



Virtual Tour
Available

For Sale: Office/Commercial Condominium

2 Sousa Mendes Street

End user opportunity suitable for a variety of uses including both office and retail

Lennard:



lennard.com

2 Sousa Mendes Street

This unit was constructed in 2019 and benefits from 'like-new' office improvements.



Unit Size

Approximately 3,300 SF

(Includes 1,100 SF fully furnished lower level)



Asking Price

\$2,299,000

Taxes (2023)

\$14,330.56

Monthly Condo Fees

\$920.95



Availability

Immediate



Unit

Will be sold vacant



Parking Stalls

3 Underground

Property Highlights

- This corner unit benefits from tons of natural light and direct access to the Toronto Railpath and Dundas West Station where you can find the TTC, GO, & Union Pearson Express.
- The unit is 2,200 SF above grade plus has an 1,100 SF lower level which is 100% built-out and usable.
- Great opportunity for end users to take advantage of recent renovations: polished concrete floors, direct ground floor access, kitchenette and boardroom.



Listing Agent

Will Angus*

Vice President

Lennard Commercial Realty, Brokerage

416.451.9048 | will.angus@lennard.com

Taylor Tobiason

Senior Sales Representative

Colliers International

416.643.3429 | taylor.tobiason@colliers.com

*Broker



Amenities



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.



2 Sousa Mendes Street

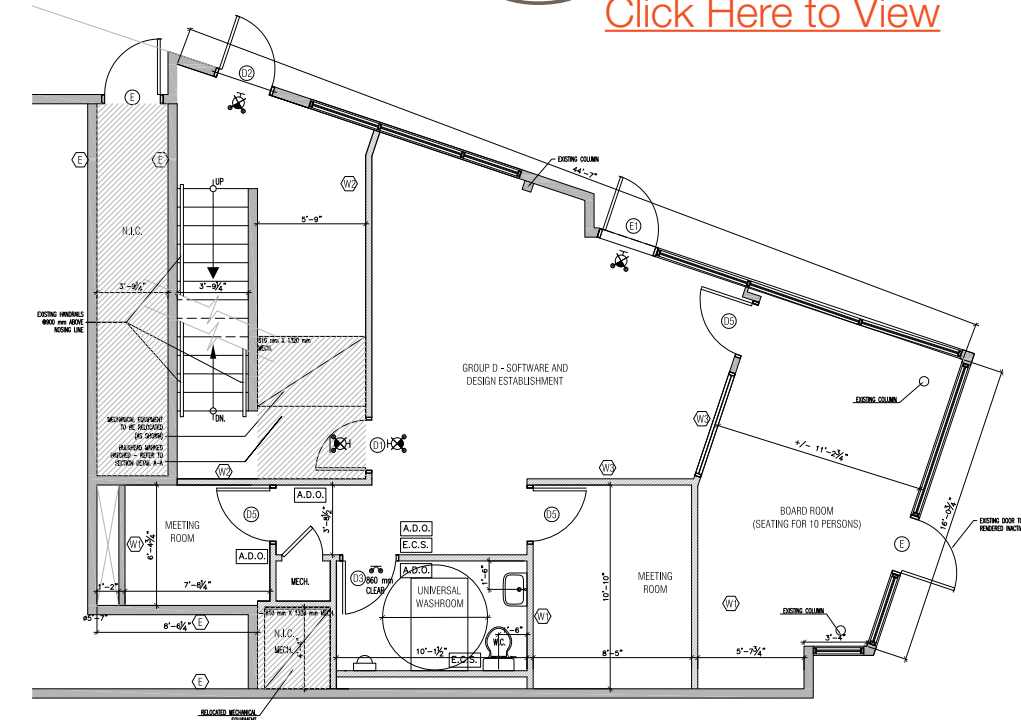
Floor Plans: Approximately 3,300 SF

Main Floor: 1,100 SF



Virtual Tour

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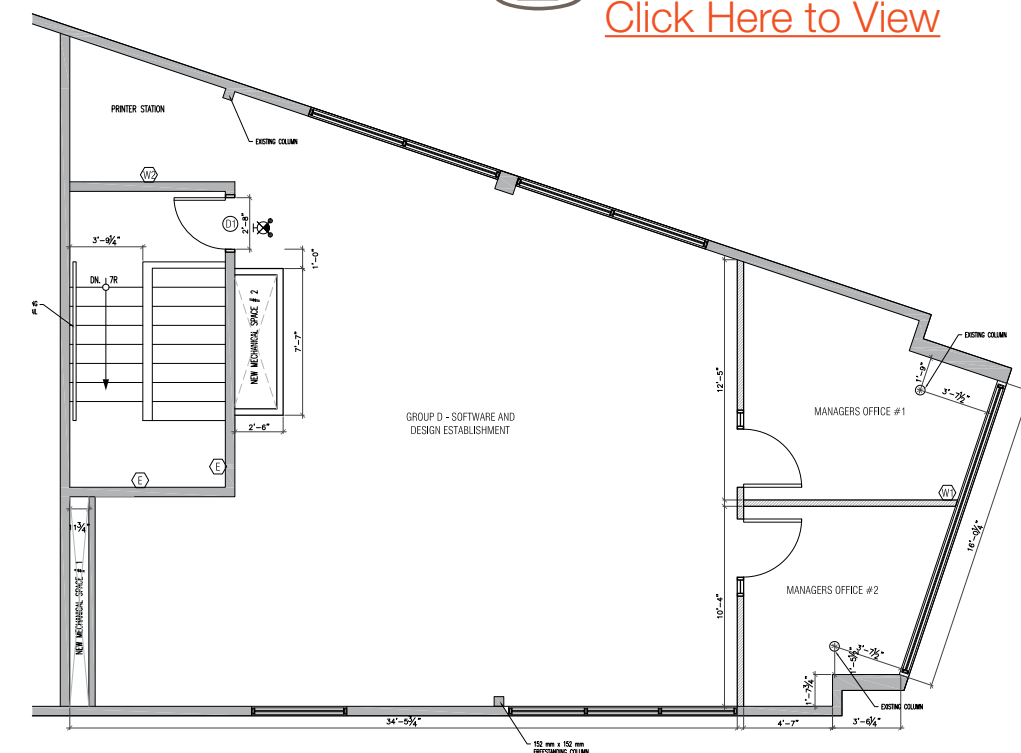


