



115 Walnut Avenue

3,877 SF residential and/or commercial building
For Sale across from Stanley Park

Lennard: 200-55 University Avenue, Toronto
416.649.5920

lennard.com

115 Walnut Avenue | For Sale

3,877 SF residential and/or commercial building
For Sale across from Stanley Park



Available Space
3,877 SF



Lot Size
Frontage: 33.73 FT
Depth: 85.24 FT



Zoning
R3 Z1.5



For Sale
\$3,750,000
Taxes (2025)
\$15,637



Availability
Immediate



Parking Spaces
2

Property Highlights



Versatile detached live / work property



Dedicated rear parking



Available vacant



Zoned for both residential & commercial



Private Patio



Across from Stanley Park



Expansion Opportunity - Approved variance
for additional 1,661 SF of indoor space &
762 SF of balcony & rooftop deck area

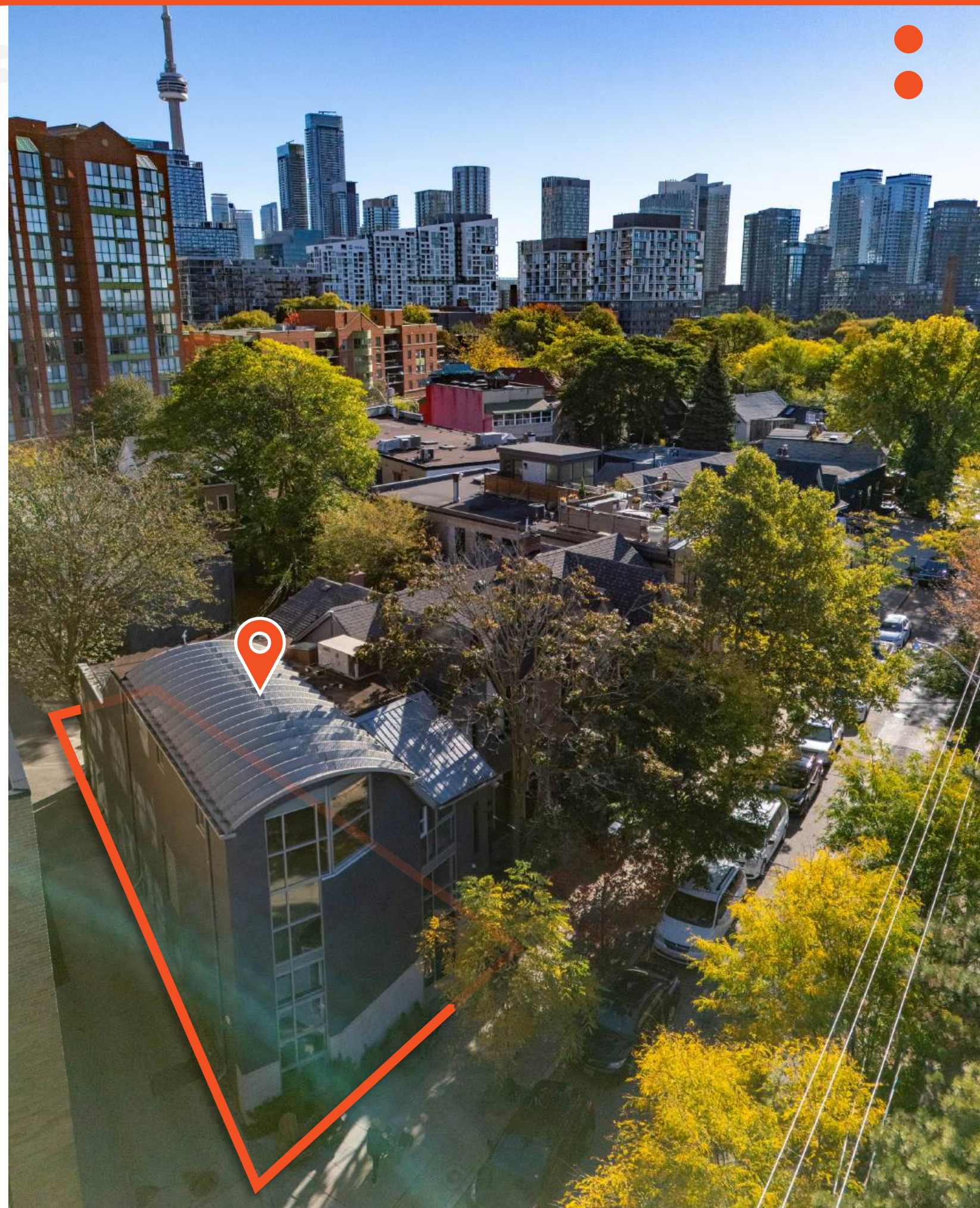


Listing Agents
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Lennard:



