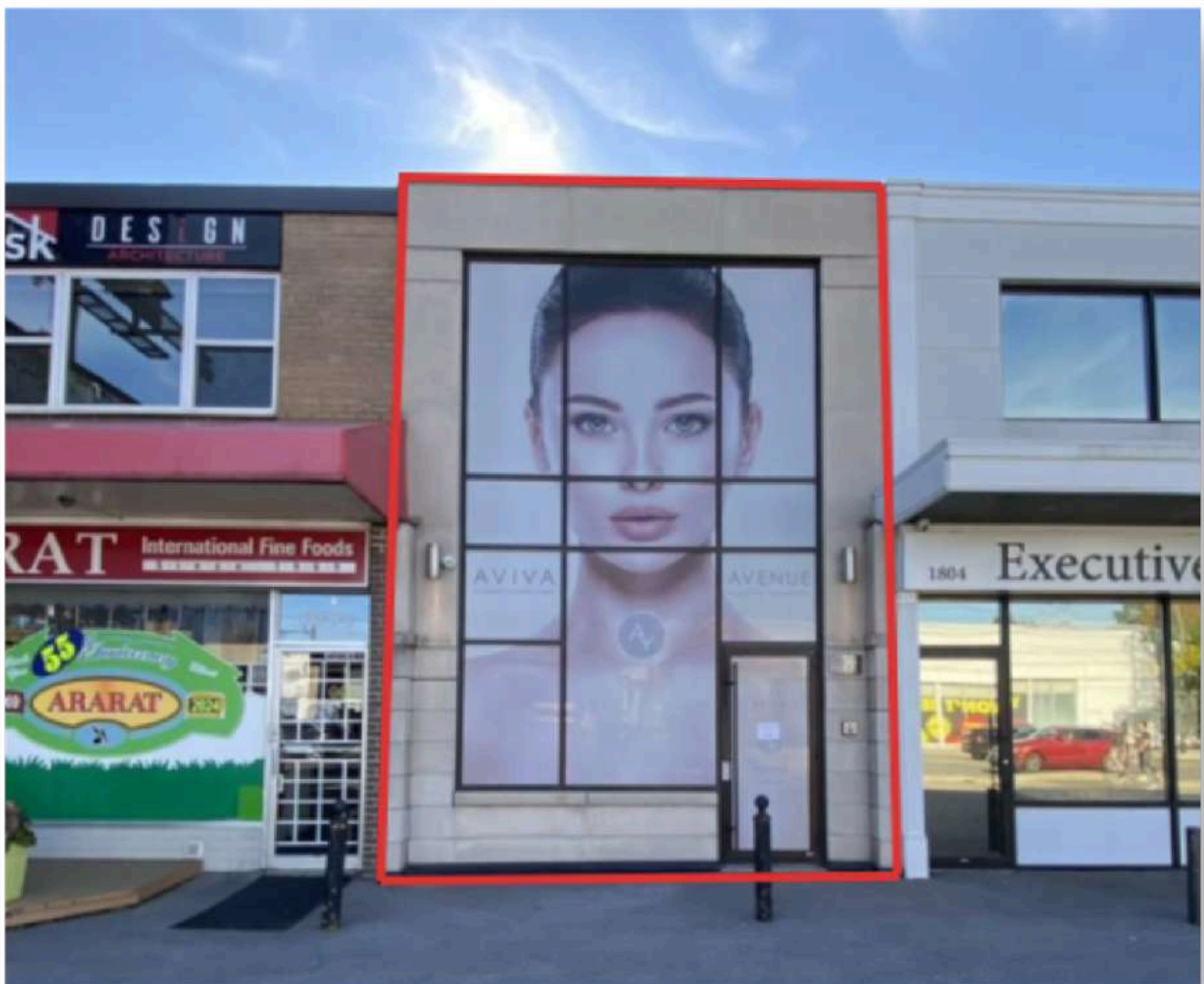


1802 AVENUE ROAD

FOR SALE & LEASE BACK - INVESTOR OPPORTUNITY IN TORONTO

PRICE \$2,500,000

PRESENTED BY **NEIL WARSHAFSKY**, CCIM, BROKER & **GEORGE CHAMBERS**, CCIM, REALTOR®

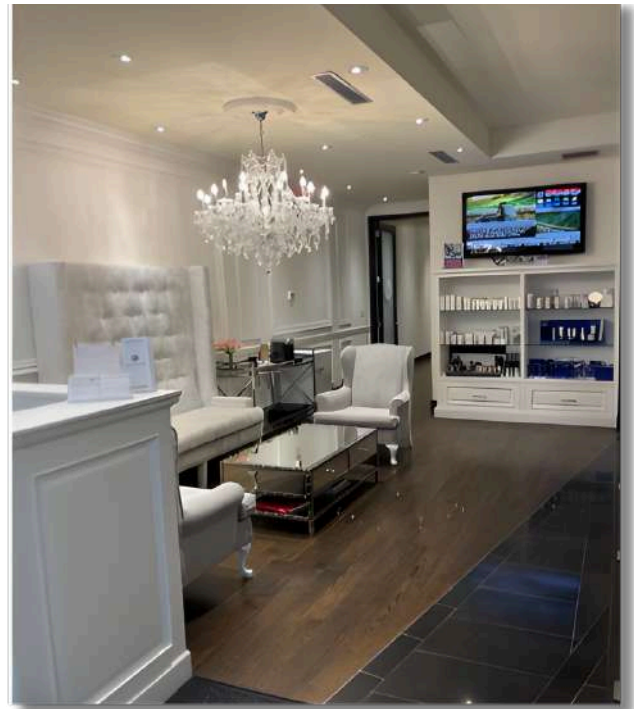


The Building

Step into a space designed for excellence. **1802 Avenue Road** is a detached professional building that balances modern clinical requirements with the warmth of a boutique clinic.

With usable area of 2,805 SF approximately, over three-levels, the building is home to a plastic surgery clinic, cosmetic laser clinic and registered massage therapist.

- **Turnkey Surgical Suites** Outfitted for high-level medical or aesthetic use.
- **Modern Aesthetics** Floor to ceiling glass storefront, minimalist interior, and premium finishes.
- **The Parking Premium** Exclusive parking for six vehicles —a valuable advantage on Avenue Road that ensures a seamless patient experience.

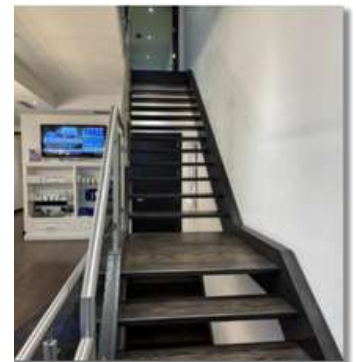


1802 Avenue Road represents a rare opportunity to acquire a stabilized, high-yield medical asset in one of Toronto's most affluent residential nodes.



Turnkey Medical Infrastructure

This property is not another shell unit. The property underwent a comprehensive, custom-designed, high-spec renovation, transforming it into a flagship surgical and wellness center. Designed by a medical practitioner and currently occupied and operating as an elite and exclusive medical specialist clinic.



Investment Profile

This turnkey investment structure commands a premium compared to general retail or office shell space. 1802 Avenue Road is considered a high-performing medical asset. On closing the seller will enter a triple net head lease on 100% of the building with a minimum 5-year term, providing a 5% yield on Purchase Price.

This lower cap rate reflects the high-ranking covenant safety of the medical tenant class. The 5% yield reflects that medical tenants rarely default or relocate due to the high cost of moving specialized equipment.

For the investor buyer the CR3 Zoning (2.8x density) may provide a built-in exit strategy. While the current building is a high performer, the 165 ft. deep lot provides for a future 3 or 4 storey mixed-use mid-rise, subject to municipal approval.

