



For Sale: Office Building

# 595 Adelaide Street E

Investment/Future  
User Opportunity

**Lennard:**

# 595 Adelaide Street E

## Asking Price

\$11,290,000

Creative brick and beam building available for sale at the corner of Parliament Street and Adelaide Street E in Downtown Toronto.

Excellent signage opportunity

Bright, open concept space

Currently 100% occupied by single A-class tenant  
(contact listing agent for more details)

### Building Area

1st Floor	4,715 SF
2nd Floor	4,715 SF
3rd Floor	5,035 SF
4th Floor	5,035 SF
<b>Total</b>	<b>19,500 SF</b>

### Pin

210910249

### Site Area

5,198.96 SF

### Site Dimensions

94.2 FT along Parliament Street  
64.84 FT along Adelaide Street E

### Zoning

CR SS1 (x339)

### Legal Description

PT STOYELL'S BLOCK PLAN 7A (PL TOWN OF YORK) TORONTO AS IN CT176313 S/T & T/W CA112092; CITY OF TORONTO

### Final 2025 Taxes

\$99,722.12

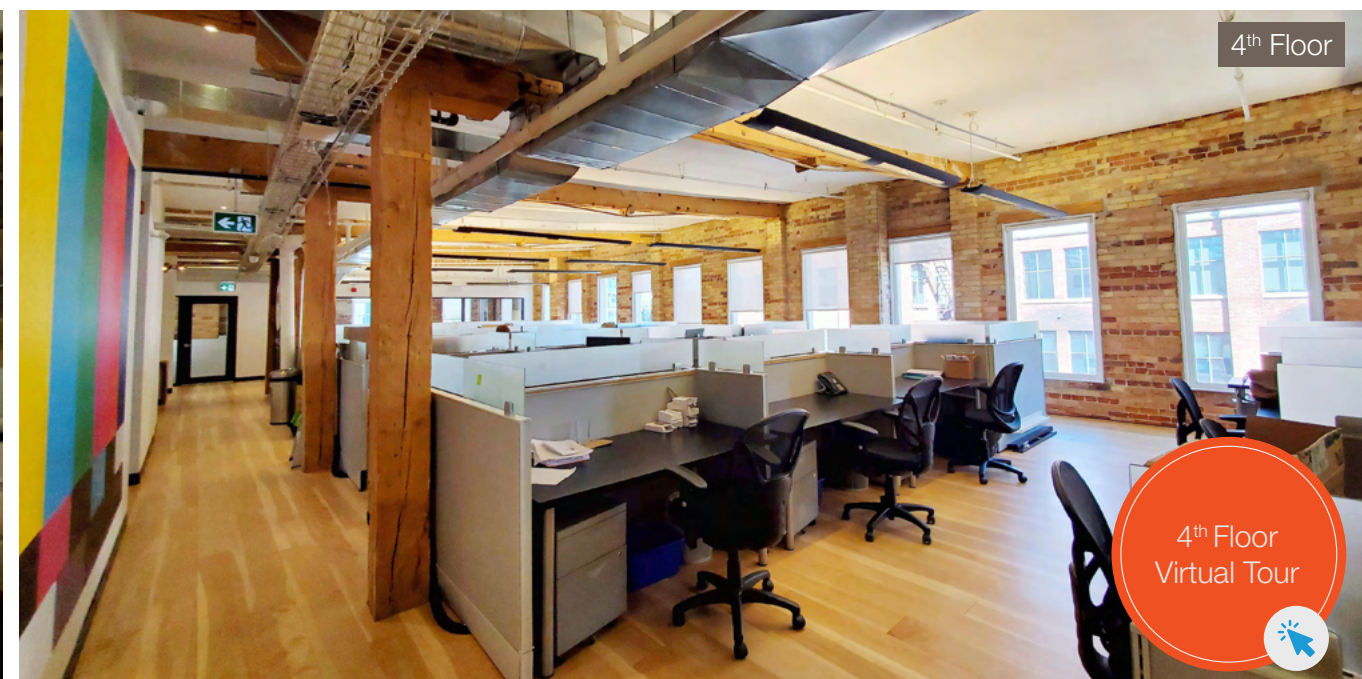
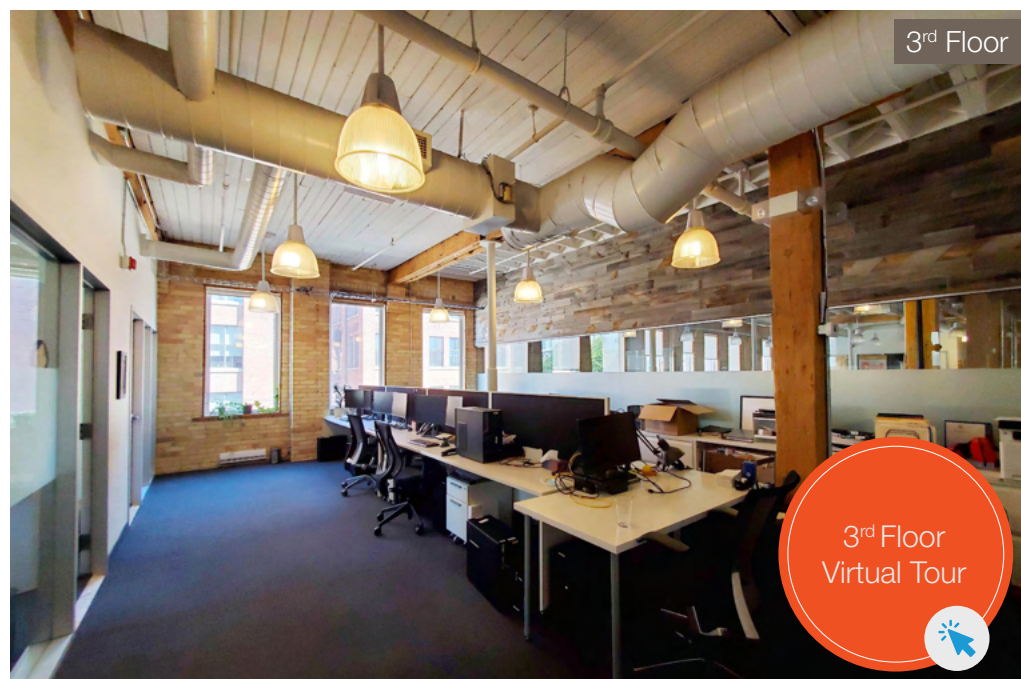
### Listing Agents

