

Price  
Reduction

Here is where your  
business will *grow*.



Virtual Tour Available!



For Sale: Office

# 39 Spadina Road

Outstanding 8,368 SF Building next to TTC Subway Station

**Lennard:**


200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 39 Spadina Road

8,368 SF property available for sale near the corner of Spadina Road and Bloor Street W located 10 minutes away from Toronto's downtown core.

 Available Space  
**8,368 SF** (above grade)  
Zoning  
CR 2.0 (c2.0; r2.0)  
SS2 (x2394)

 For Sale **Price Reduction!**  
~~\$5,800,000~~ **\$5,599,000**  
Taxes  
\$78,700.85 (2025)

 Virtual Tour  
[Click Here to View](#)

 Lot size  
**3,800 SF**

 Availability  
**Flexible**

 Listing Agent  
**Richard Shouldice\***  
Vice President  
416.649.5914  
rshouldice@lennard.com  
\*Sales Representative

## Property Highlights

- Close proximity to Spadina Station
- Multiple public parking options nearby
- Amenity rich area
- Easily adaptable for office, medical, wellness, or consulting use with flexible layouts
- Flexible zoning
- Street access to both main floor and lower level
- Fully accessible building through basement at the rear of the property

## Walk, Transit & Bike Scores

 Walk Score  
**98**

 Transit Score  
**98**

 Bike Score  
**100**

**Lennard:**





## Ideal For:

 Law Firms

 Medical/  
Wellness Clinics

 Financial Advisors

 Tech Startups

 School Facilities

# 39 Spadina Road



39 Spadina Road

## Food & Dining

- 1 Fat Pasha
- 2 Subway
- 3 Insomnia Restaurant & Lounge
- 4 Fresh Kitchen+ Juice Bar  
The Chulo
- 5 Zaad  
Tim Hortons
- 6 Madison Avenue Pub
- 7 Starbucks  
Duke of York  
Morton's The Steakhouse
- 7 ONE Restaurant
- 8 Starbucks  
Duke of York  
Morton's The Steakhouse
- 9 Eataly  
Earls Kitchen + Bar
- 10 Piano Piano Restaurant

## Convenience

- 11 Scotiabank
- 12 LCBO  
Esso
- 13 TD Canada Trust  
BMO
- 14 Shoppers Drug Mart  
Canada Post  
7-Eleven
- 15 Metro

## Shopping

- 16 Chanel  
Balenciaga  
Winners & Homesense  
Hermes
- 17 Moncler  
Montblanc  
Ferragamo
- 18 Cineplex  
Indigo  
Manulife Centre Shopping Mall