115 Walnut Avenue

Food & Dining

- 1 Greedy Goose Kitchen + Bar
- 2 The Old York Tavern
- 3 Burro Burrito
- 4 NaiNai Noodles
- 5 Pizza Wine Disco
- 6 The Cat On Q
- 7 Shy Coffee Co
- 8 Tim Hortons
- 9 Starbucks
- 10 McDonalds
- 11 The Wheat Sheaf Tavern
- 12 Oretta King West
- 13 Cherry's High Dive



Transit

..... Streetcars — GO Line



Commute Times

Exhibition Station	2 Minutes
Downtown Toronto	5 Minutes
Union Station	5 Minutes
Pearson Airport	37 Minutes
Mississauga	39 Minutes
Oakville	40 Minutes

Convenience

- 14 Shoppers Drug Mart
- 15 Pharmaprix
- 16 CIBC
- 17 Bill Bishop Airport
- 18 Exhibition Place

Shopping

- 19 Tip Top Tailors
- 20 STACKT Market
- 21 CB2
- 22 LCBO

115 Walnut Avenue



Walk Times

- King St W & Niagara St Station
150 m | 3 Minutes
- Exhibition GO
1.5 km | 15 Minutes
- Union Station
2.4 km | 30 Minutes
- Yonge & Dundas Station
3.4 km | 41 Minutes



