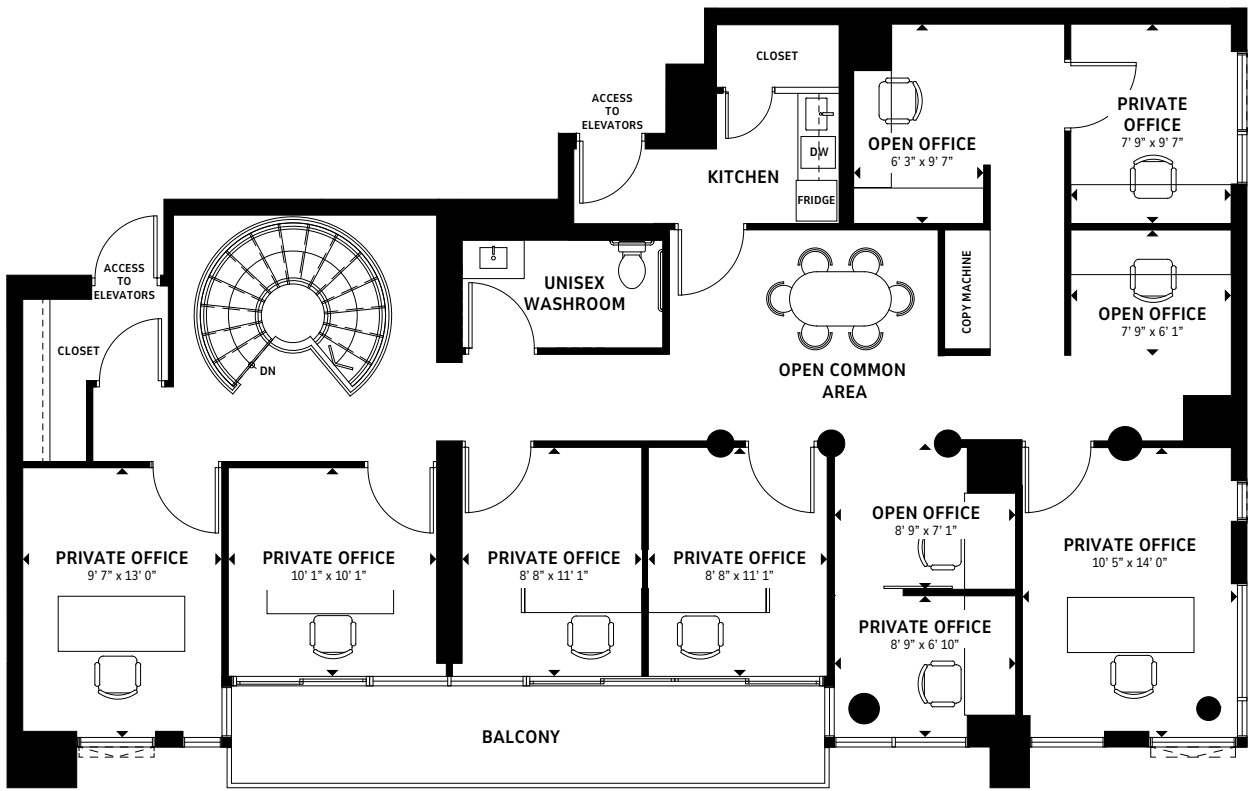
1st Level - 302 SF