Joseph Wise\*  
Executive Vice President  
416.649.5909  
jwise@lennard.com

Dan Hunt\*\*  
Partner  
416.649.5955  
dhunt@lennard.com

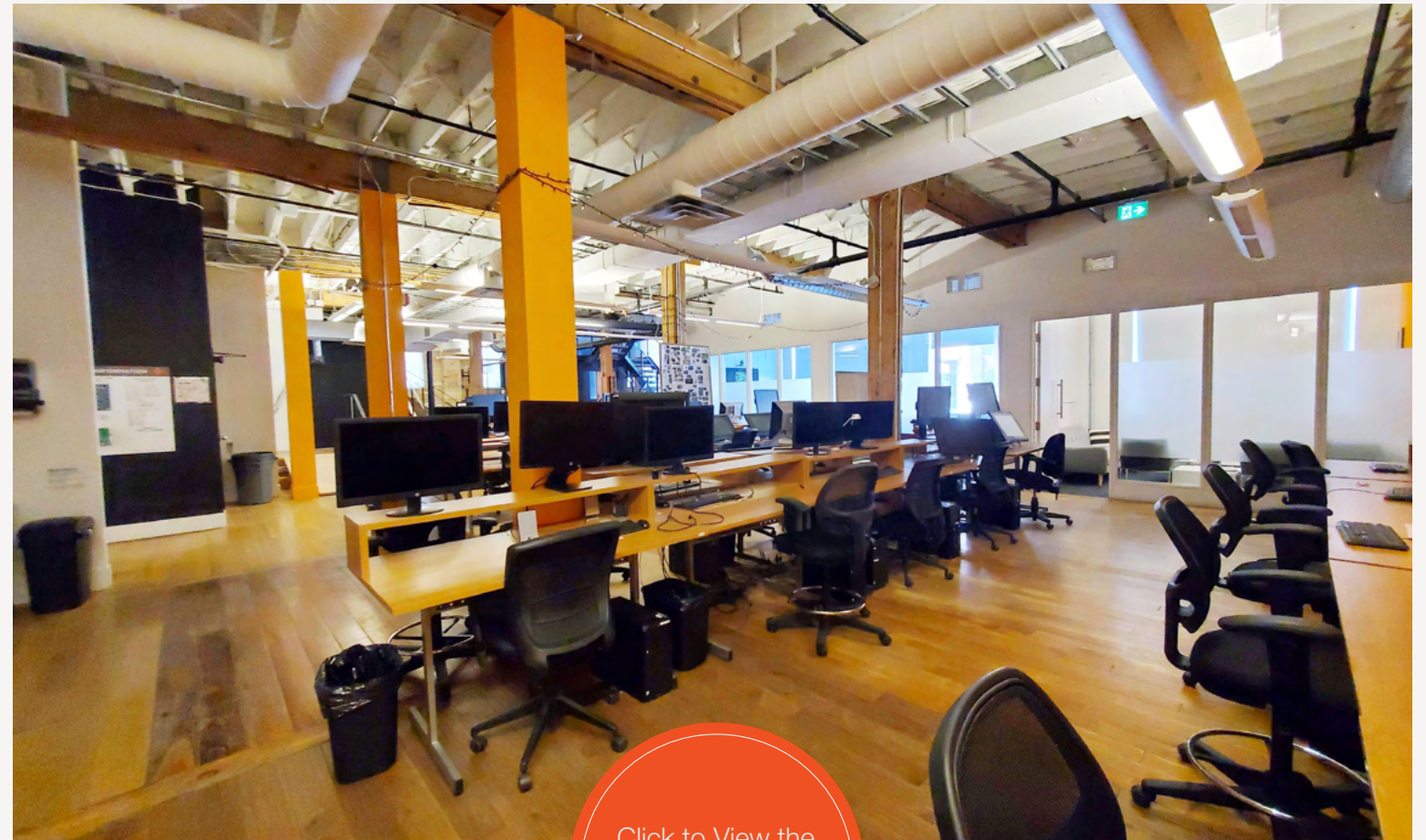
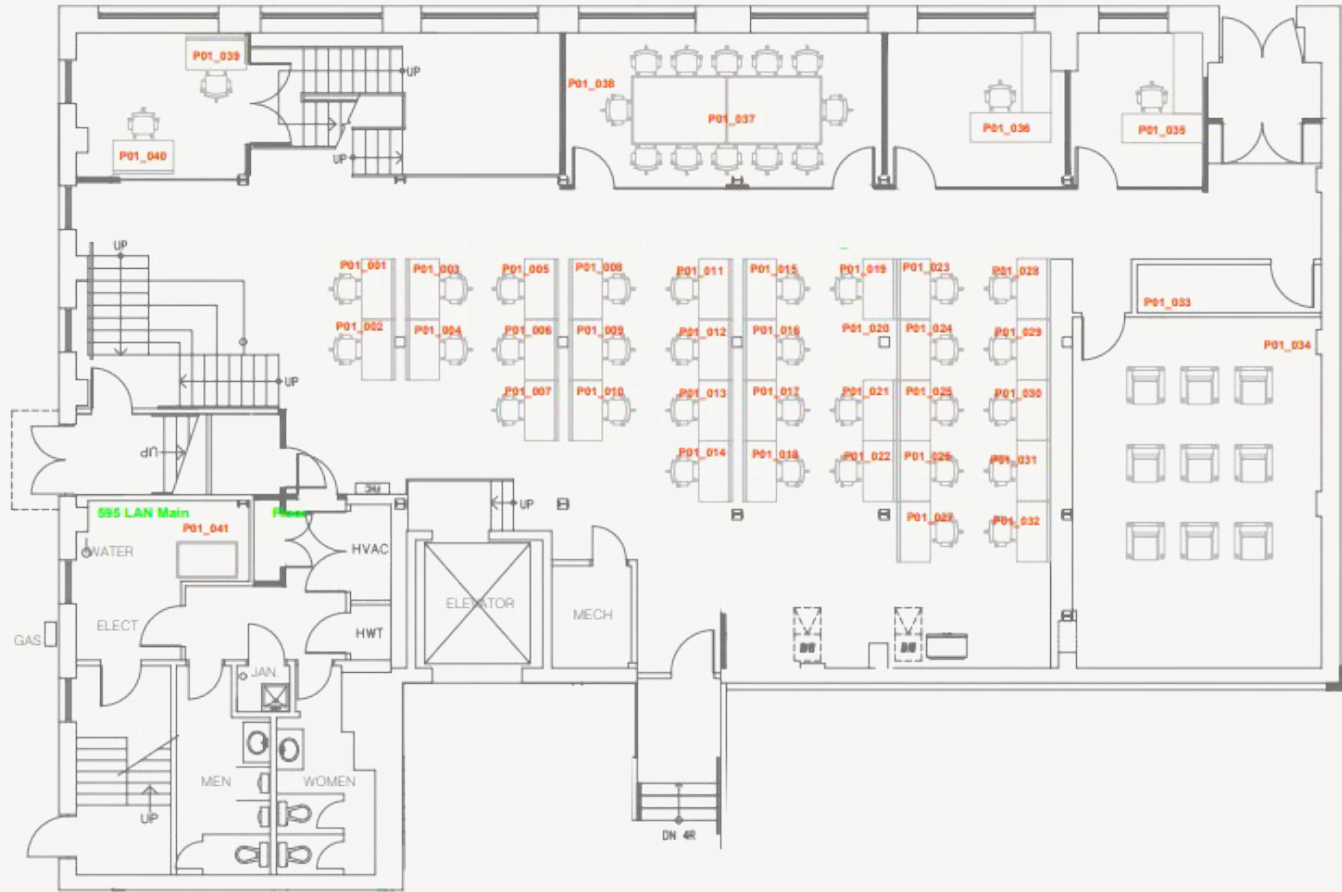
\*Sales Representative \*\*Broker