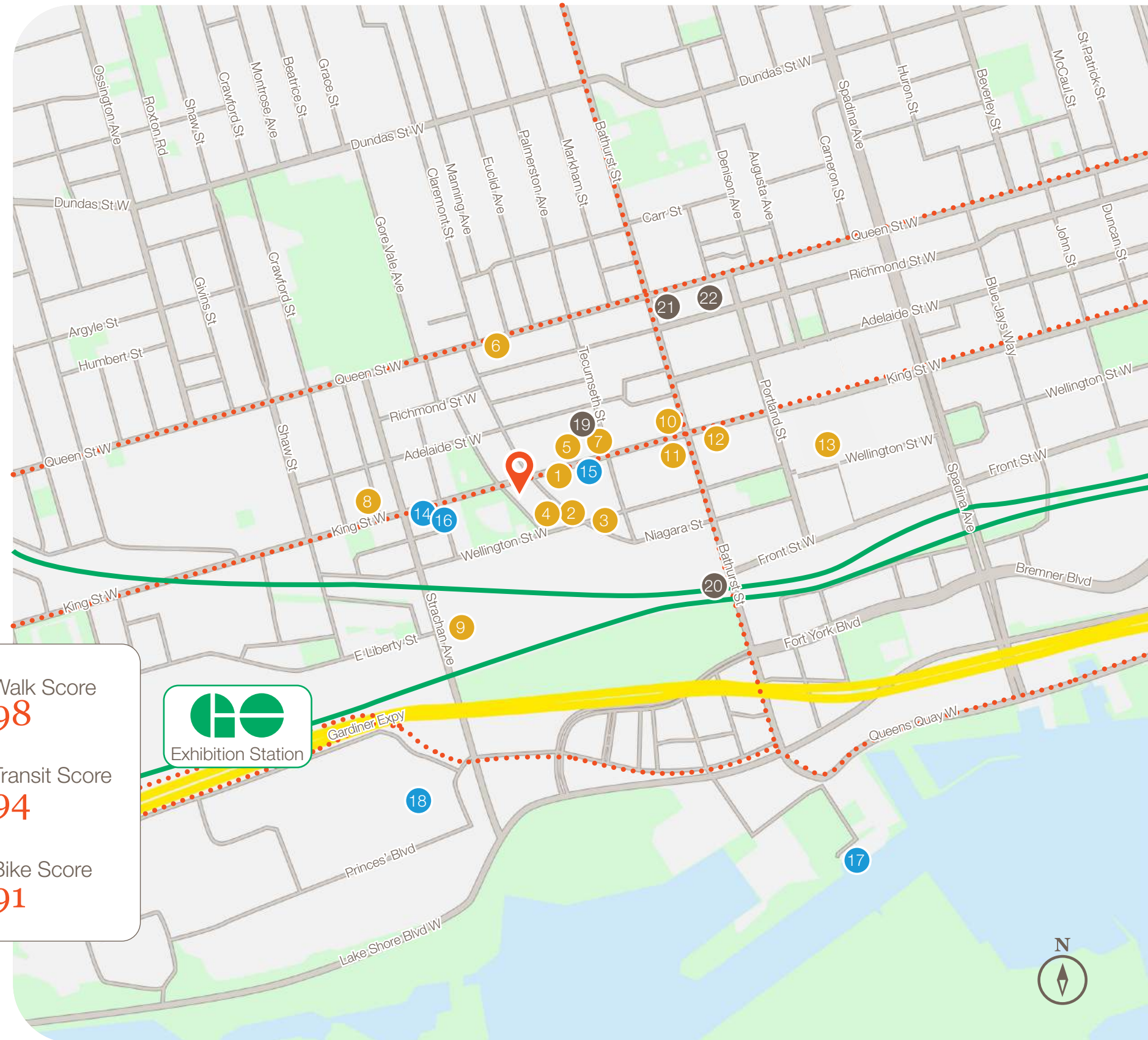
Walk Score
98



Transit Score
94

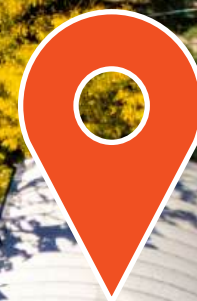