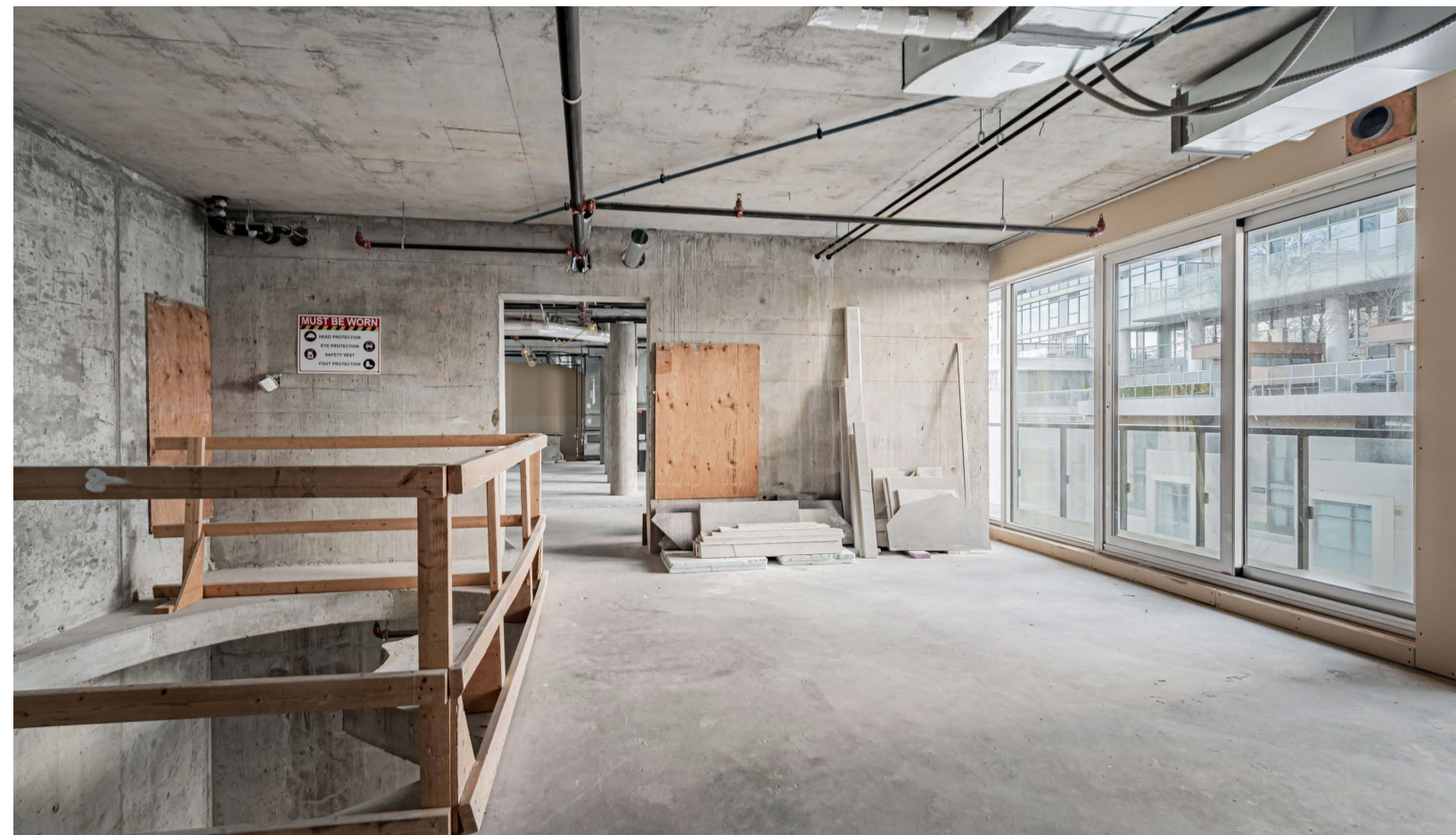