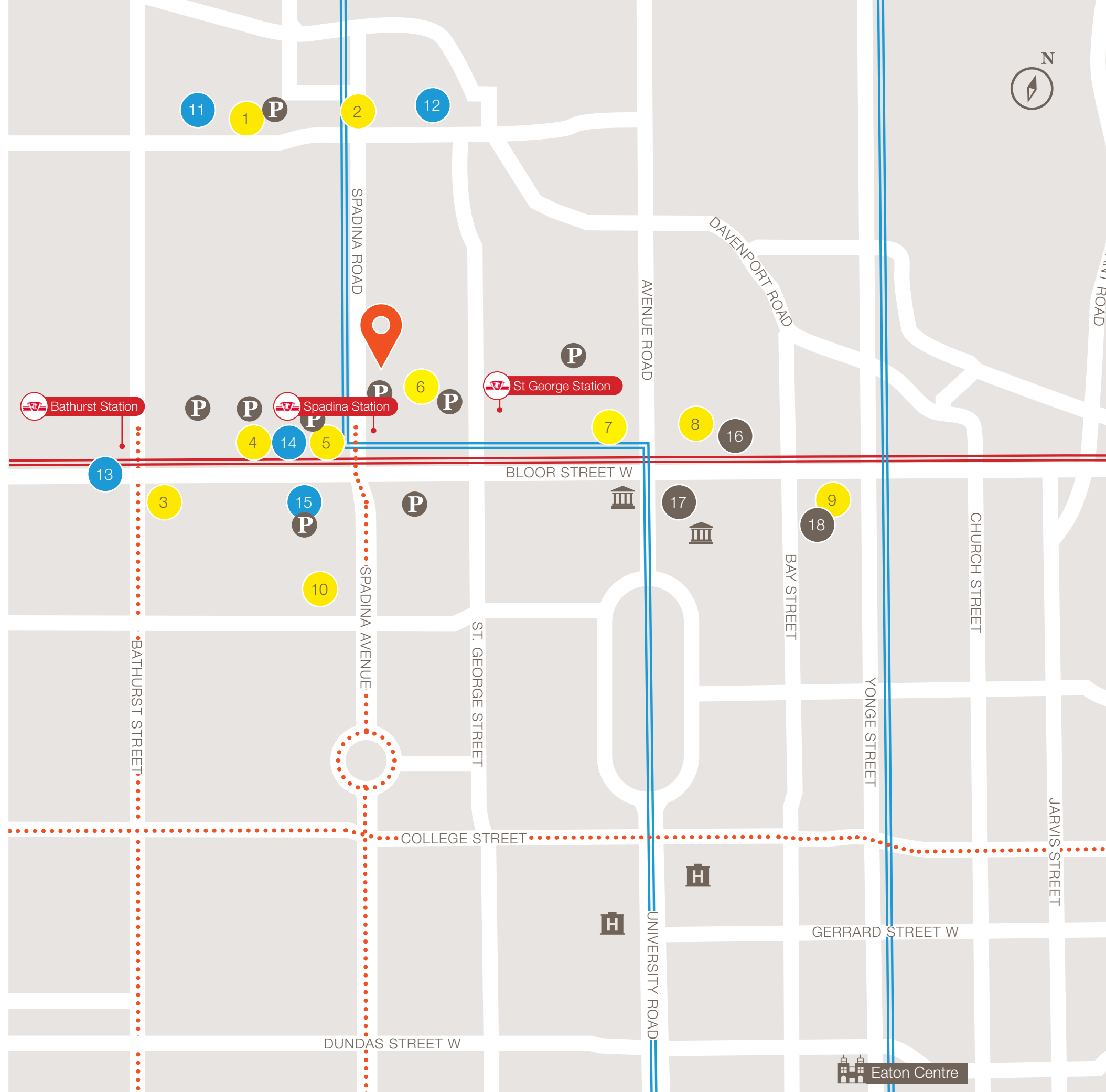
## Transit

Line 1 Line 2 Streetcars

## Walk Times

**Spadina Station** 140 m | 2 Minutes
 **St. George Station** 650 m | 7 Minutes
**Bathurst Station** 850 m | 10 Minutes

**Lennard:**



# 39 Spadina Road

## Zoning

### Use - CR Zone

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage py
- 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
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [ By-law: 1198-2019 ]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence [ By-law: 545-2019 ]

### Use with Conditions - CR Zone

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Sports Place of Assembly (46)
- Take-out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership (26)
- Vehicle Fuel Station (13,38)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25) [By-law 607-2015] [By-law 1198-2019] [ By-law: 451-2022 ]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Crisis Care Shelter (43)
- Group Home (30)
- Home Occupation (45)
- Multi-tenant House (48)
- Private Home Daycare (44)
- Secondary Suite (58)
- Seniors Community House (42)
- Short-term Rental (3)
- Tourist Home (22) [By-law: 607-2015] [By-law 1453-2017] [ By-law: 545-2019 ] [ By-law: 156-2023 ]