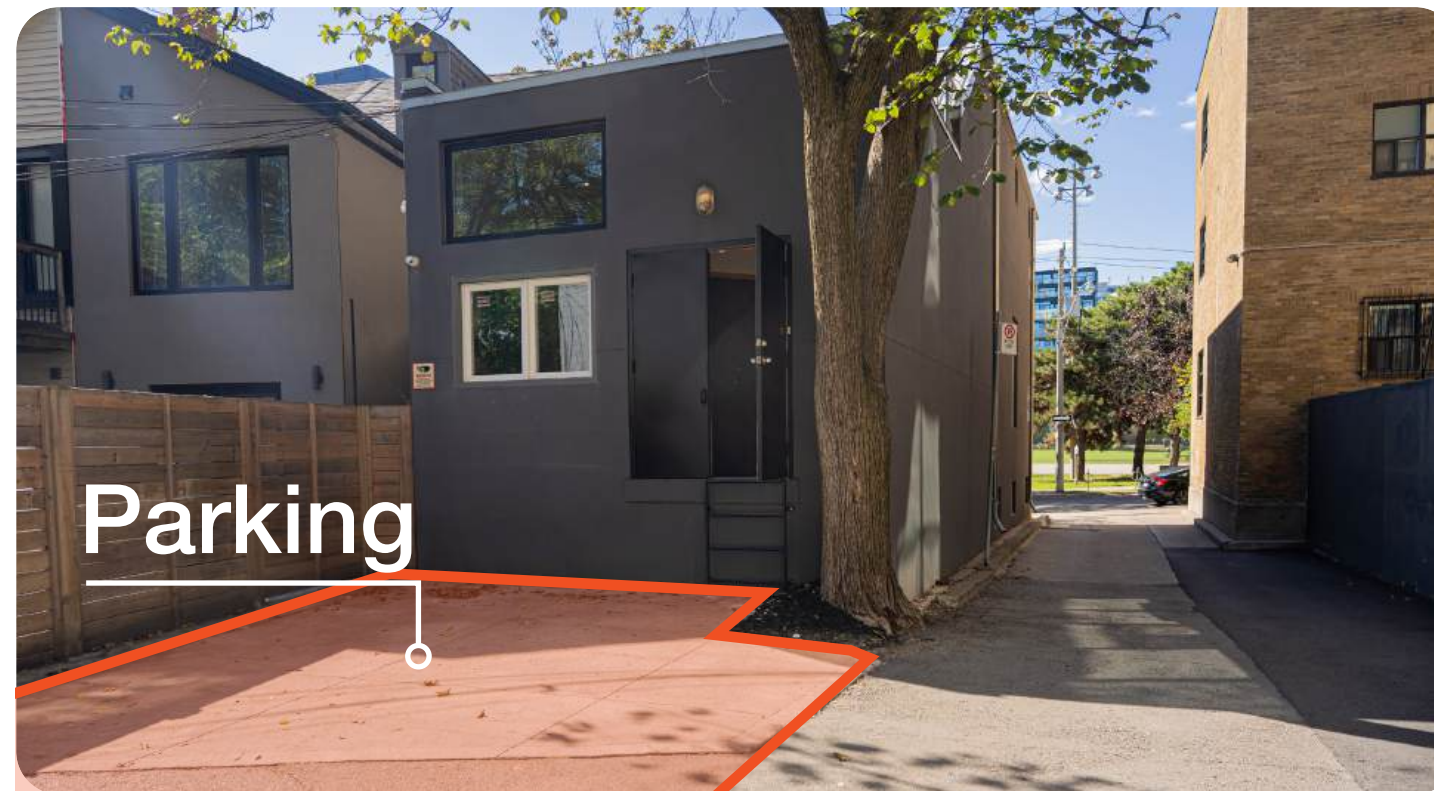
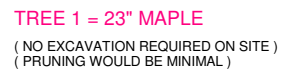
Bike Score
91