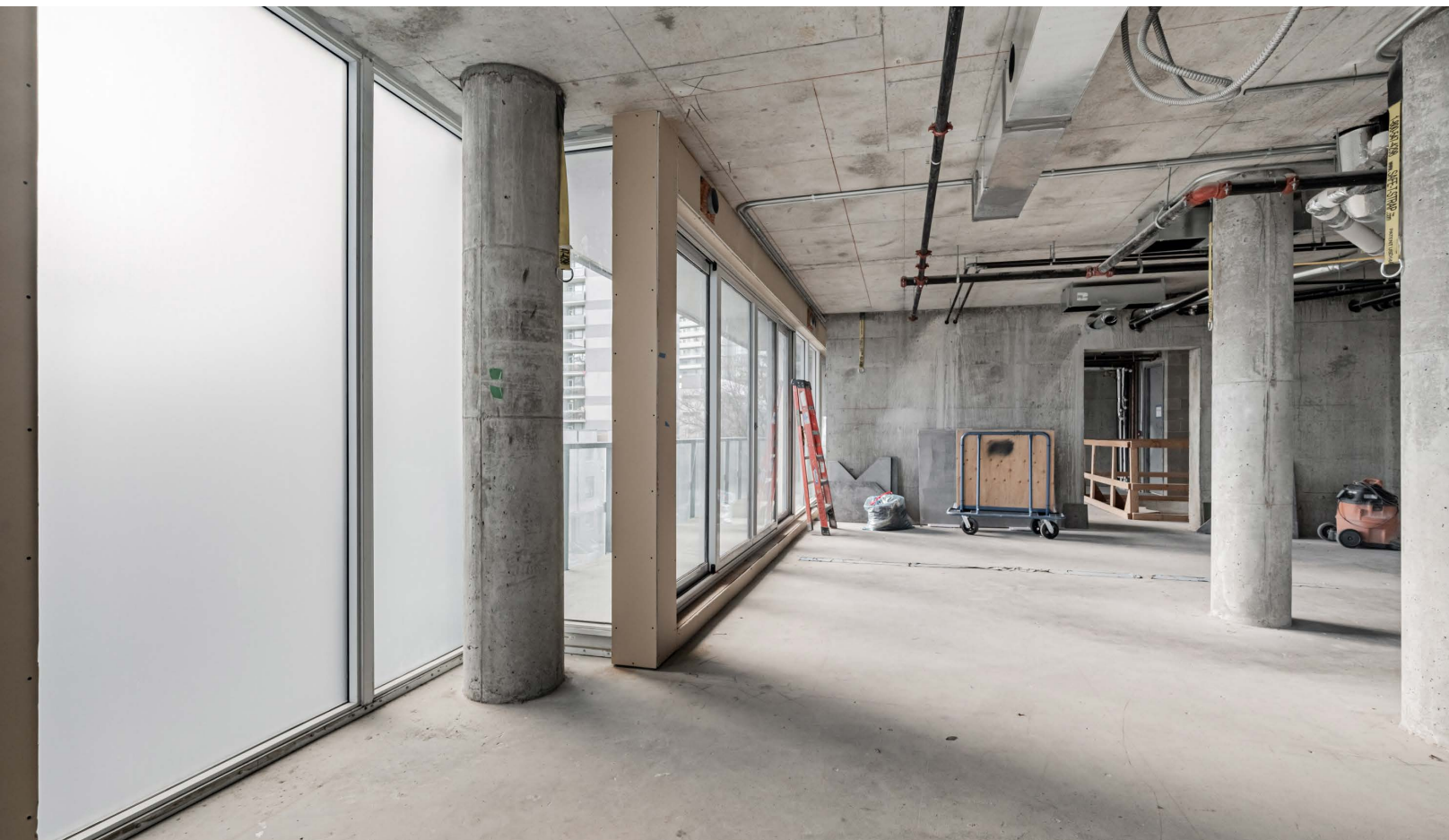
2nd Level - 2,444 SF