2nd Floor: 1,100 SF



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The Area

2 Sousa Mendes Street is located in the Junction Triangle neighborhood of Toronto, ON. This revitalized neighborhood offers a unique mix of residential, commercial, and industrial spaces, attracting a diverse community of residents. With its convenient location and excellent transportation options, it has become a popular choice for young professionals and families seeking easy access to downtown Toronto.

It is approximately 2 KM (1.2 miles) southeast of the neighborhood. Depending on your mode of transportation and the specific starting point within the area, it would typically take around 5-10 minutes to drive from 2 Sousa Mendes Street to High Park.

Dundas West Station is located nearby with access to three modes of transit; TTC, GO and UP which provides convenient access to travel in the GTA.

Overall, the area around 2 Sousa Mendes Street is in a thriving neighborhood that combines residential comfort, convenient amenities, artistic endeavors, and recreational opportunities. Its blend of old and new creates a vibrant atmosphere that appeals to a diverse community seeking a well-connected and culturally rich place to call home.

Lennard:

2 Sousa Mendes Street

Basement: 1,100 SF



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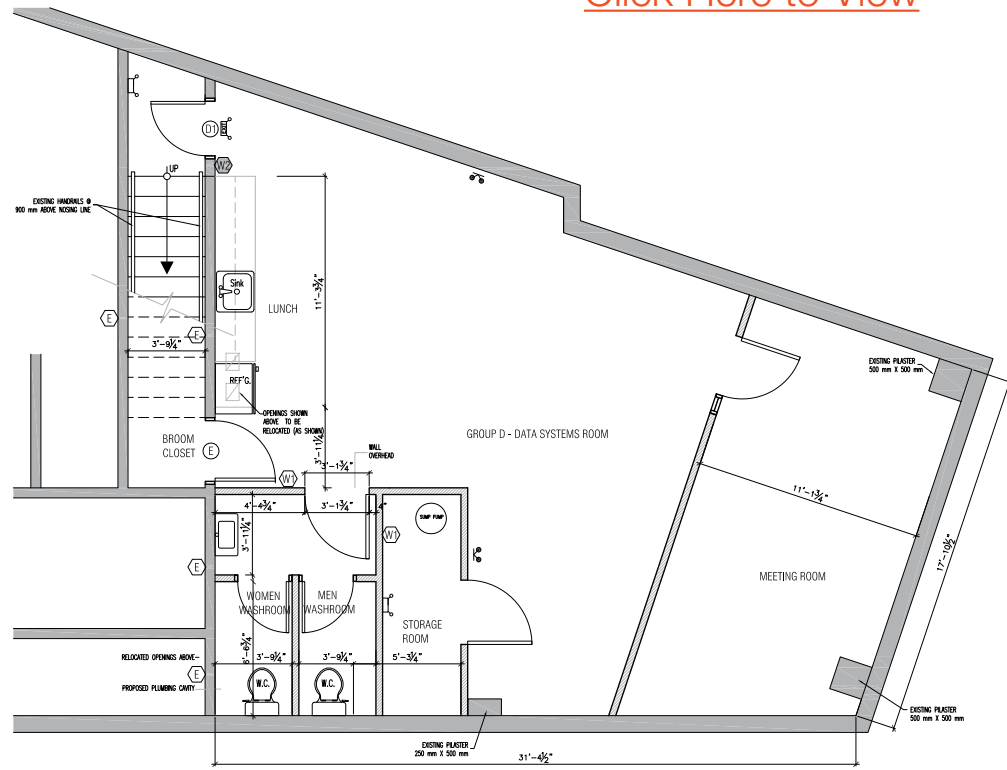


Photo Gallery





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2 Sousa Mendes Street

Co-Listed with:

Lennard:



Will Angus*, Vice President
416.649.5907
will.angus@lennard.com

Taylor Tobiason, Senior Sales Representative
416.643.3429
taylor.tobiason@colliers.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Broker

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