The Parking Premium

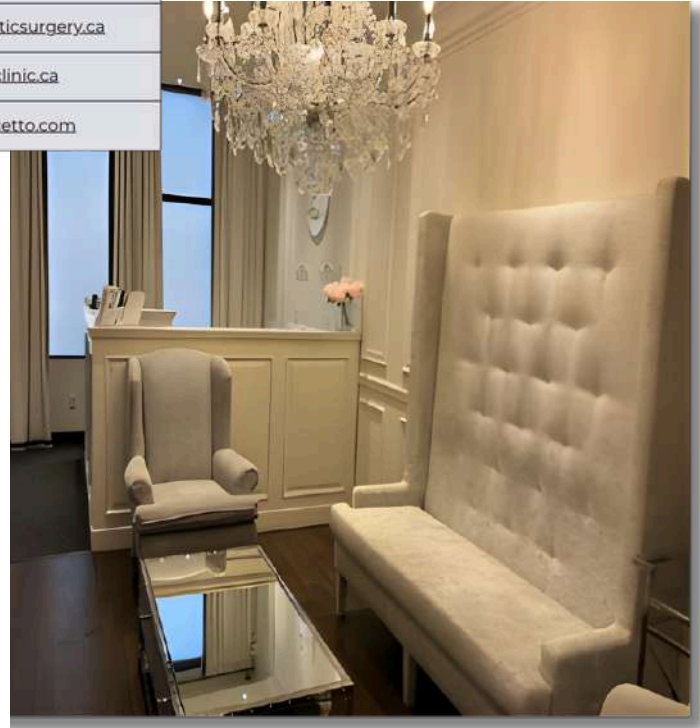
In the Bedford Park pocket, commercial parking is at a critical deficit. Most Avenue Road storefronts have 0-1 spots. 1802 Avenue Road offers six dedicated spaces. This attribute greatly enhances property value and directly increases patient volume and practitioner retention.

1802 AVENUE ROAD MEDICAL SERVICE PROVIDERS

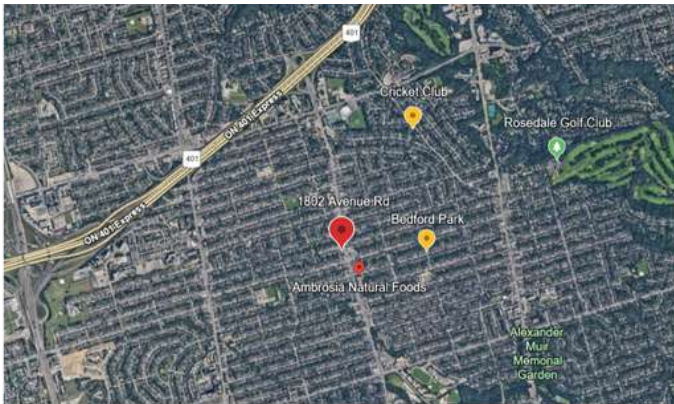
	MEDICAL SERVICE PROVIDERS	WEBSITE
GROUND FLOOR	AVENUE PLASTIC SURGERY	www.avenueplasticsurgery.ca
SECOND FLOOR	COSMETIC & LASER CLINIC	www.avivaclinic.ca
LOWER LEVEL	MASSAGE THERAPY CLINIC	www.diegoricetto.com

PROPERTY DETAILS

BUILDING AREA	2,805 SF (approximate) (inc. Lower Level) Two floors on grade.
LOT AREA	2,637.16 SF (0.061 ac)
FRONTAGE	16.01FT.
DEPTH	165.21FT.
PIN	101890077
LEGAL	Pt Lt 45-48 Pl 1706 Twp Of York As In Ny527547 S/T & T/W Ny527547; S/T Ny372425; Toronto (N York), City Of Toronto
ZONING	CR3(c2;r2.8)*1543
PARKING	6 - 2 in the front and 4 at the rear
REALTY TAX	\$28,025.93 / 2025 / ANNUAL



LOCATION & NEIGHBOURHOOD



The Avenue Road on-ramp to Highway 401 is 1 KM north and downtown Toronto within approx. 20-minutes.

Join an elite circle of businesses. Located in the heart of Bedford Park just steps away from Pusateri's Fine Foods, Ambrosia Natural Foods, amongst many shops, services and dining venues lining Avenue Road. The prestigious Havergal College, Toronto Cricket Club and Rosedale Golf Club are conveniently nearby.



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