

Priced to Sell! Massive Price Reduction!



For Sale: Commercial (Office) Condo Unit

Virtual
Tour Video
[Click Here](#)

188 Spadina Avenue

Rare Opportunity in the heart of Downtown West

Lennard:

Here is where your business will *grow*.

lennard.com

188 Spadina Avenue

Spectacular ground floor commercial condominium unit.



Condo Corporation
MTCC #713

Space

Units 6-9

Size

**3,354 SF - Usable
plus 320 SF - Storage**



Availability

Immediately



Virtual Tour and 3D Floor Plan

[Click Here to View](#)



Asking Price

\$1,350,000

Condo Fees

**\$5025.27+HST
(2020)/month**

Taxes (2020)

\$24,936.96/annum



Listing Agent

Carolyn Laidley Arn*

Senior Vice President

416.649.5923

claidleyarn@lennard.com

*Sales Representative

Property Highlights

- Priced to sell
- A hidden gem!
- Beautifully renovated and well-maintained ground floor condo at the base of a residential building
- Lofty, 18 foot high ceilings with open ductwork
- Combination of open space, offices, meeting rooms and a large bright kitchen/lounge
- Great layout for tech, professional services and not for profit
- Reception area accessible through wide interior arcade gallery off Spadina
- 2 storage lockers included on P1 level, approximately 320 SF

Legal Description

Unit 6, 7, 8, 9 Level 1, Metropolitan Toronto Condominium Plan No 713; Pt Pk Lt 16 w/s Spadina Ave Con 1FTB Pt 1 66R13541, As in Schedule 'A' of Declaration B917901; Toronto; City of Toronto

