

For Sale

11 Widmer Street

Toronto, Ontario

Lennard:

Commercial Property For Sale with Redevelopment Potential

Property Highlights

-  Fully Leased Commercial Property
-  Surrounded by New Developments
-  Lot Size: 4,715 SF
-  Frontage: 50 FT



For more information
please contact:

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Property Overview

11 Widmer Street

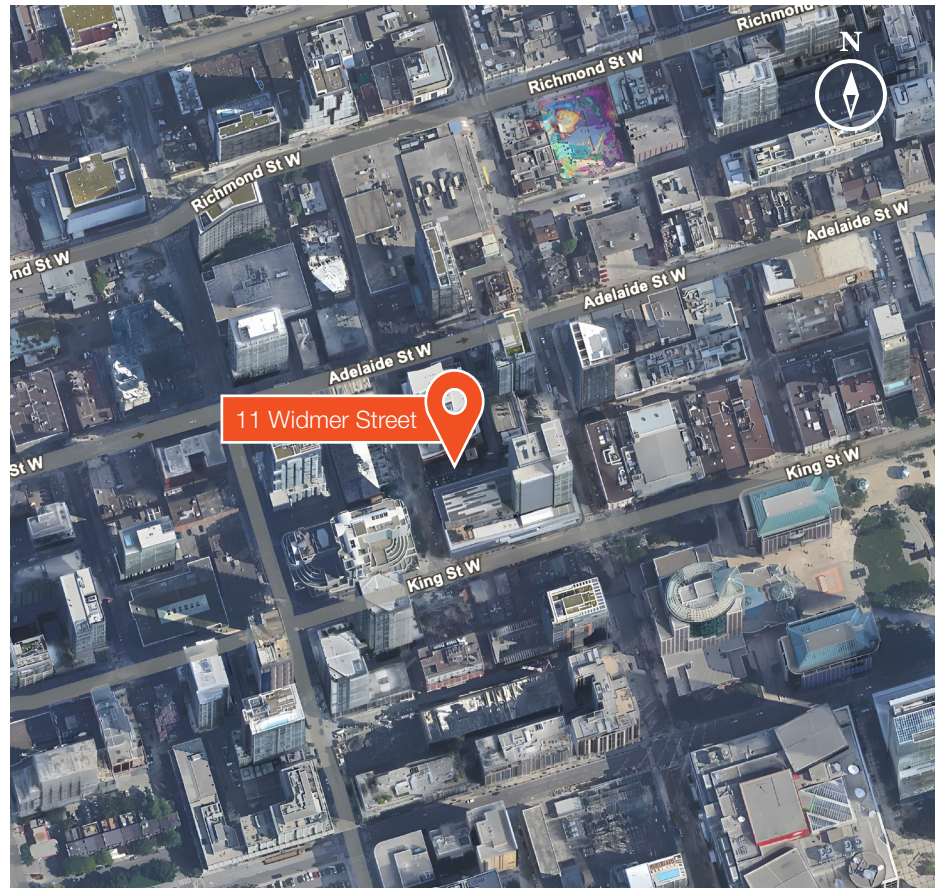
PIN	21412-0179
Legal Description	LT 13-14 PL 338 TORONTO; PT LT 12 PL 338 TORONTO AS IN CT404217; S/T EXECUTION 98-008808, IF ENFORCEABLE; CITY OF TORONTO
Current Use	1-Storey Commercial Building & Surface Parking Lot
Official Plan	Regeneration Areas
Secondary Plan	King-Spadina Secondary Plan
Zoning	CRE (x74) - Commercial Residential Employment
Parking	10 Surface Parking Spaces

Property Lot Size

Frontage	50 FT on Widmer Street
Depth	94 FT
Building Size	~1700 SF
Total Lot Area	4,714.59 SF (0.108 Acres)
Access	Access from Widmer Street & Lane North King West John