Stanley Park

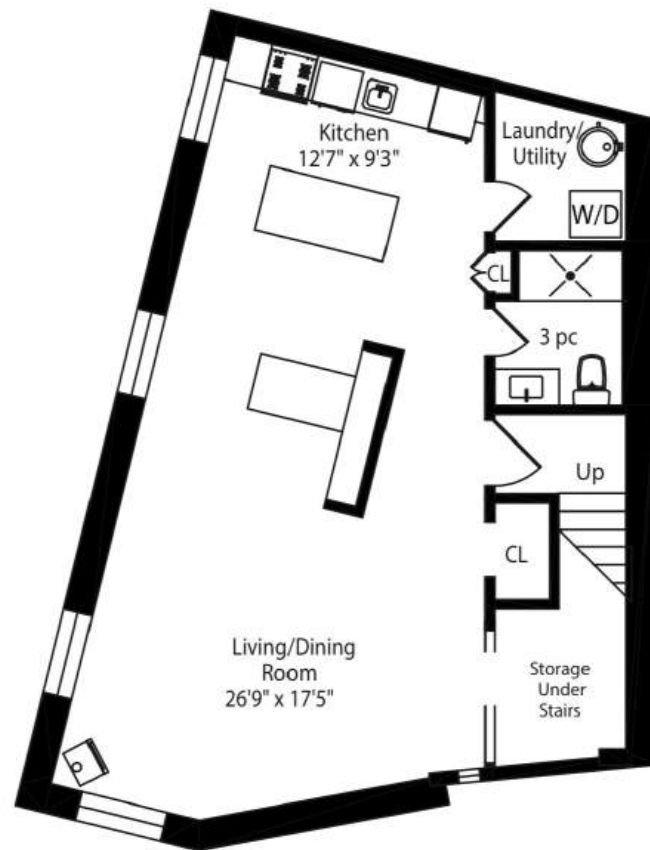




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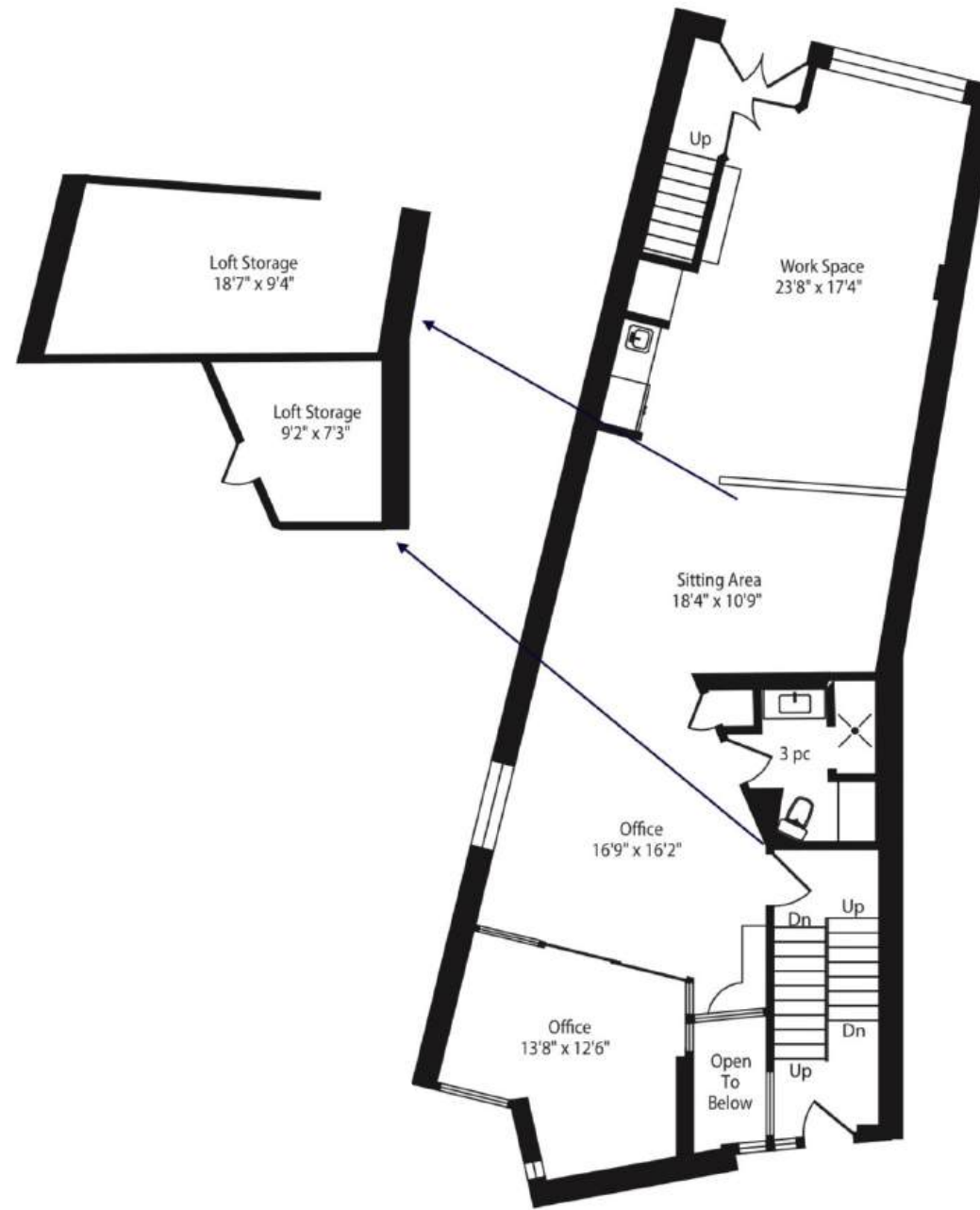
Floor Plan

