

32

BRITAIN
STREET

FOR SALE





INTRODUCING

32 BRITAIN STREET

Where Character Meets Modern Convenience

A fusion of heritage and modernity, where the charm of brick and beam architecture meets the demands of contemporary business. With abundant south-facing windows, natural light becomes a catalyst for creativity, inspiring innovation within the workspace.

This boutique building, adorned with character-rich details, offers four distinct floors, catering to various workstyles. Conveniently nestled near St Lawrence Market, diverse lunch options await just steps away, accommodating every individual's taste.

Strategically positioned on a tranquil street, moments from the Queen Streetcar, 32 Britain ensures swift five-minute connectivity to the Queen Subway Station. Characterized by exposed brick walls and meticulous craftsmanship, it provides an ideal setting for creative and conventional office users alike.

Discover 32 Britain - where history and modernity unite seamlessly, offering a workspace that embodies both inspiration and efficiency.



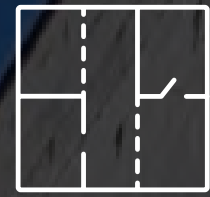
FEATURES



LOCATION:
Queen Street East
and Jarvis Street



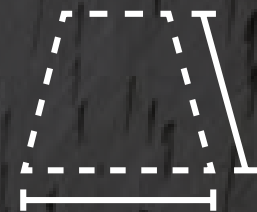
ZONING:
CR 4.5 (c2.0; r4.0) SS2
(x333)
(click [HERE](#) for full details)



BUILDING AREA:
11,500 SF



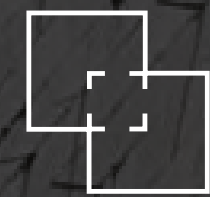
PROPERTY TAXES:
\$49,555.84 (2025)



LOT DIMENSIONS:
4.45 FT x 59.11 FT
x 56.72 FT x 34.35 FT
x 42.22 FT x 25.52 FT



PROPERTY
DESCRIPTION:
402 -Large office building
(multi - tenanted, over 7,500 SF)



SITE AREA:
2,293 SF



OFFICIAL PLAN
DESIGNATION:
Regeneration Areas



32
BRITAIN
STREET





ZONING

COMMERCIAL RESIDENTIAL

Permitted Uses:

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 | Museum |
| Art Gallery | Office |
| Artist Studio | Park |
| Automated Banking Machine | Passenger Terminal |
| Community Centre | Performing Arts Studio |
| Courts of Law | Personal Service Shop |
| Education Use | Pet Services |
| Financial Institution | Police Station |
| Fire Hall | Post-Secondary School |
| Library | Production Studio |
| Massage Therapy | Religious Education Use |
| Medical Office | Software Development and Processing |
| Veterinary Hospital | building type in Clause 40.10.20.40 |
| Wellness Centre [By-law: 1198-2019] | Hospice Care Home |
| 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): | Municipal Shelter |
| | Nursing Home |
| | Religious Residence |
| | Residential Care Home |
| | Respite Care Facility |
| | Retirement Home |
| Dwelling Unit in a permitted | Student Residence [By-law: 545-2019] |
| | 40.10.20.20 Permitted Use - with Conditions |

Use with Conditions - CR Zone

A: 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:

- | | |
|--|---|
| 1. Amusement Arcade (23, 47)2 | 21. Public Utility (54,57) |
| 2. Cabaret (1) | 22. Recreation Use (1, 46) |
| 3. Club (1) | 23. Renewable Energy (56) |
| 4. Cogeneration Energy (56) | 24. Retail Service (17) |
| 5. Custom Workshop (16) | 25. Retail Store (5) |
| 6. Day Nursery (27) | 26. Service Shop (6) |
| 7. Drive Through Facility (37) | 27. Sports Place of Assembly (46) |
| 8. Eating Establishment (1,33) | 28. Take-out Eating Establishment (1) |
| 9. Entertainment Place of Assembly (1, 46) | 29. Transportation Use (55) |
| 10. Funeral Home (24) | 30. Vehicle Dealership (26) |
| 11. Hotel (4) | 31. Vehicle Fuel Station (13,38) |
| 12. Laboratory (15) | 32. Vehicle Service Shop (13,39) |
| 13. Nightclub (2) | 33. Vehicle Washing Establishment (25) [By-law: 1198-2019] [By-law: 451-2022] |
| 14. Outdoor Patio (21) | |
| 15. Outdoor Sales or Display (20) | |
| 16. Place of Assembly (1, 29) | |
| 17. Place of Worship (40) | |
| 18. Private School (28) | |
| 19. Public Parking (7,8,9,10,11) | |
| 20. Public School (28) | |

B: 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):

- | | |
|-----------------------------|---------------------------------|
| 1. Crisis Care Shelter (43) | 4. Private Home Daycare (44) |
| 2. Group Home (30) | 5. Rooming House (48) |
| 3. Home Occupation (45) | 6. Secondary Suite (58) |
| | 7. Seniors Community House (42) |
| | 8. Short-term Rental (3) |
| | 9. Tourist Home (22) |

[Click here for link to City of Toronto By-law 569-2013](#)

32
BRITAIN
STREET





LOCATION

Nestled within the beating heart of Moss Park, this office enclave provides unparalleled access to major transit arteries and a bustling local community, seamlessly aligning your business with a strategically advantageous locale. Immerse yourself in the pulsating rhythm of Moss Park's vibrant scene, an ecosystem brimming with diverse dining, entertainment, and cultural treasures. This dynamic backdrop forms the perfect canvas for networking, seamless collaboration, and a tapestry of enriched business growth opportunities.