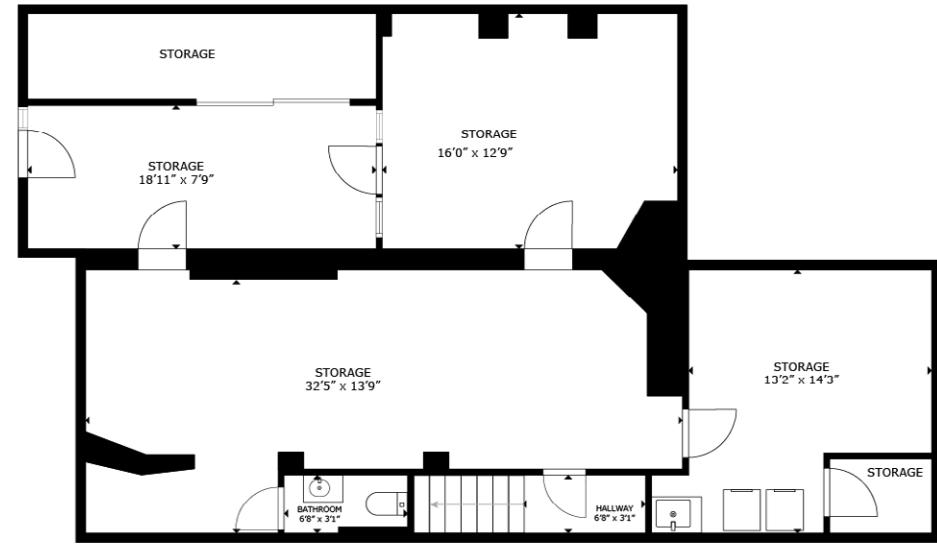
# Spadina Road



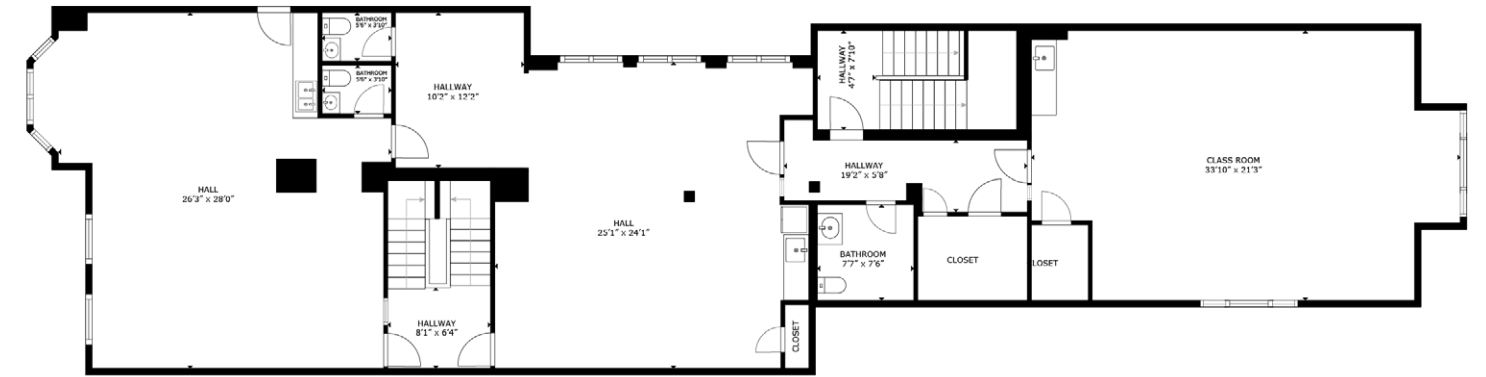


# 39 Spadina Road

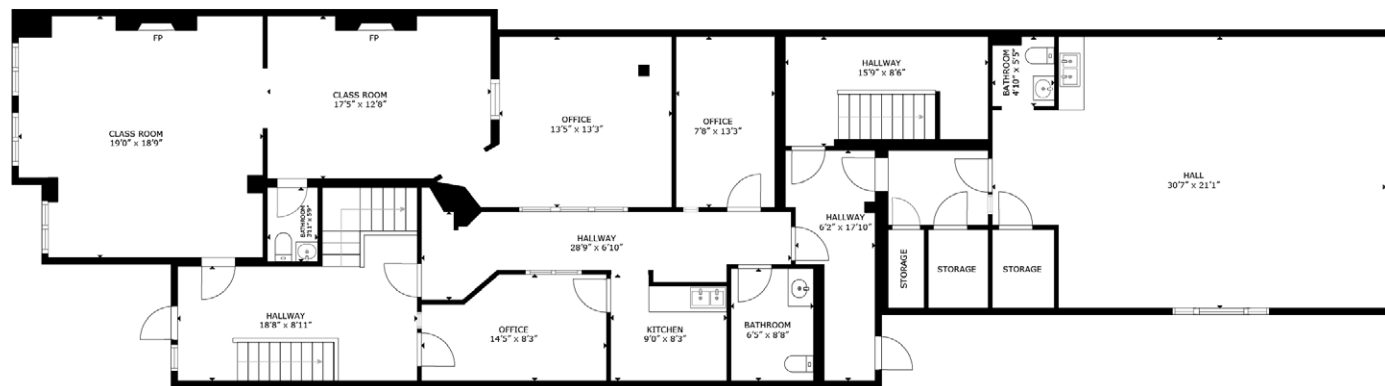
Floor Plan  
Ground Floor



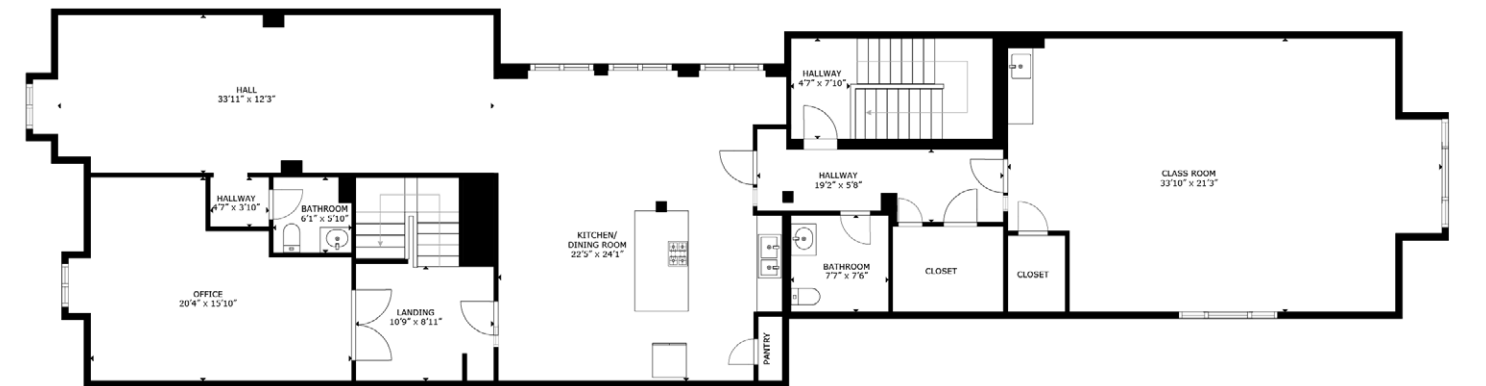
Floor Plan  
Third Floor



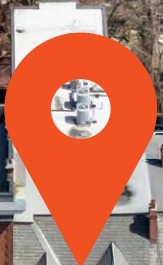