Lower Level



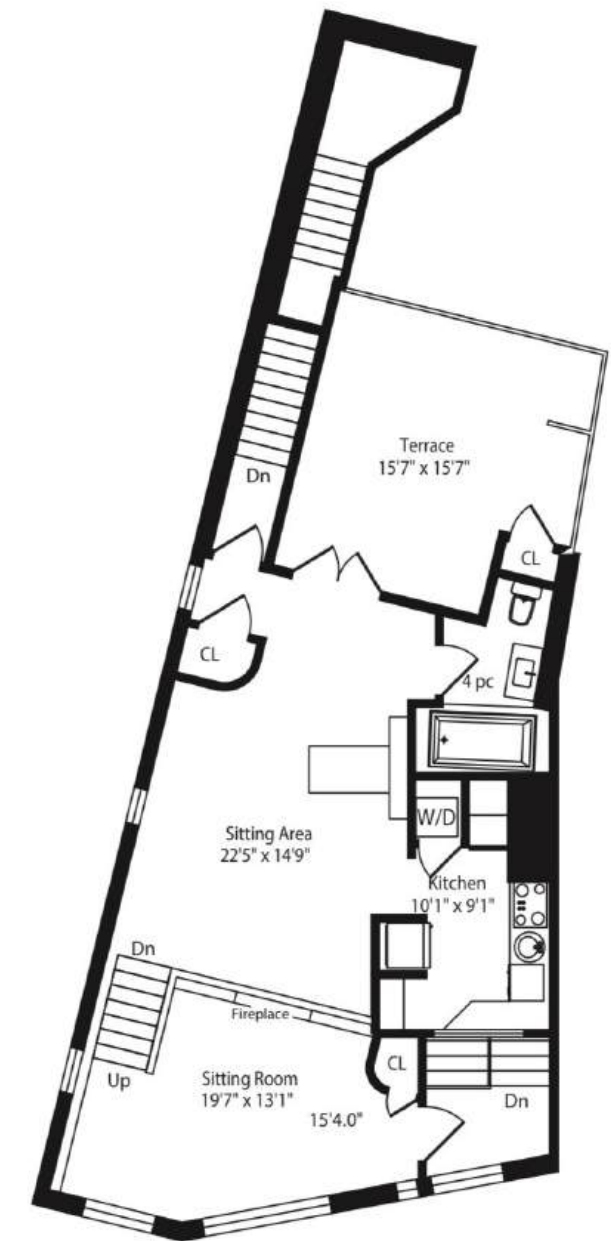
Floor Plan

Main Floor



Floor Plan

Second Floor / Third Floor



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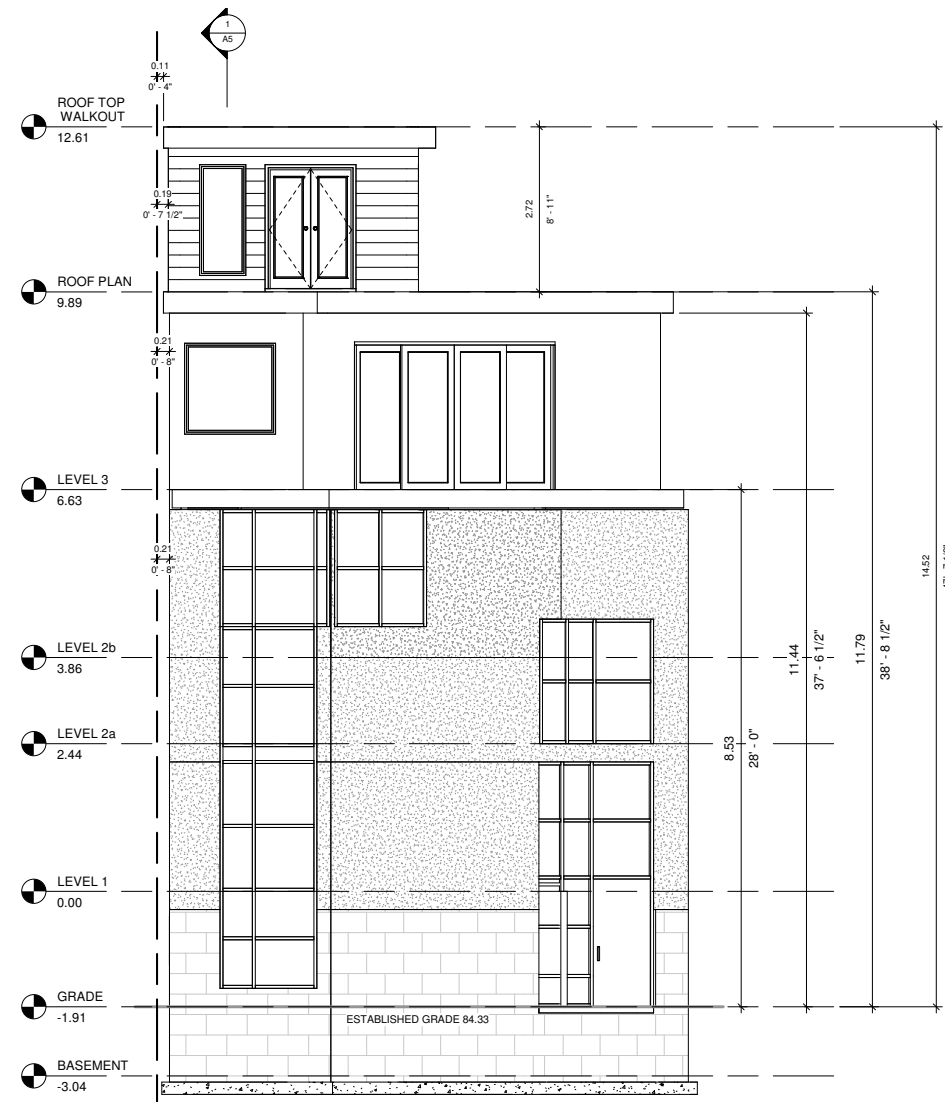
Approved Minor Variance Renderings / Plans