Click to View the  
1<sup>st</sup> and 2<sup>nd</sup> Floor  
Virtual Tour

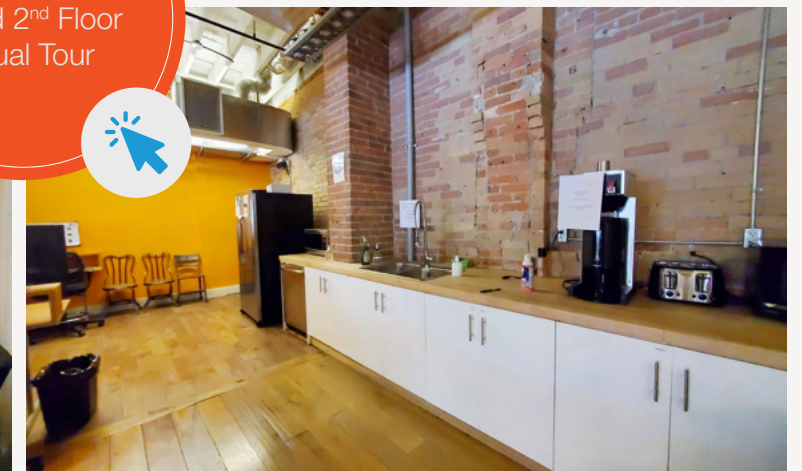
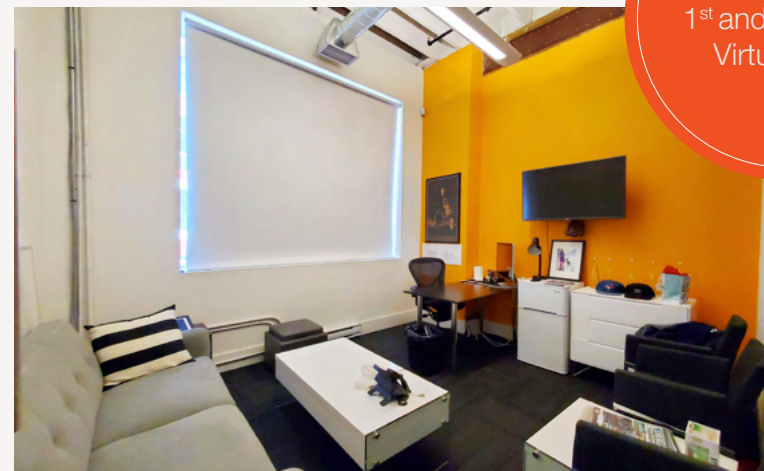