3rd Level - 1,736 SF



PEARS AVENUE



Location Overview

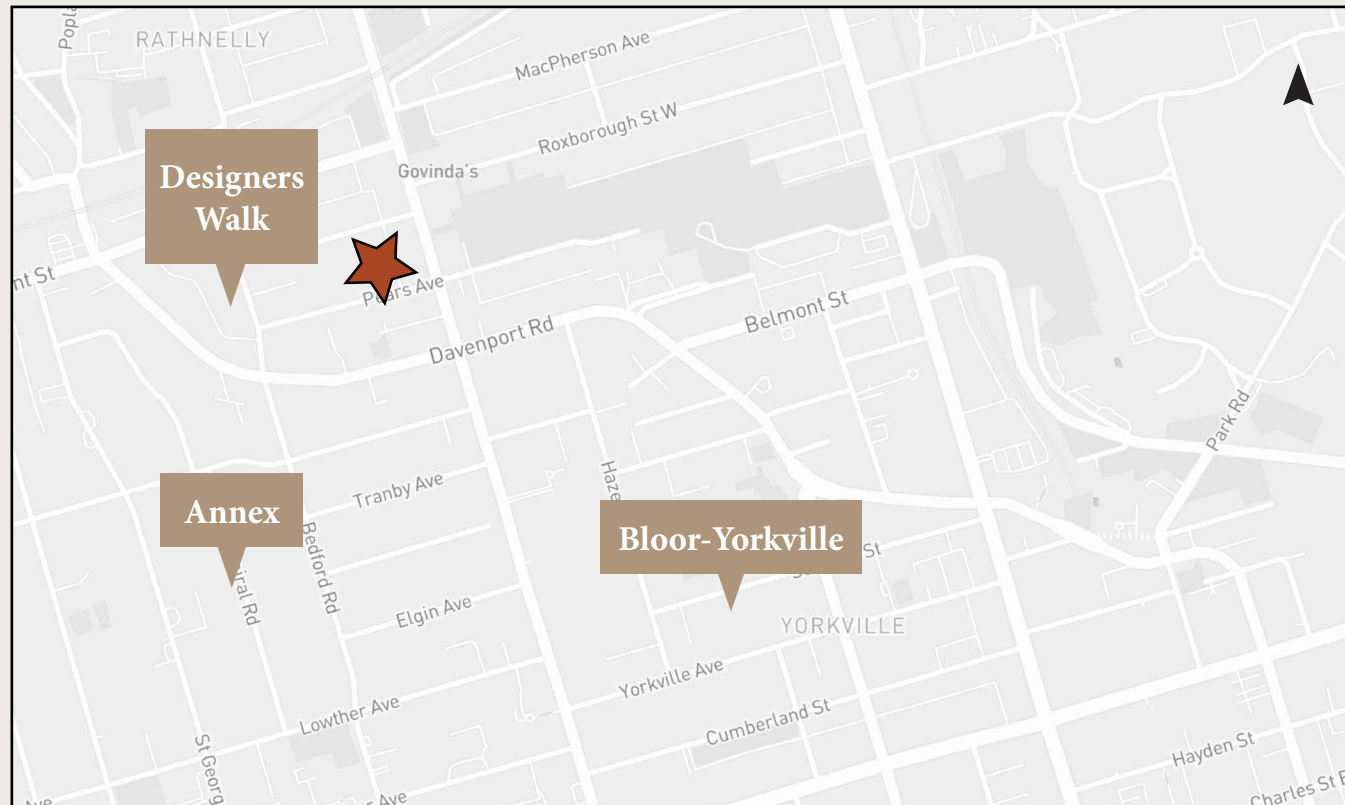
Where the Annex Meets Yorkville

128 Pears Avenue is centrally located on Pears Avenue, just north of the intersection of Avenue Road and Dupont Road, nestled between Yorkville and the Annex — two popular neighbourhoods, each with its own distinct charm and appeal.

Bloor-Yorkville represents the pinnacle of Canadian high-street retail. The neighbourhood is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides tourists and locals alike with the country's most prestigious selection of luxury and aspirational retailers. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street front.

The Annex is primarily a residential neighbourhood with beautiful mature tree-lined streets and large Victorian homes. Although largely residential, the stretch of the neighbourhood along Bloor Street is a lively mixed-use area home to an abundance of bars, restaurants and independent businesses.

128 Pears also benefits from its proximity to **Designers Walk**: a one-of-a-kind commercial centre where you will find Canada's top interior design showrooms and architecture firms. This exceptional stretch of retail is home to showrooms such as Esna Studio Interiors, Sandalyeci Furniture, Altriani Furniture, Wayne Swadron Studios and more.





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