Approved Concept Rendering

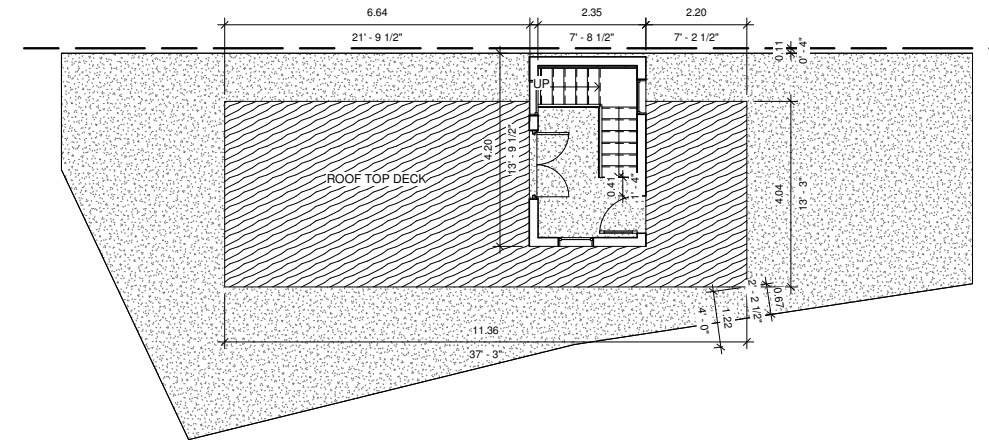


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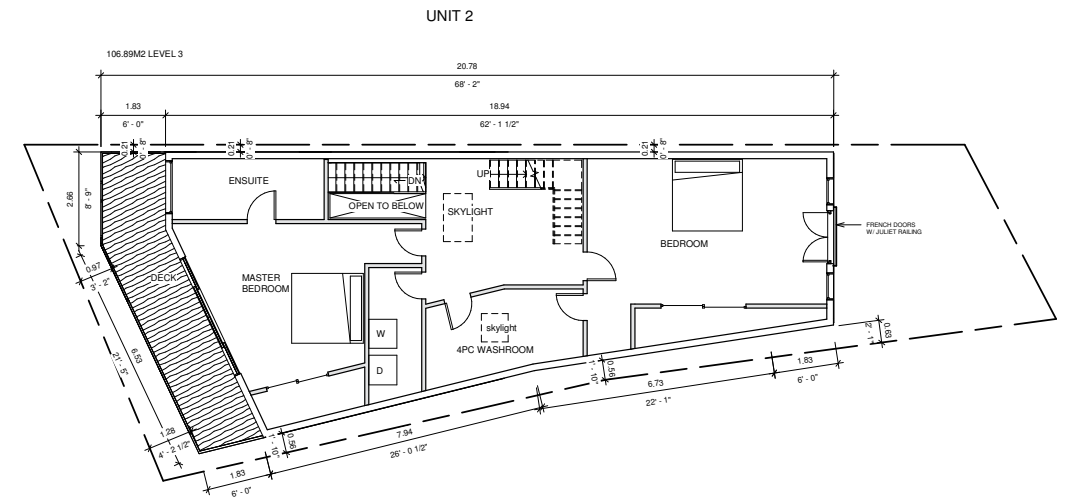
West Elevation Plan