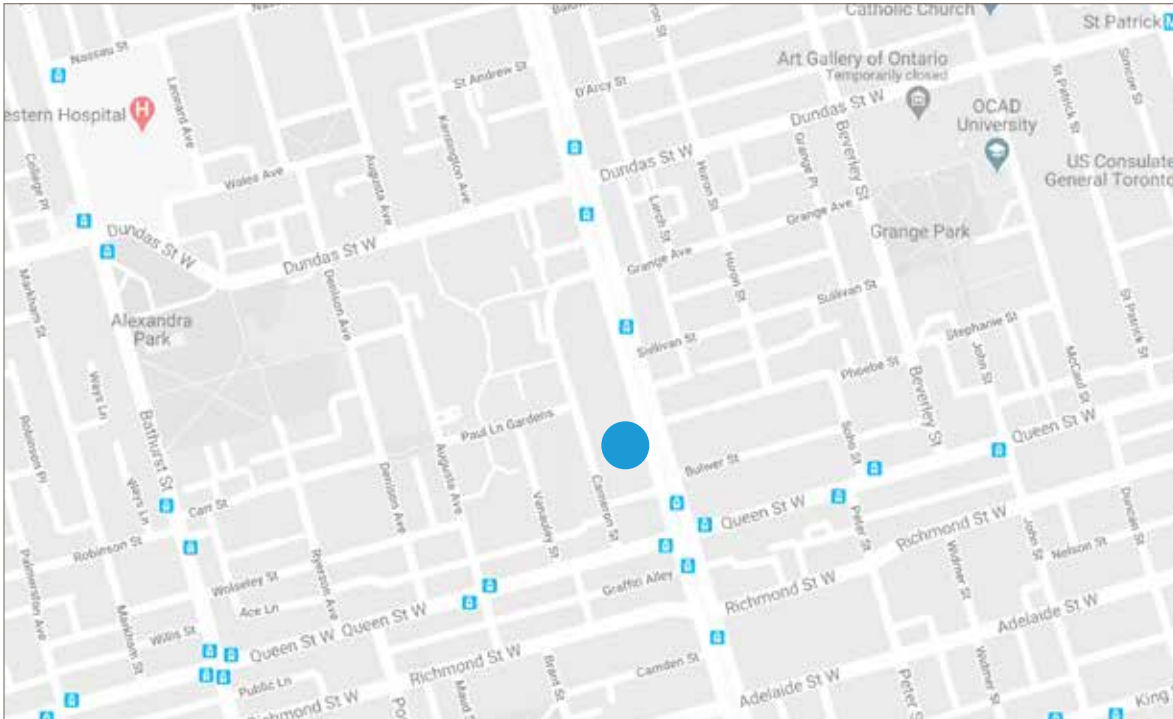
Pin

6-117130006; 7-117130007; 8-117130008; 8A-117130083; 9-11710009; 9A-117130084

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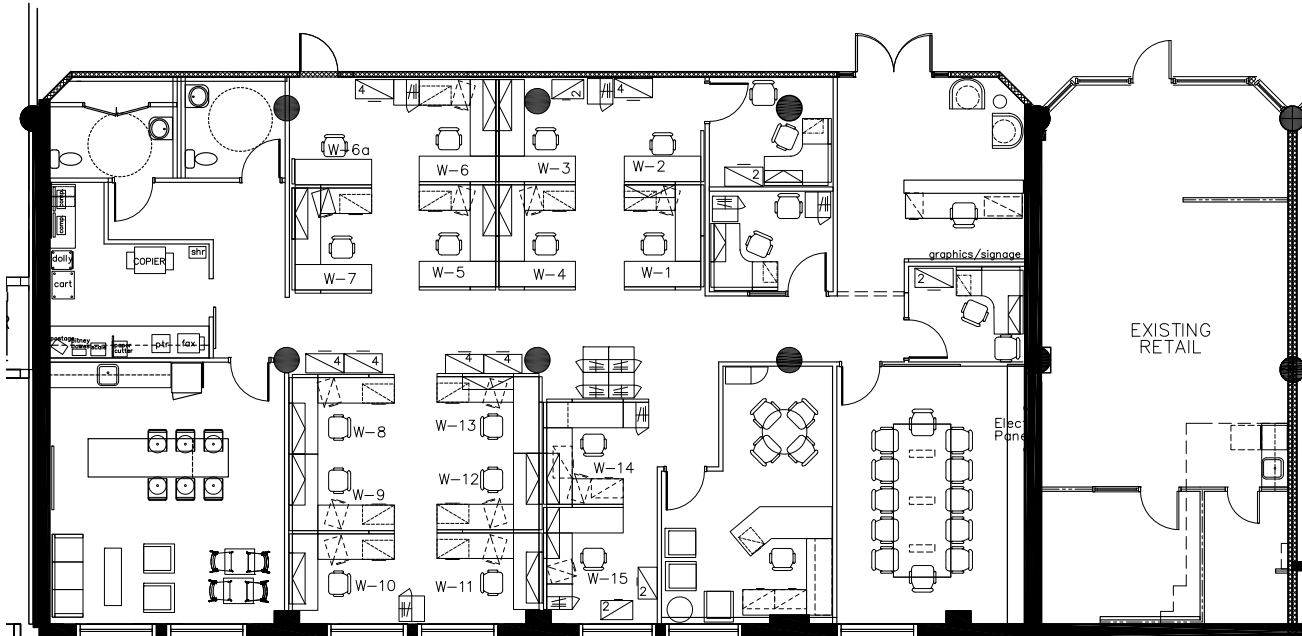
188 Spadina Avenue



