

For Sale | Modern Studio/Office Space
2 Primrose Avenue Toronto, Ontario



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P PRIVATE
CAPITAL GROUP

For Sale

2 Primrose Avenue

Toronto, ON



Property Overview

Building

Pin	213140173
Building Area	
Ground Level	3,300 SF*
Second Level	1,000 SF*
Total Building Area	4,300 SF
Frontage	28.77 FT
Depth	134.97 FT
Land	3,485 SF / 0.08 AC
Parking	2 Stalls
Built	1975
Zoning	E 2.0 (x312)
Doors	8'x8' Roll-up Loading Door
Bathroom	Ground Floor: 2 piece bathroom Second Floor Studio: 3 piece bathroom with shower
Taxes (2024 Estimate)	\$16,756

*approximately

Property Highlights

- Exceptional modern office/studio space
- Two-level layout with versatile use options
- Impressive ceiling heights: 22 FT in main studio and 11 FT on second floor
- Dual amenities:
 - Two Bathrooms (second floor studio features a three piece bathroom with shower)
 - Two Modern Fully-Equipped Kitchens with stainless steel appliances, ample counter space for food preparation, storage cabinets for utensils and supplies, and wine fridge for beverage storage and entertaining
- Rear Storage Area and Mezzanine Office:
 - Ground Floor:
 - 8 FT x 8 FT roll-up loading door for easy access
 - Ground floor loading dock for efficient loading/unloading
 - Access to rear alley for separate entry/exit
 - Mezzanine Level:
 - Office space overlooking the storage area
 - Provides supervisory vantage point for operations below
 - Potential for additional storage or workspace

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Recent Upgrades & Maintenance

Upgraded HVAC filtration

Brand new water heater (Spring 2024)

Full building electrical audit and update (2021)

Interior and exterior repaint (2021-2022)

Kitchen lighting upgraded to LED

Solar shading added to large exterior windows for privacy and energy efficiency

Privacy wall and bench constructed (2022)

New designer light fixtures throughout

NEST smart thermostats installed for both HVAC systems

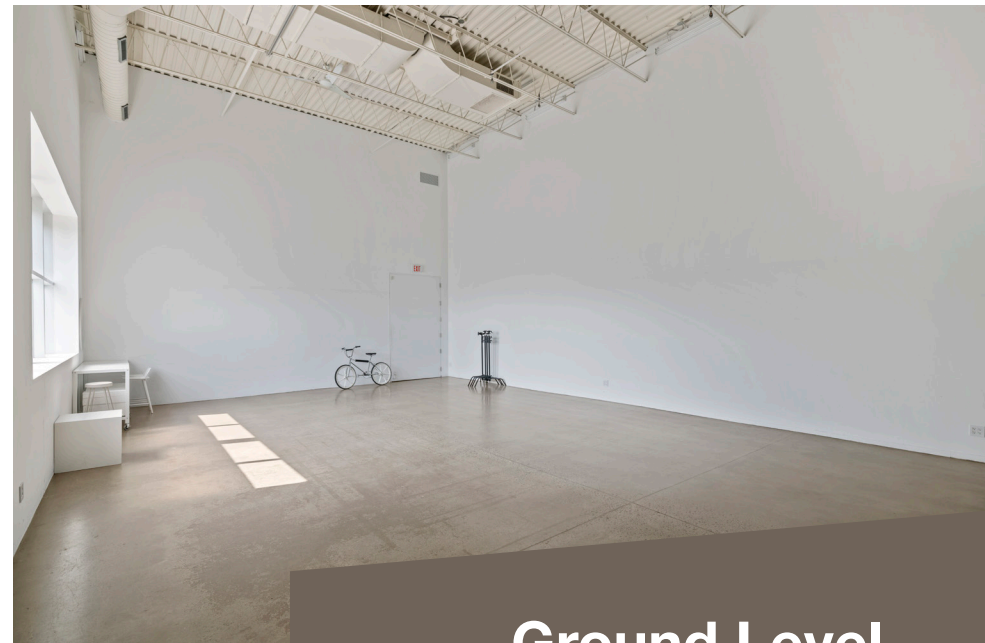
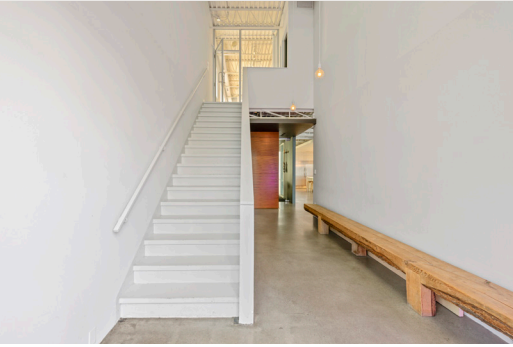