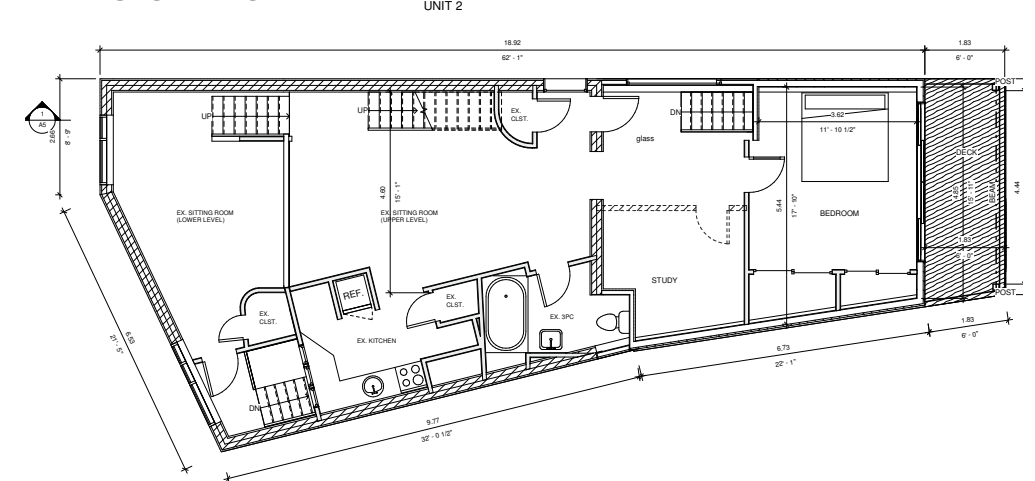
Roof Plan



Level 3 Plan



Level 2 Plan



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Interior Photos - Lower Floor



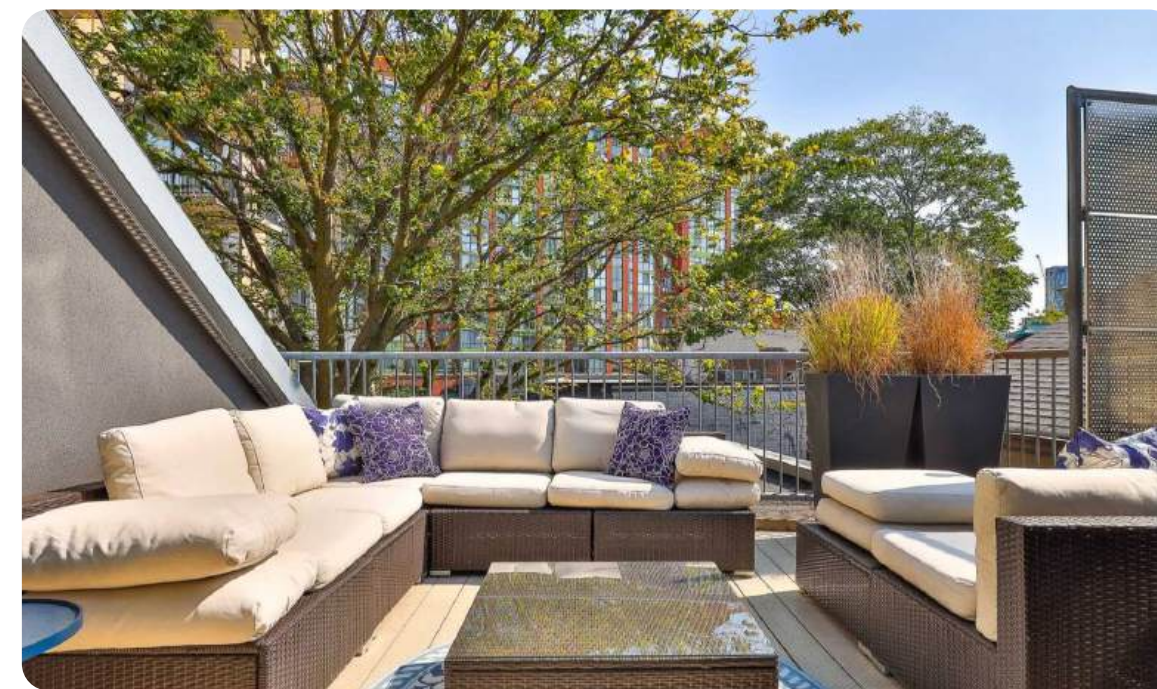
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Interior Photos - 1st Floor



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Interior Photos - 2nd Floor / 3rd Floor





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