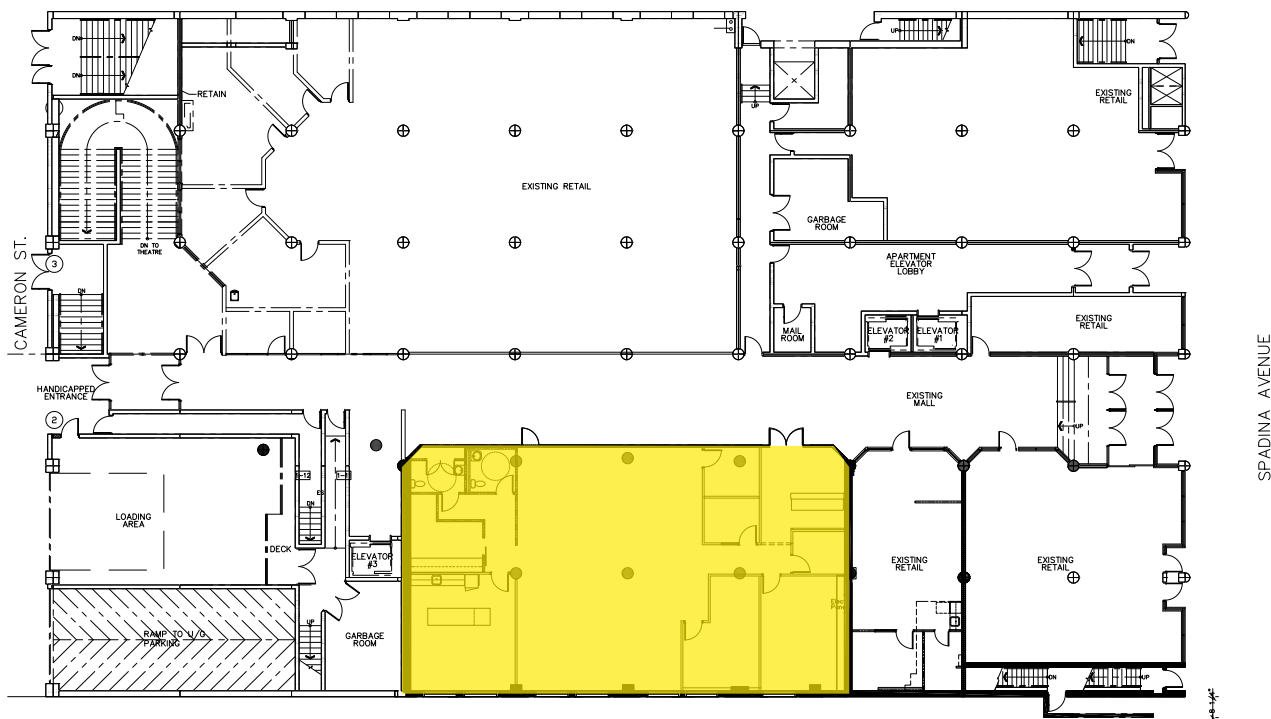
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188 Spadina Avenue

Existing Floor Plan - Entire Suite



Ground Floor of 188 Spadina Avenue



188 Spadina Avenue



Reception



Reception



Boardroom



Open Ceilings



Open Office Area



Open Office Area

188 Spadina Avenue



Open Office Area



Open Office Area



Kitchen-Lounge



Kitchen-Lounge



Executive Office

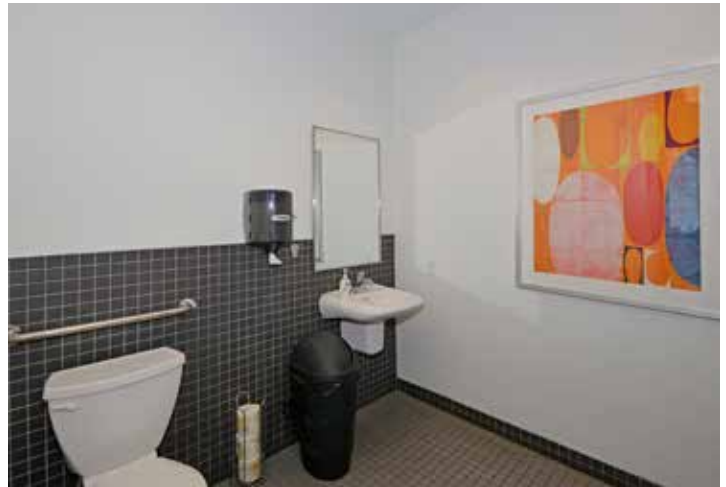


Executive Office

188 Spadina Avenue



Copy/Mailroom



Washroom



Spadina Avenue, Toronto

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