



For Sale: Office/Retail Condominium

## 16 McAdam Avenue, Units 1 & 2, Toronto

User-Investor Opportunity, centrally located at Highway 401 and adjacent to Yorkdale Mall

**Lennard:**

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# 16 McAdam Avenue



	Unit 1	Unit 2
Size*	± 1,647 SF	± 1,000 SF
Taxes (2023)	\$7,045.40	\$4,961.29
Condo Fee	\$866.61	\$843.63
Income	Vacant	Tenant: Sorso Wellness Water Term: 02/01/2023 to 01/31/2024: \$36,000/annum gross 02/01/2024 to 01/31/2025: \$37,000/annum gross Option: 1 x 12 months
Notes	Corner unit with reception, 3 offices, boardroom, washroom, storage & utility closet	Corner unit with reception, 3 offices, kitchenette, washroom & utility closet

\* Based on Kirkor Architectural drawings (June 3, 2015) and Tenants Lease

 Zoning  
**RM6**

 Sale Price  
**\$1,400,000.00**

## Property Highlights

- Being sold under Power of Sale (limited information available and subject to terms)
- Modern, bright commercial office/retail space, with large windows and lots of natural light
- Directly adjacent to Yorkdale Mall
- Exposure & signage fronting Dufferin St and lots of pedestrian/vehicle traffic
- Central location with easy access to Hwy 401 and Yorkdale Subway Station
- Significant development in the area
- 2 underground parking spots
- 5 lockers

Seller and Listing Agent do not represent or warrant accuracy of information herein and it is the responsibility of the Buyer and Buyers Agent to verify and confirm all information and satisfy themselves.

**Lennard:** Adam Bronson\*, Senior Vice President  
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\*Sales Representative

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# 16 McAdam Avenue, Unit 1



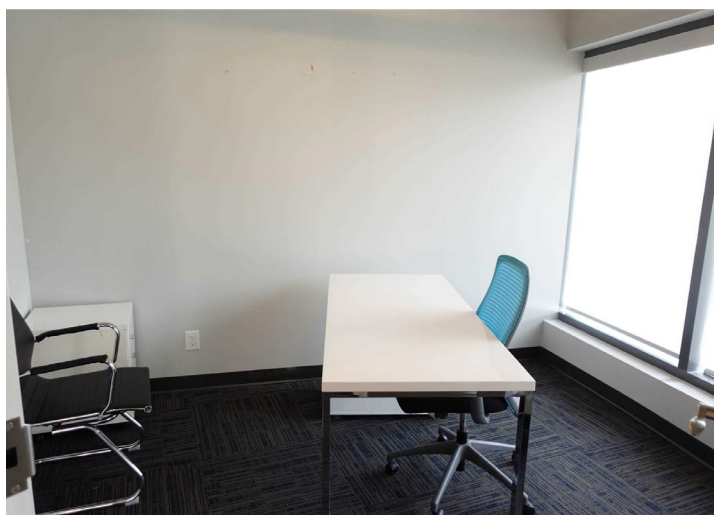
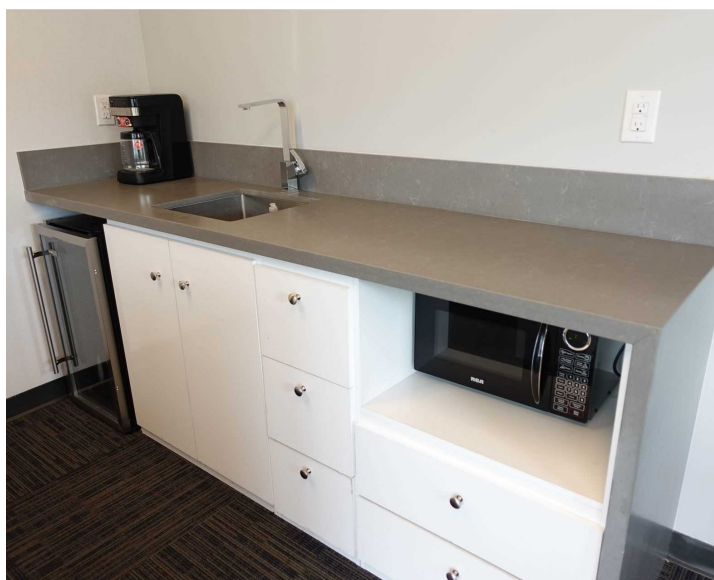
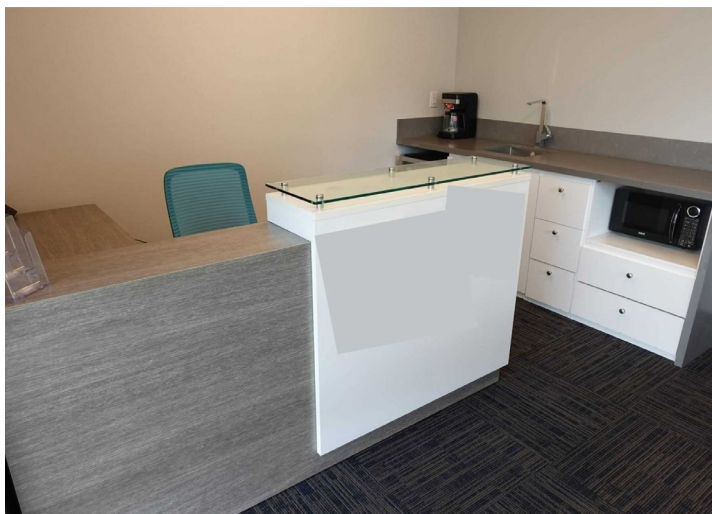
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# 16 McAdam Avenue, Unit 2