# 1st Floor

4,715 SF

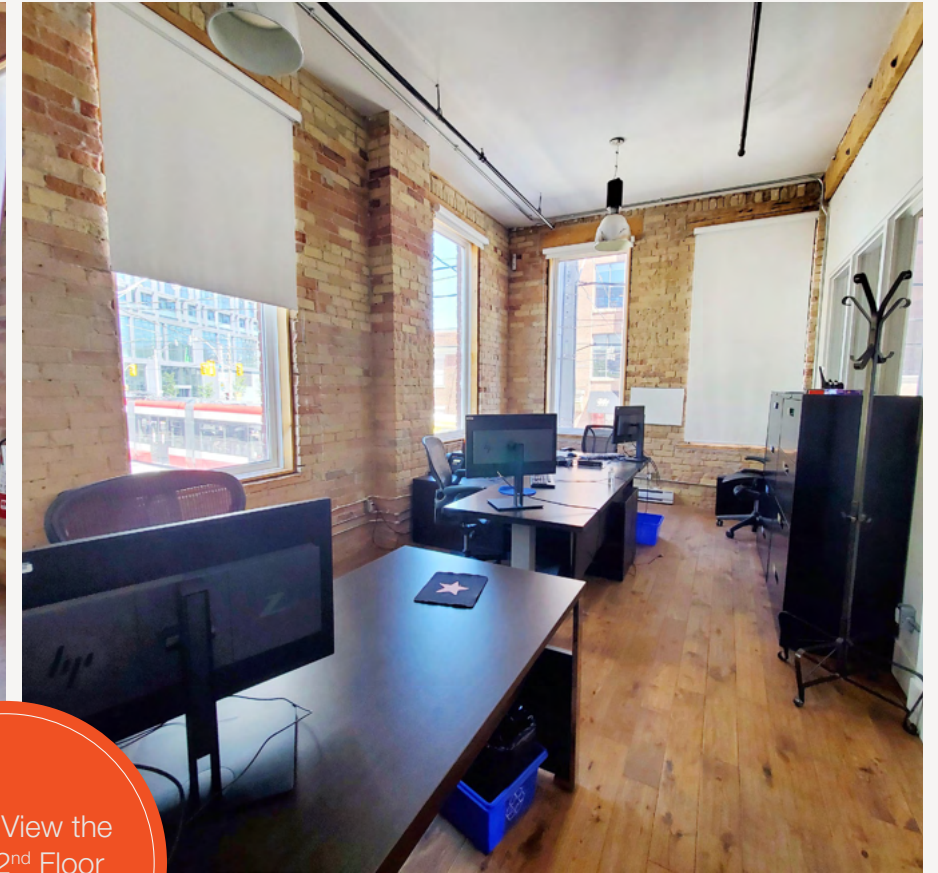


Click to View the  
1st and 2nd Floor  
Virtual Tour

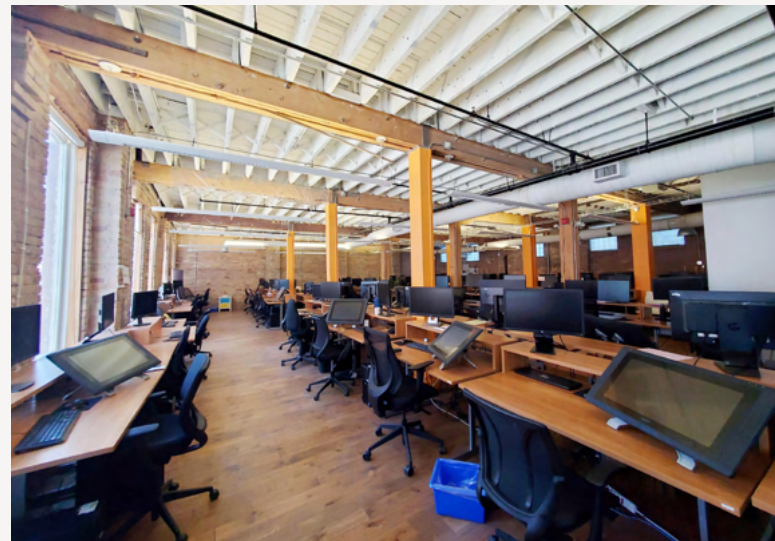
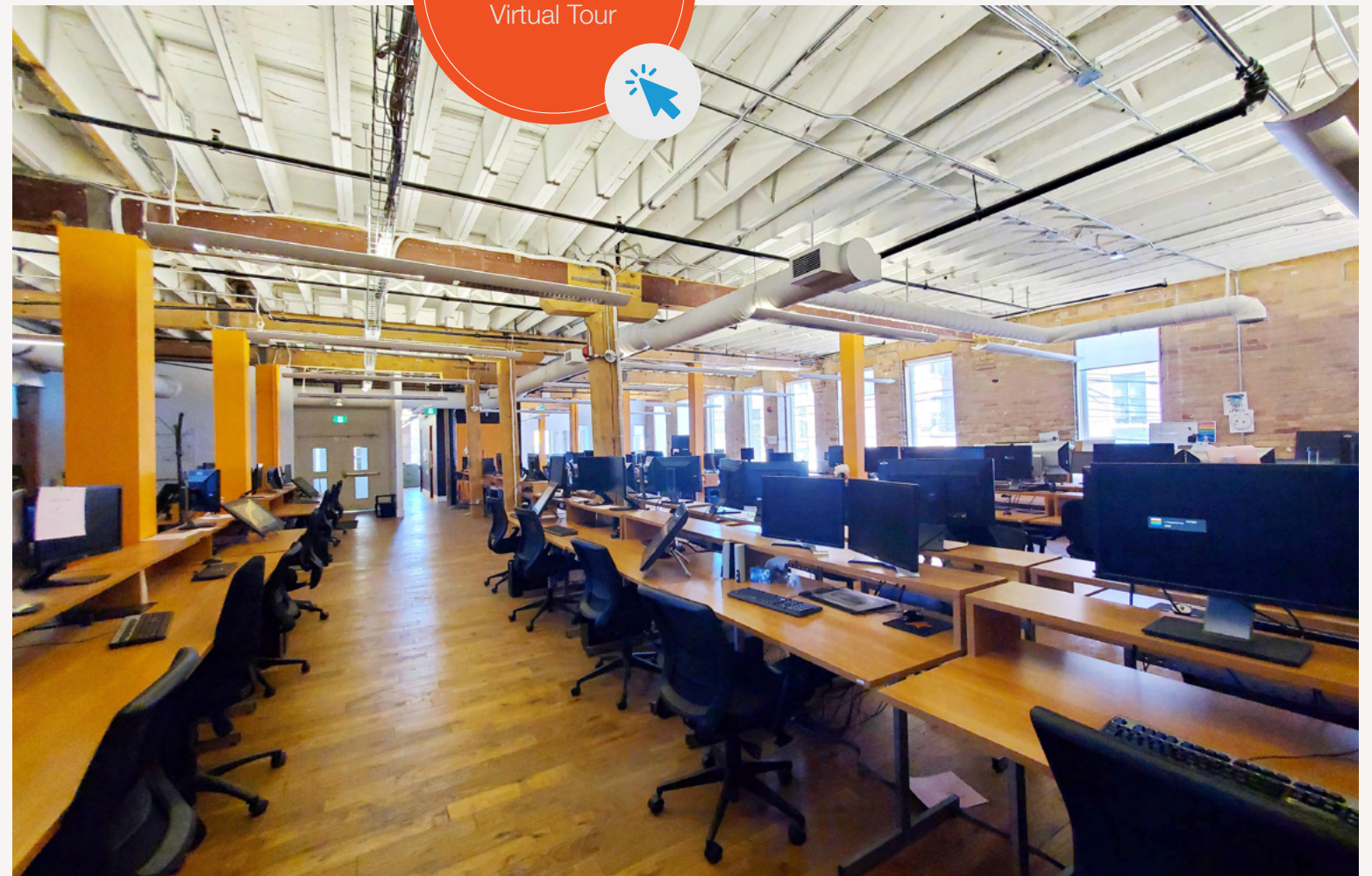