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Property Photos



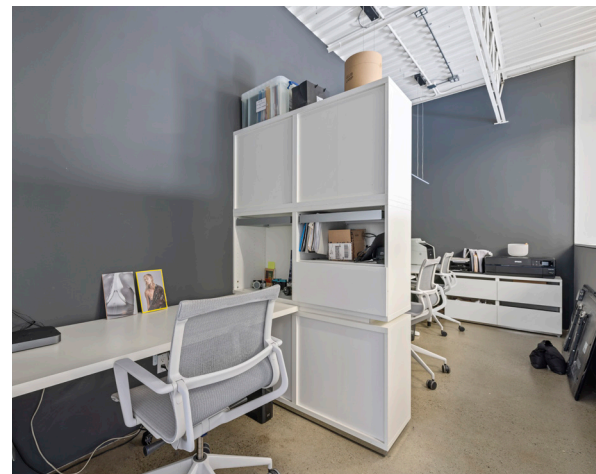
Ground Level

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Property Photos



Second Floor Studio

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Property Photos



Storage Area

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Floorplans

Ground Floor



Overall Area Approximately 3,300 SF

(Includes storage room at rear with loading door)

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CLEAR HEIGHT 19'7"
OVERALL HEIGHT 22'0"
JOIST BAY WIDTH 5.5'

*Drawing is not to scale

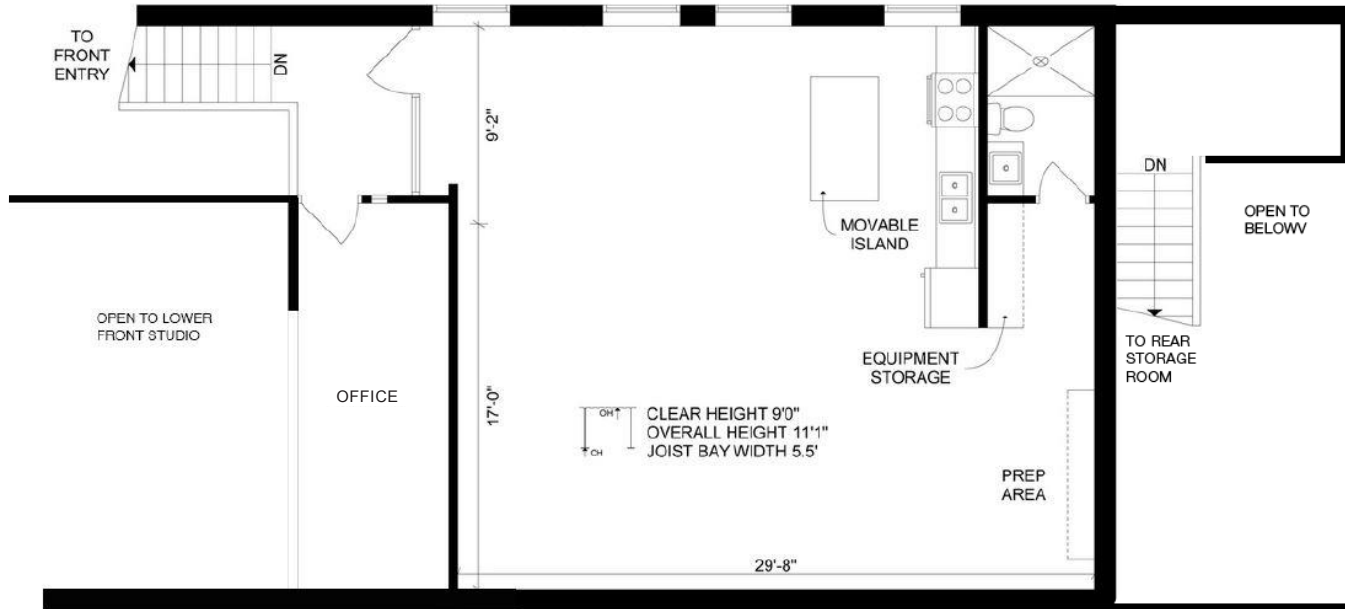
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Floorplans

Second Floor Studio



Overall Area Approximately 1,000 SF

*Drawing is not to scale

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Amenities & Transit Map








Wallace-Emerson: A Neighbourhood on the Rise

Wallace-Emerson, a vibrant west-end Toronto neighbourhood, has a rich history rooted in its industrial past. Named after two intersecting streets, this area began as a working-class district in the early 20th century, characterized by modest homes and factories. Over the decades, it evolved into a diverse, multicultural community, attracting waves of immigrants who contributed to its unique character. The neighbourhood's industrial heritage is still visible in its converted lofts and repurposed buildings, serving as a testament to its resilient spirit and adaptability.

Today, Wallace-Emerson stands at the cusp of a transformative era. The ambitious Galleria on the Park project is set to redefine the area with eight mixed-use towers, nearly 3,000 residential units, and extensive retail space. This development, coupled with the new 89,500 sq ft Wallace Emerson Community Centre and expanded park, promises to enhance community life significantly. Sustainability is at the forefront, with eco-friendly features integrated into new structures. As the neighbourhood evolves, it maintains its commitment to diversity and inclusivity, blending its rich past with a forward-looking vision. Wallace-Emerson is not just preserving its heritage; it's building a dynamic future that honors its roots while embracing modern urban living.

Legend

-  26 Dupont Bus
-  47 Lansdowne Bus
-  329 Dufferin Night Bus
-  Food Establishments
-  Neighbourhood Retail



89 Walk Score
Very Walkable



79 Transit Score
Excellent Transit



83 Bike Score
Very Bikeable

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Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owners, 2741453 Ontario Inc. and 2631576 Ontario Inc.

2 Primrose Avenue, Toronto, Ontario.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendors or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The objective of the Vendors is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. *Offers will be reviewed on an as received basis.*



Asking Price:

Contact Listing Agents

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.