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# Area Amenities



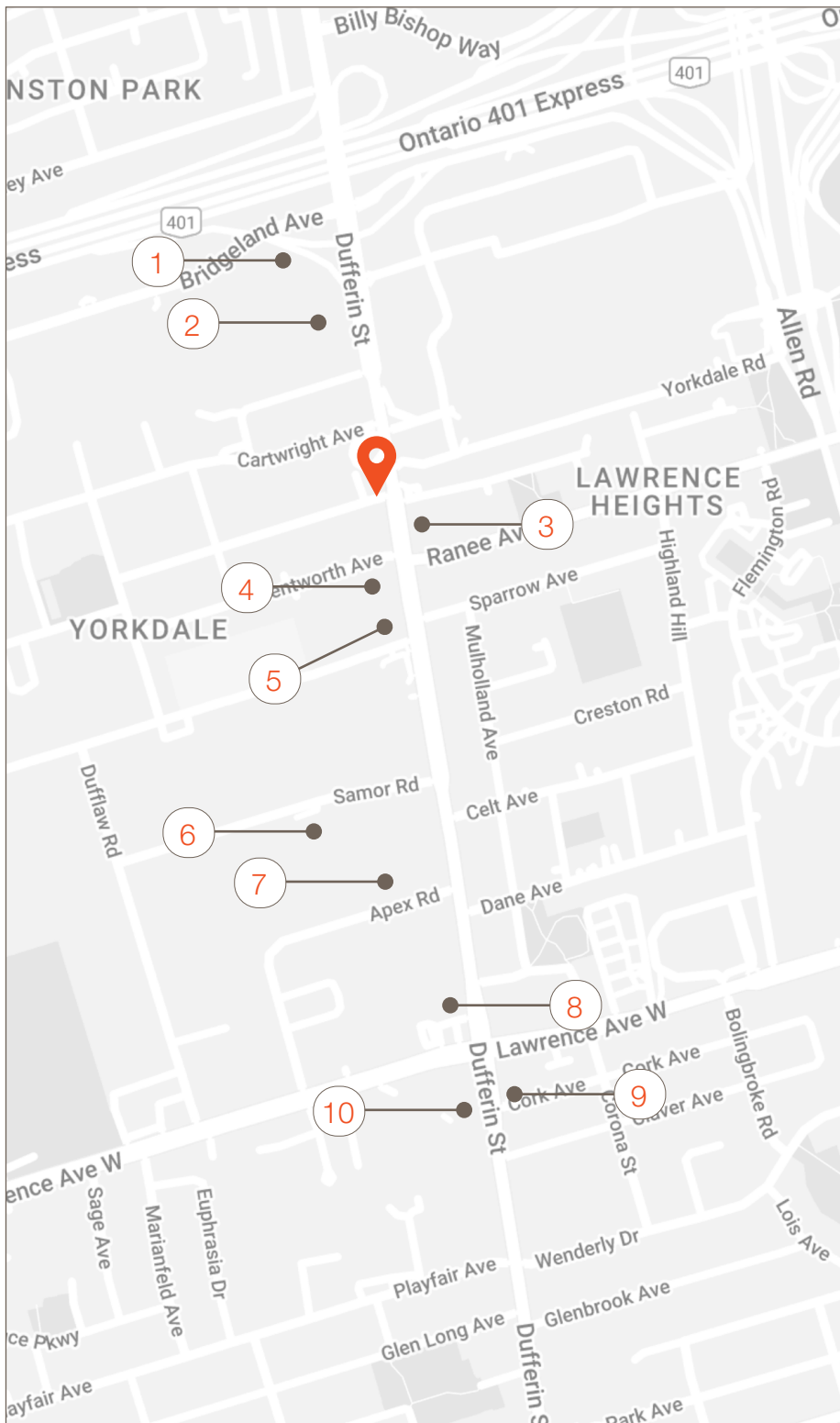
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# Area Developments



- 1: 3450 Dufferin Street**  
Fitzrovia Real Estate, AIMCo & Hazelview Investments  
29, 27 & 23 Storeys  
Mixed-use purpose-built rental
- 2: 3400 Dufferin Street**  
Collecdev  
29 & 10 Storeys  
Mixed-use Condominium
- 3: 3309 Dufferin Street**  
Dash Developments  
10 Storeys  
Mixed-use Condominium
- 4: 3300 Dufferin Street**  
Terracap Management  
28 Storeys  
Mixed-use Condominium
- 5: 3280 Dufferin Street**  
Topfar Development  
14 Storeys  
Mixed-use Building
- 6: 3180 Dufferin Street**  
RioCan REIT & Woodbourne Canada Management  
7 & 10 Storeys  
Mixed-use Building
- 7: 3140 Dufferin Street**  
RioCan REIT  
11 & 9 Storeys  
Mixed-use Condominium
- 8: 3080 Dufferin Street**  
D'Onofrio Holdings Inc  
26 & 6 Storeys  
Mixed-use Condominium & Industrial Buildings
- 9: 3019 Dufferin Street**  
Luxor Homes Corporation  
8 Storeys  
Mixed-use Condominium
- 10: 3000 Dufferin Street**  
Pinedale Properties  
23 & 12 Storeys  
Rental Buildings

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