\$ Asking Price
Contact Listing Agents

🏠 2023 Property Taxes
\$53,061.81



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Transit Map & Drive Times

Transit Times

1. Osgoode Station
(11 min , 8 min )
2. King Station
(16 min , 11 min )
3. Union Station
(18 min , 11 min )
4. Queen Station
(20 min , 14 min )
5. St Andrew Station
(20 min , 16 min )



Walk Score
100



Transit Score
100



Bike Score
96

 Subject Property
11 Widmer Street





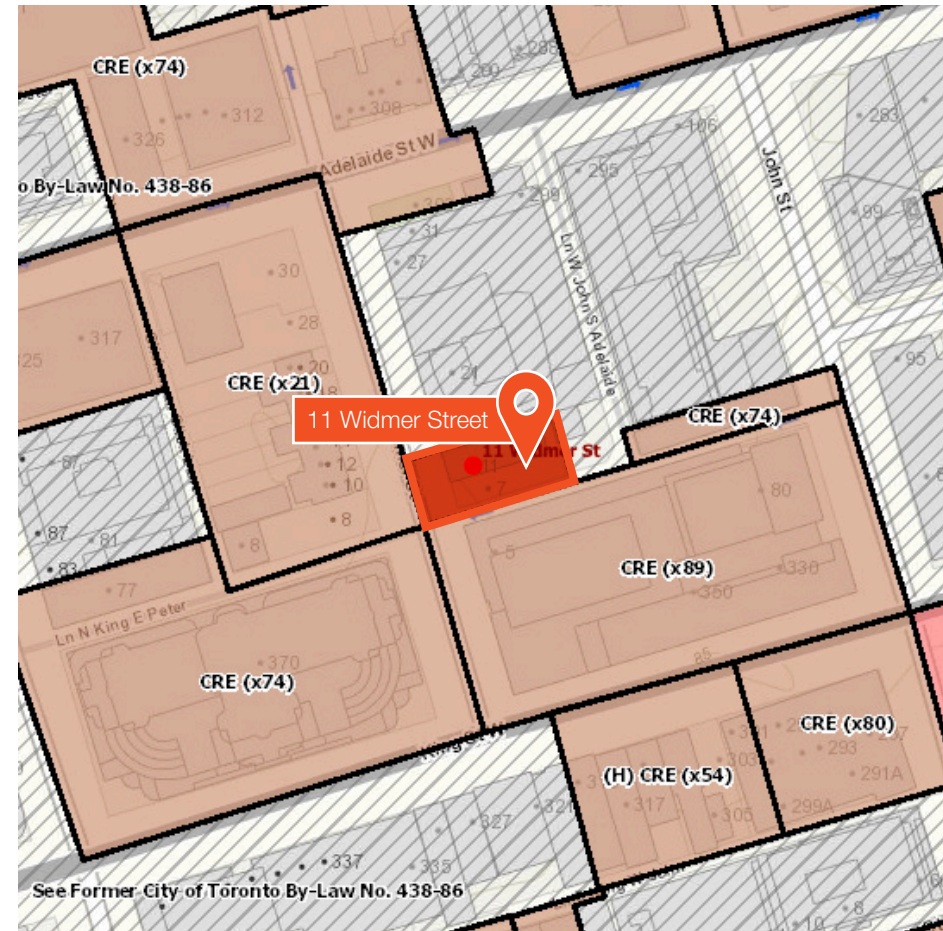
Zoning: CRE (x74) - Commercial Residential Employment

The property is zoned CRE (x74) - Commercial Residential Employment and is designated “Regeneration Areas” in the Official Plan. The following are the permitted uses:

Commercial Uses

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Custom Workshop
- Education Use
- Financial Institution
- Fire Hall
- Hospital
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Respite Care Facility
- Retail Service
- Service Shop
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [By-law: 1198-2019]

Please see the City of Toronto Zoning By-law 569-2013, for further clarification and detail.



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Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage and RAH Realty Brokerage (the “Advisors”) have been retained to sell the following Property by its owner, Miao Shu Lin (the “Vendor”):

11 Widmer Street

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 Vendor or Advisors 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 Vendor 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.*



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