# 2nd Floor

4,715 SF

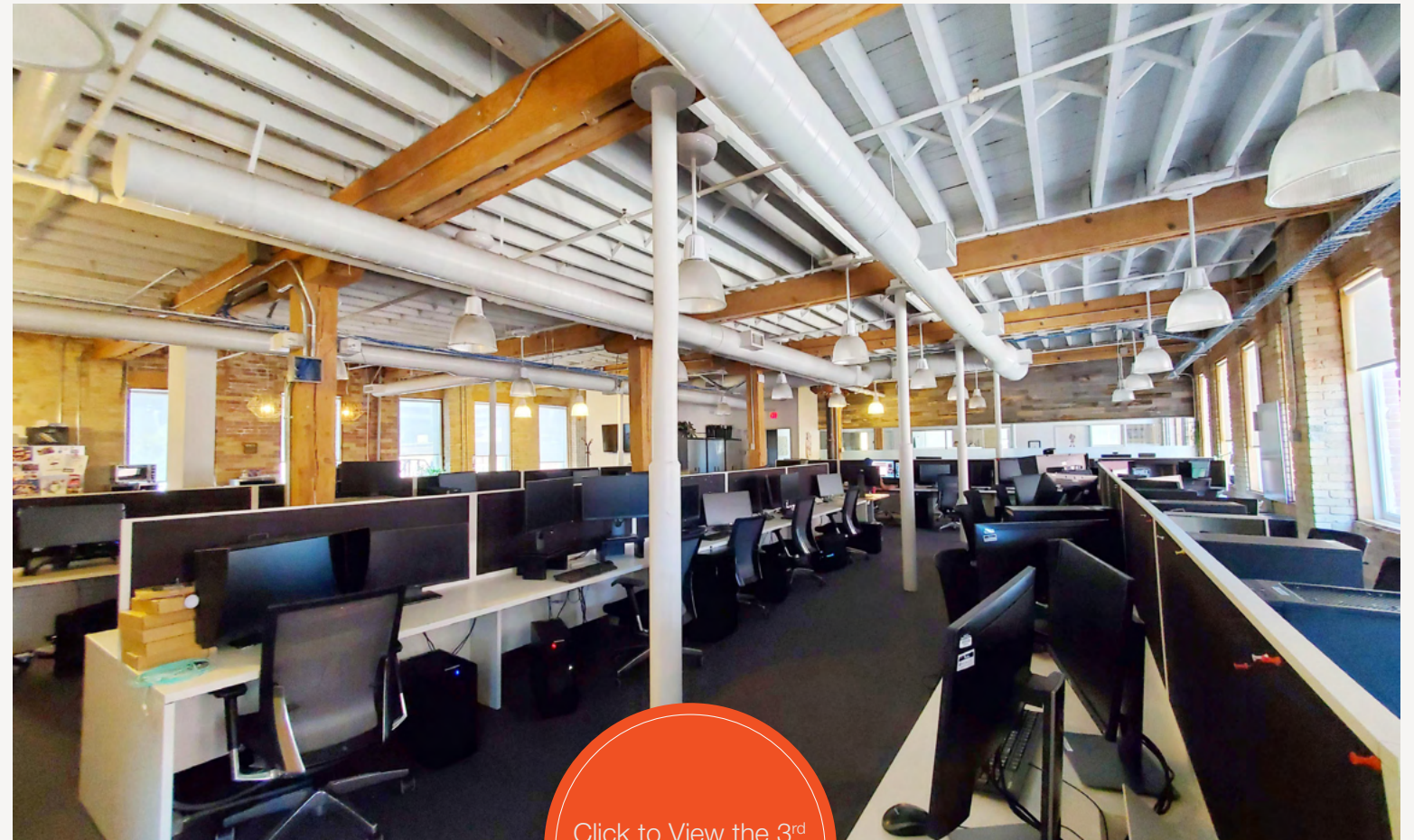
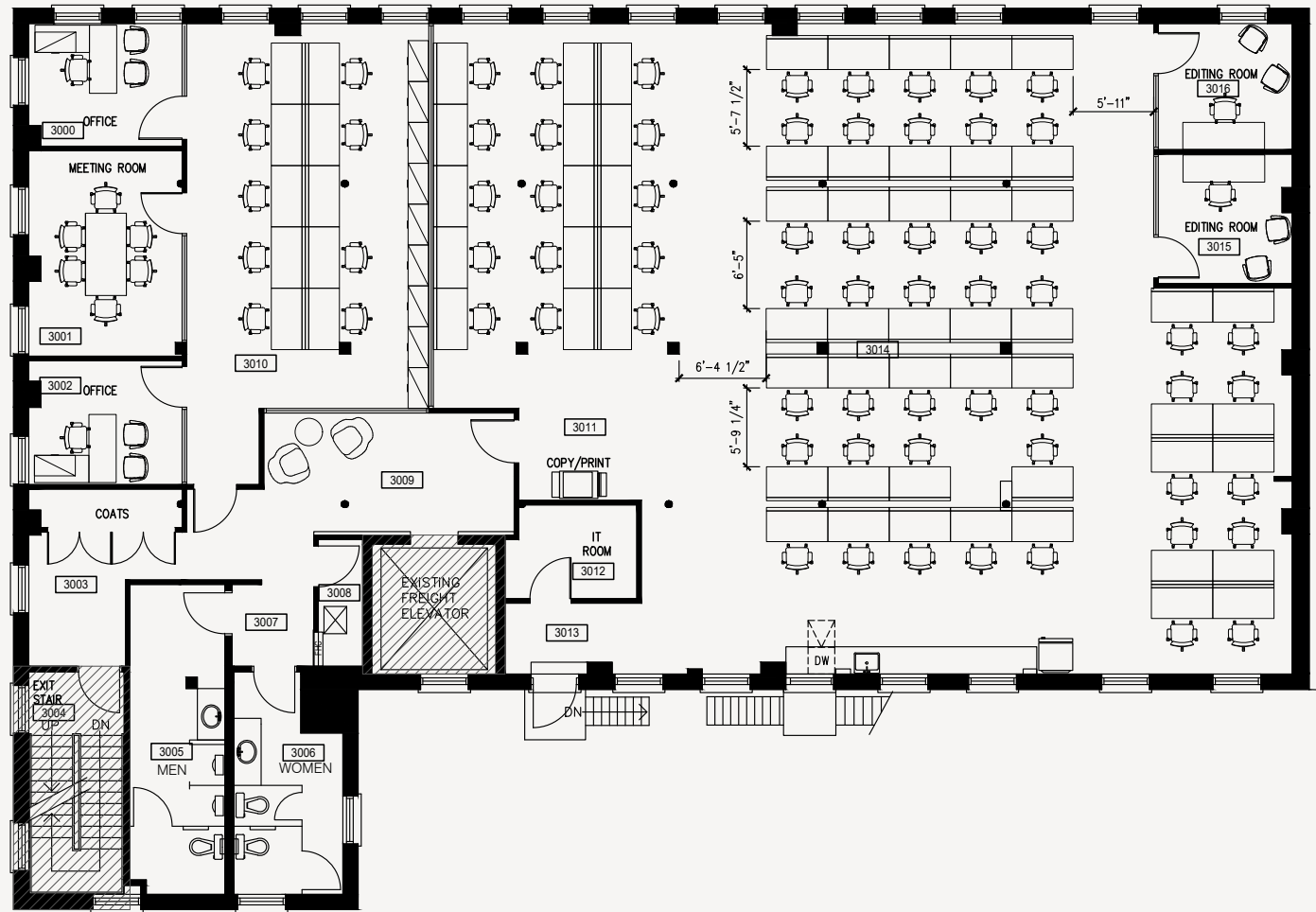