Floor Plan  
Second Floor



Floor Plan  
Basement



**5 Mins to  
Bay & Bloor**



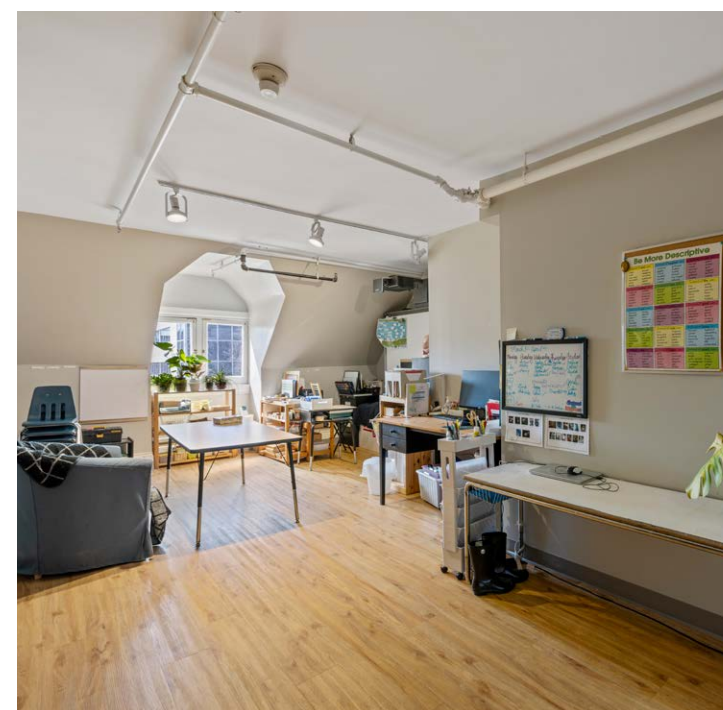
# 39 Spadina Road

## Photo Gallery



# 39 Spadina Road

## Photo Gallery





## Lennard:

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