Engage in an ambiance that harmoniously merges contemporary aesthetics with timeless architectural elements. Tailor your workspace to match your unique vision - whether you're an emerging startup, an established enterprise, or a pioneering intermediary. From open-plan collaborative zones that buzz with energy to exclusive executive suites exuding refinement, you'll uncover a realm meticulously curated to align with your distinct objectives.



AMENITIES

DRINKS & DINING

- 1 George St Diner
- 2 Aya260 Sushi
- 3 Tim Hortons
- 4 FAMO Sandwich Create
- 5 Moss Park Espresso
- 6 Fusaro's East
- 7 Jal Gua Organic Cafe

HEALTH & FITNESS

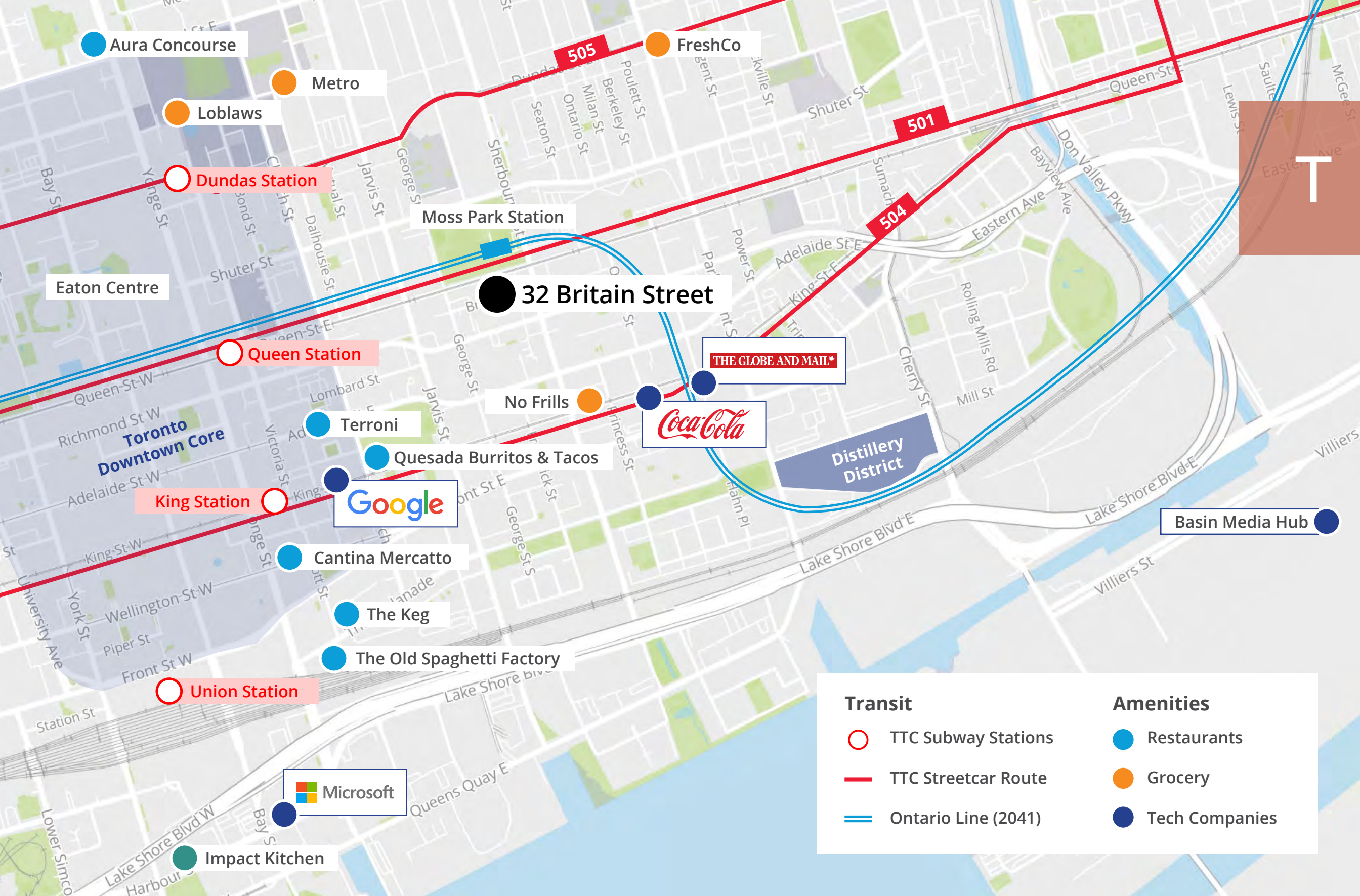
- 1 OBF Gyms
- 2 Empact Athletics
- 3 Breakdown Fitness
- 4 Massage Matters
- 5 Thai Wellness Centre
- 6 Sweetgrass Spa Toronto
- 7 Hand & Stone Spa