Click to View the  
1st and 2nd Floor  
Virtual Tour

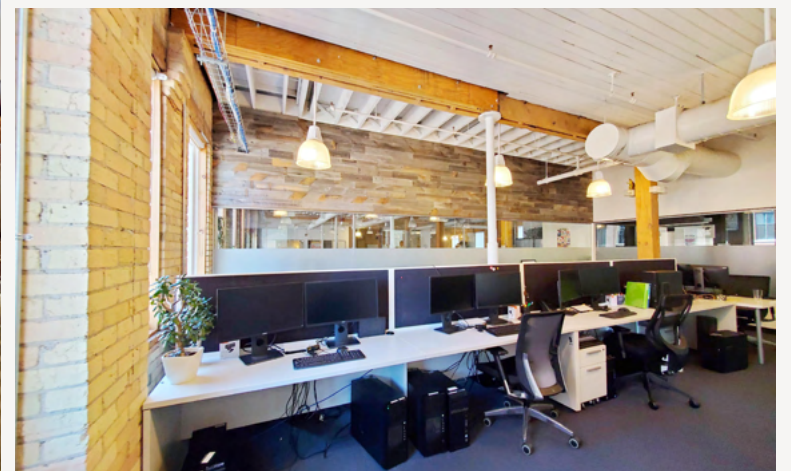
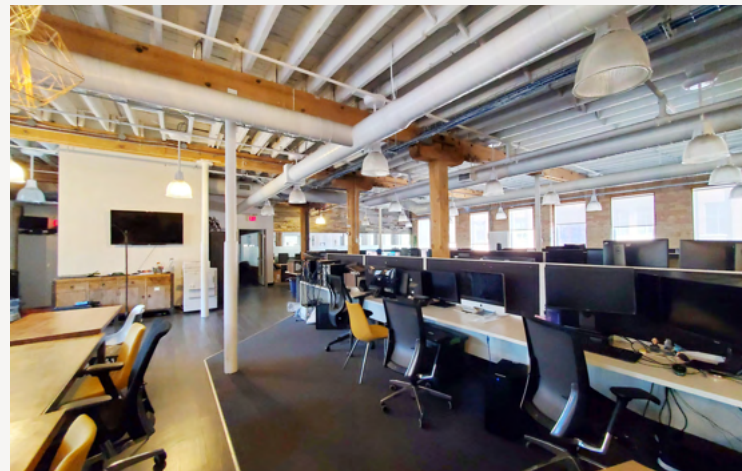
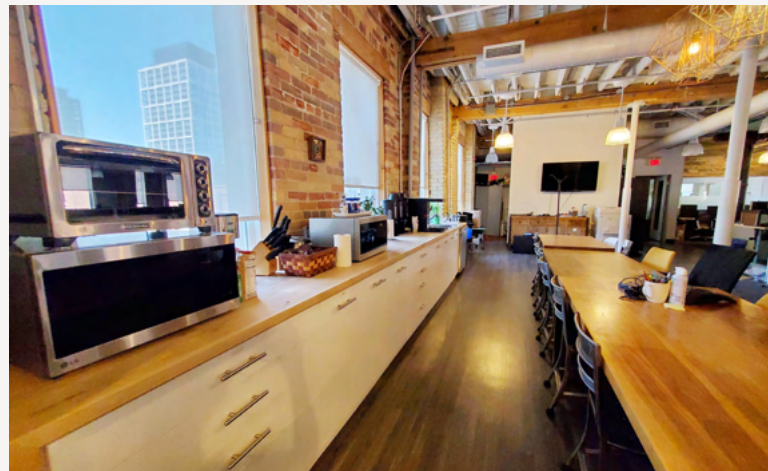


