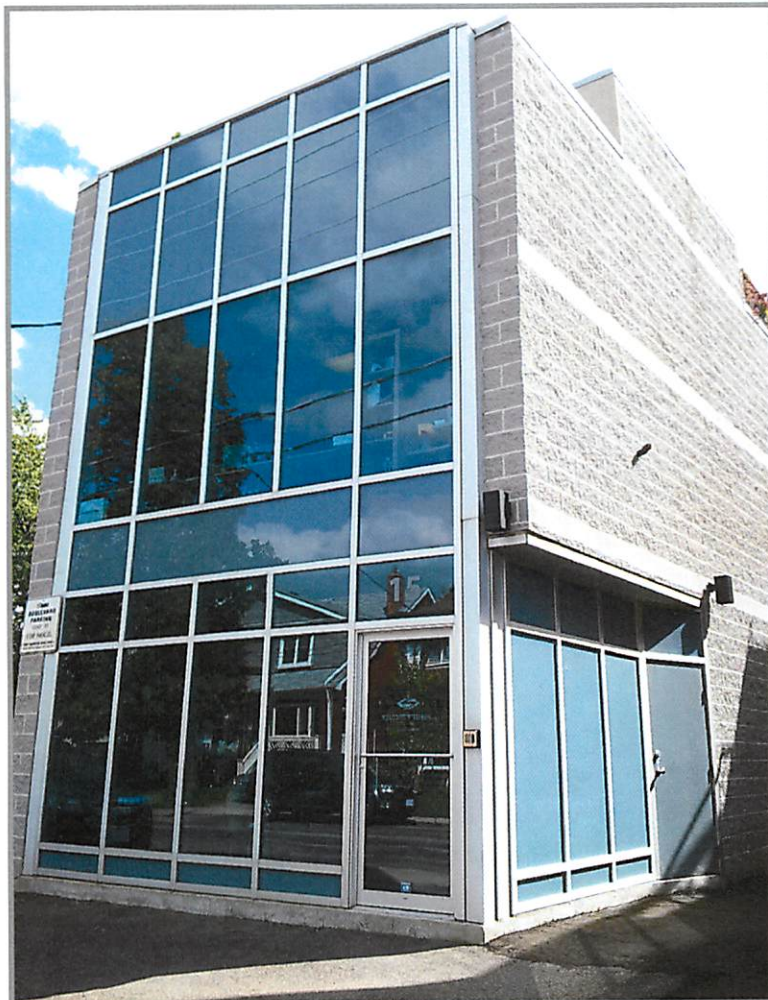


FOR SALE

**RARE FREESTANDING OFFICE BUILDING
YONGE & LAWRENCE, TORONTO**



15 GLENFOREST ROAD, TORONTO

This rare, 9 year old, freestanding boutique office building offers 3 floors of office space plus a roof garden in the Lawrence and Yonge neighbourhood. The building is nine years old and is in excellent condition. The property is the first building east of Yonge Street and is very convenient to the subway with the Ranleigh Avenue access being located three blocks south.

Price: \$1,595,000

A Royal LePage Commercial Listing. For further details please contact:

John Morrison, B.A. (Hons), PLE

Sales Representative, Investment & Land Sales

416.921.1112

john.morrison@royallepage.ca

www.johnmorrisoncommercial.com

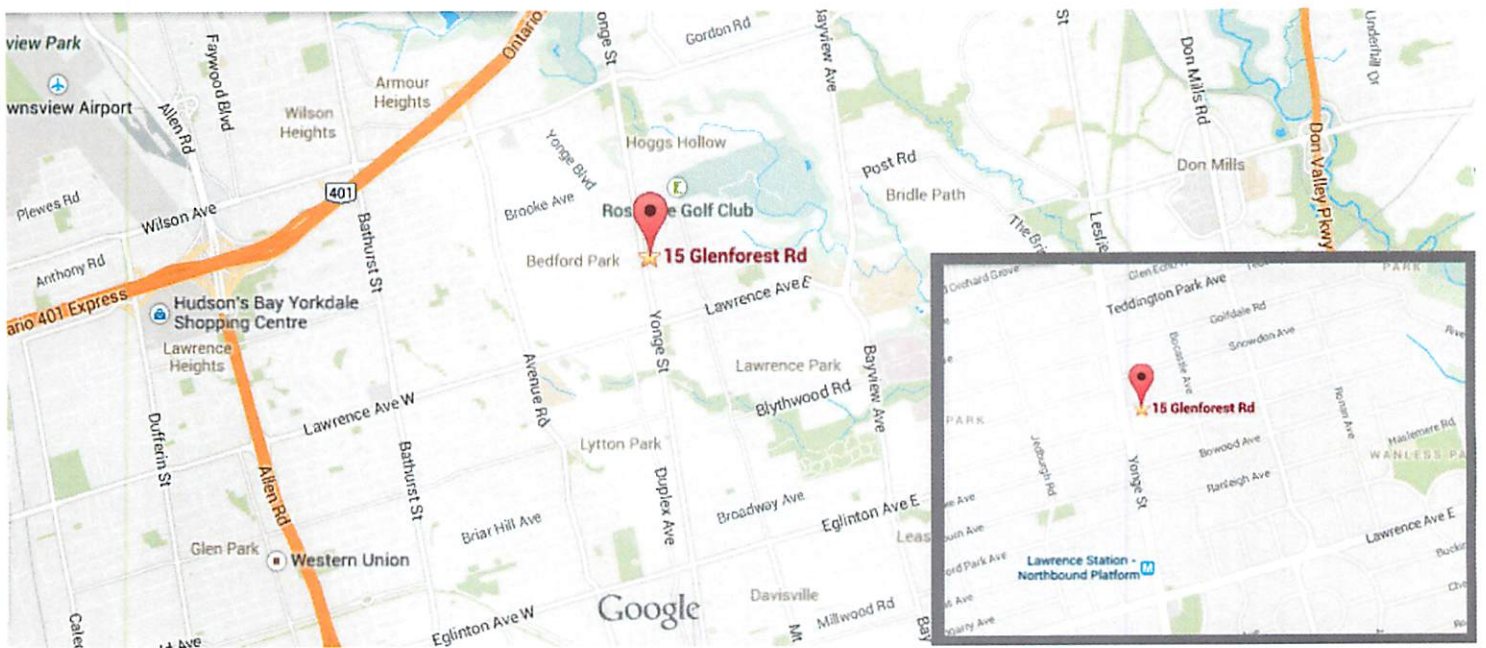


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15 GLENFOREST ROAD, TORONTO

FEATURES

- Building is in excellent shape (9 years old)
- Block construction
- Floor to ceiling windows at the front
- Located 5 blocks north of Lawrence Avenue
- The Ranleigh Avenue subway entrance is located 3 blocks south of the building
- Convenient parking – a Green P is located immediately to the east & one boulevard parking spot
- Spectacular roof top garden
- Great neighbourhood, close to numerous amenities and restaurants
- Convenient to Highway 401 and the Don Valley Parkway
- Air conditioned
- Gas, forced air heating



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15 GLENFOREST ROAD, TORONTO

2ND FLOOR



RECEPTION AREA



GROUND FLOOR

Includes a reception area, a boardroom, a private office, a handicapped washroom and a photocopy area with 9ft ceiling height in the reception area and 8ft clearance elsewhere.

SECOND FLOOR

Consists of open workspace and a private office.

BASEMENT

Comprised of four offices, a two piece washroom and a large office or meeting room.

ROOF TERRACE



BOARDROOM



15 GLENFOREST ROAD, TORONTO

PROPERTY DETAILS

Site Area: 1,037 SF

Site Dimensions: 21.53 feet X 48.17 feet

Building: 2 storeys with a fully finished basement. Approx. 2500 SF

Zoning: CR 3.0 (c 2.0; r 2.5) SS2

Taxes: \$16,624 (2014)

Parking: 1 parking spot in front of the building. A Green "P" is located next door

LEGAL DESCRIPTION: PCL 16-2 SEC M260; PT LT 17 PL M260 TORONTO PT 2, 3, 66R 10819; S/T PT 3, 66R 10819 in favour of PT1, 66R10819 for the purpose of ingress and egress to and maintenance of PT 1, 66R10819, TORONTO, CITY OF TORONTO. PIN 211430218

VACANT POSSESSION: Vacant possession will be provided. The Seller requires a minimum of 90 days to vacate the building.

PRICE: \$1,595,000

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