# 3rd Floor

5,035 SF



Click to View the 3rd Floor Virtual Tour

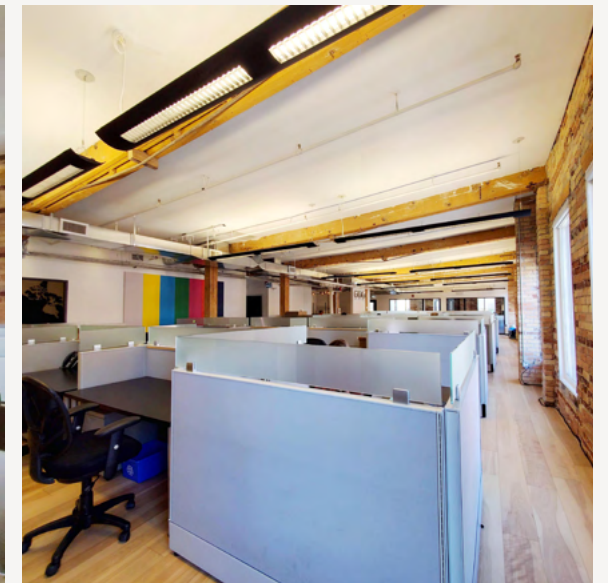
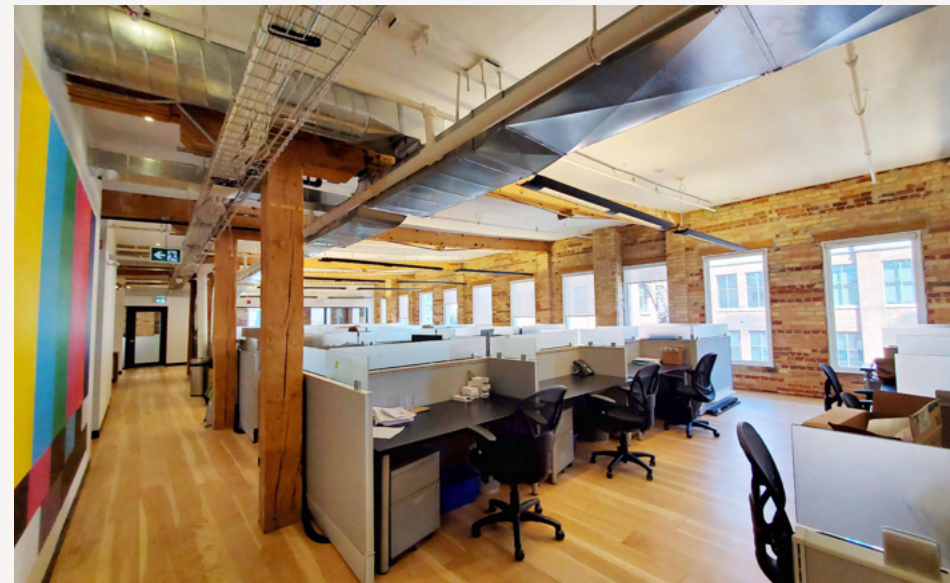
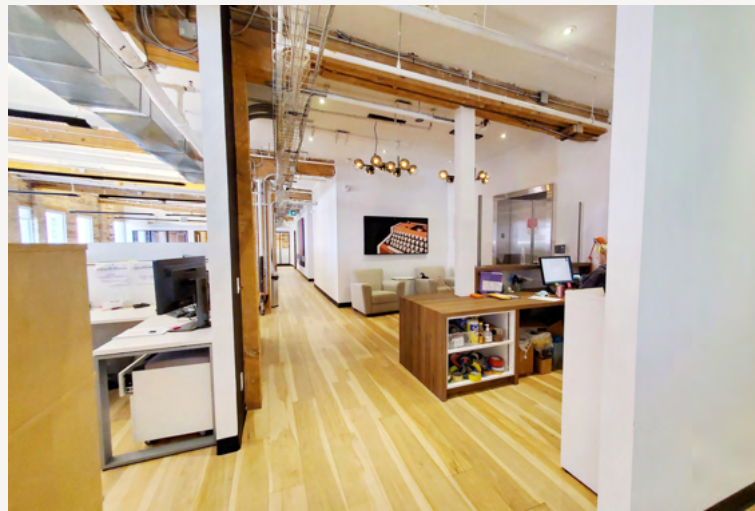
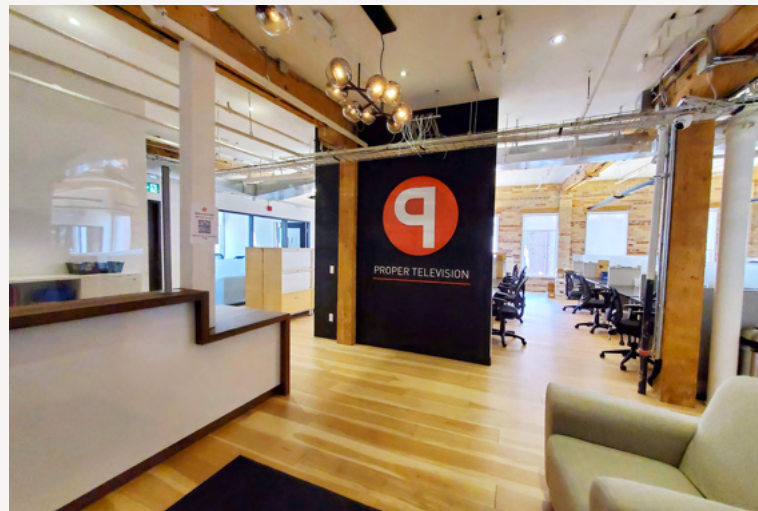


# 4<sup>th</sup> Floor

5,035 SF



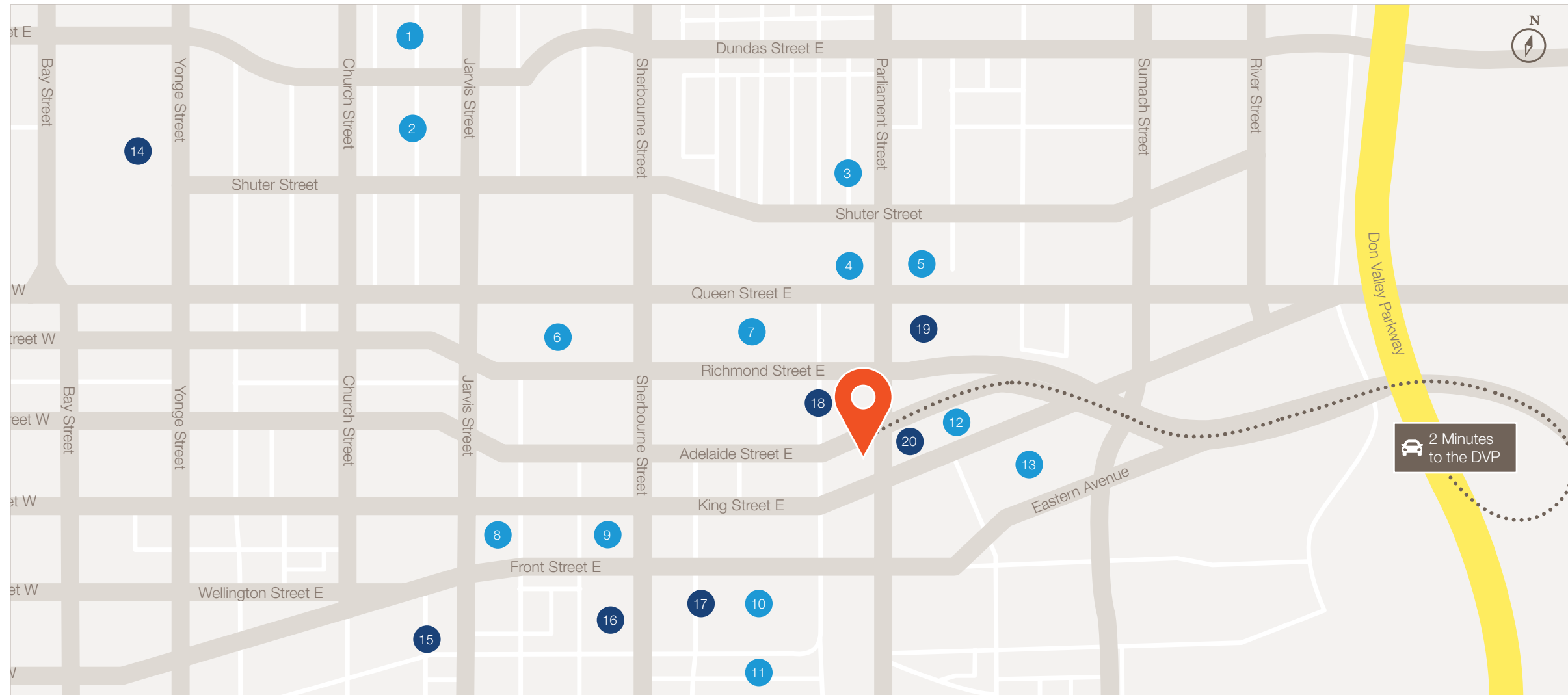
Click to View the 4<sup>th</sup> Floor Virtual Tour



# The Neighbourhood

Walk Score 99 | Bike Score 99 | Transit Score 96

Located in the heart of downtown Toronto, Moss Park is a vibrant and fast-evolving neighbourhood that blends historic charm with exciting urban renewal. Surrounded by hotspots like the St. Lawrence Market, Distillery District, and Corktown, this area offers unbeatable access to transit, shopping, dining, and green spaces. As the city invests in major infrastructure upgrades, including the future Ontario Line, Moss Park is quickly becoming one of Toronto's most promising neighbourhoods to live and work.



## Neighbourhood Demographics

within 1 km

- Total Population**  
46,236
- Median Age**  
37
- Education**  
94%
- Median Household Income**  
\$76,996
- Daytime Population**  
96,127
- Total Households**  
26,446

### Food & Restaurant

- |  |  |  |
|--|--|--|
| 1 Gyukatsu Kyoto Katsugyu<br>Afro's Pizza<br>Page One Coffee + Bar<br>Charcoal Kebab | 4 Domino's Pizza<br>Kish's Roti & Doubles<br>5 The Bullger Burger & Steak<br>Wood 900 Grill + Bar<br>Decoy Bar<br>Figs Breakfast Lunch | 8 Cora's<br>Cafe Oro di Napoli<br>Chatime Bubble Tea<br>The Corner Place<br>The Jason George |
| 2 Mast Coffee<br>J San Sushi Bar<br>Togo Coffee                                      | 6 Aya260 Sushi<br>Moss Park Espresso<br>The Spicy Ethiopian  | 9 Neo Coffee Bar<br>Bolets Burrito<br>Bellissimo Pizzeria & Ristorante                       |
| 3 Kreme<br>Wanaag Restaurant Somali<br>Grill and Cafe<br>Hyderabad Express           | 7 Banknote Bar Corktown<br>Hawa Beirut Restaurant & Lounge   | 10 Pumpernickel's<br>Rooster Coffee House<br>Tahini's<br>Starbucks                           |

### Shopping & Convenience

- |   |                                |
|---|--------------------------------|
| 14 Eaton Centre   | 18 Staples                     |
| 15 St. Lawrence Market  | 19 Shoppers Drug Mart<br>Shell |
| 16 Rabba Fine Foods<br>St. Lawrence Pharmacy  | 20 The Corner Convenience      |
| 17 Rocco's No Frills<br>Dollarama<br>LCBO<br>Royal Bank of Canada<br>Bank of Montreal |                                |

# Connected Community

Transit Score 96



301 Queen, 501 Queen

503 Kingston Road, 304 King, 504 King

65 Parliament

121 Fort York - Esplanade

75 Sherbourne



## Lennard:

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Executive Vice President

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Dan Hunt\*\*

Partner

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\*Sales Representative \*\*Broker

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.

# Zoning

## Permitted Uses

### 40.10.20.10 Permitted Use

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- 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
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre
- 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

### 40.10.20.20 Permitted Use - with Conditions

- 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)
- 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)