EVERYDAY ESSENTIALS

- 1 Richmond Dental Centre
- 2 Petro-Canada
- 3 Moss Park Arena
- 4 Dollarama
- 5 Post Office
- 6 Super Parsian Grocery
- 7 Zip Car



THE AREA



The upcoming Moss Park Station on the Ontario Line promises to be a crucial nexus connecting a rapidly expanding urban precinct to the city's extensive subway network. Forecasts indicate that during peak travel hours, an impressive 7,300 commuters are expected to rely on Moss Park Station for their transportation needs. This pivotal addition to the city's transit infrastructure aims to ease congestion on heavily traversed surface routes, including the 75 Sherbourne bus and 501 Queen streetcar, offering a seamless transfer experience for close to 1,500 daily travelers.

Notably, Moss Park Station's strategic placement within a mere 10-minute walking radius of more than 23,600 residents underscores its accessibility and significance. This is particularly noteworthy in an area where 4,100 households currently do not possess a vehicle. This forward-looking initiative reflects the city's commitment to cultivating sustainable, efficient, and inclusive transportation solutions while addressing the evolving requirements of its dynamic community.



Moss Park Station

Airports + Highways	Distance	Drive Time	Subway Stations	Walking Time Distance
Pearson International Airport	28 km	25-50 mins	Queen station	10 mins 900 m
Billy Bishop Airport	3.9 km	10-20 mins	King station	13 mins 1.1 km
DVP	4 km	10-20 mins	Union station	27 mins 1.9 km
HWY 401	16 km	15-25 mins	Dundas station	17 mins 1.1 km





NEIGHBORHOOD DEVELOPMENTS

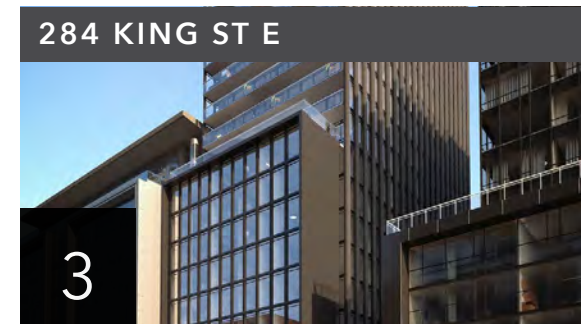
UNDER CONSTRUCTION



Building Name	Celeste Condominiums
Developer	Diamond Corp. & Alterra
Type	Residential / Commercial
Storeys	40
Units	516
Target Completion	Jan 2027



Building Name	ROQ City
Developer	-
Type	Residential
Storeys	33
Units	795
Target Completion	Late 2024



Building Name	Bauhaus Condos
Developer	Lamb Developments
Type	Residential / Retail
Storeys	32
Units	219
Target Completion	Feb 2025



Building Name	The Whitfield
Developer	Menkes & Core Devlp.
Type	Residential / Commercial
Storeys	39
Units	484
Target Completion	Spring 2025

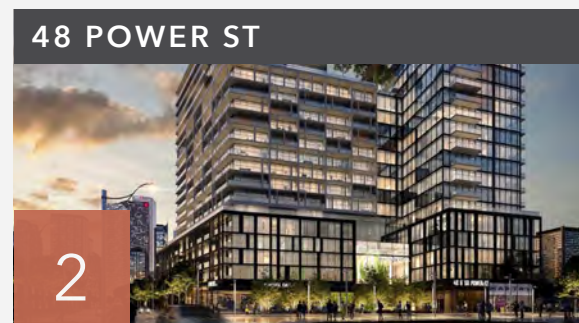


Building Name	Warehouse Lofts
Developer	Menkes & Core Devlp.
Type	Commercial
Storeys	11
Units	29
Target Completion	Jan 2024

RECENTLY COMPLETED DEVELOPMENTS



Building Name	King + Condos
Developer	King Plus Development
Type	Residential / Commercial
Storeys	17
Units	132
Completion Date	2016



Building Name	Home on Power
Developer	Great Gulf & Hullmark
Type	Residential Condo
Storeys	22
Units	505
Completion Date	2022



Building Name	Ivory on Adelaide
Developer	Plaza Developments
Type	Residential Condo
Storeys	22
Units	-
Completion Date	2014



Building Name	Axiom Condos
Developer	Greenpark: Fieldgate
Type	Residential Condo
Storeys	21
Units	-
Completion Date	2018



Building Name	The King East
Developer	Lamb Developments
Type	Residential Condo
Storeys	15
Units	-
Completion Date	2011



DEMOGRAPHICS



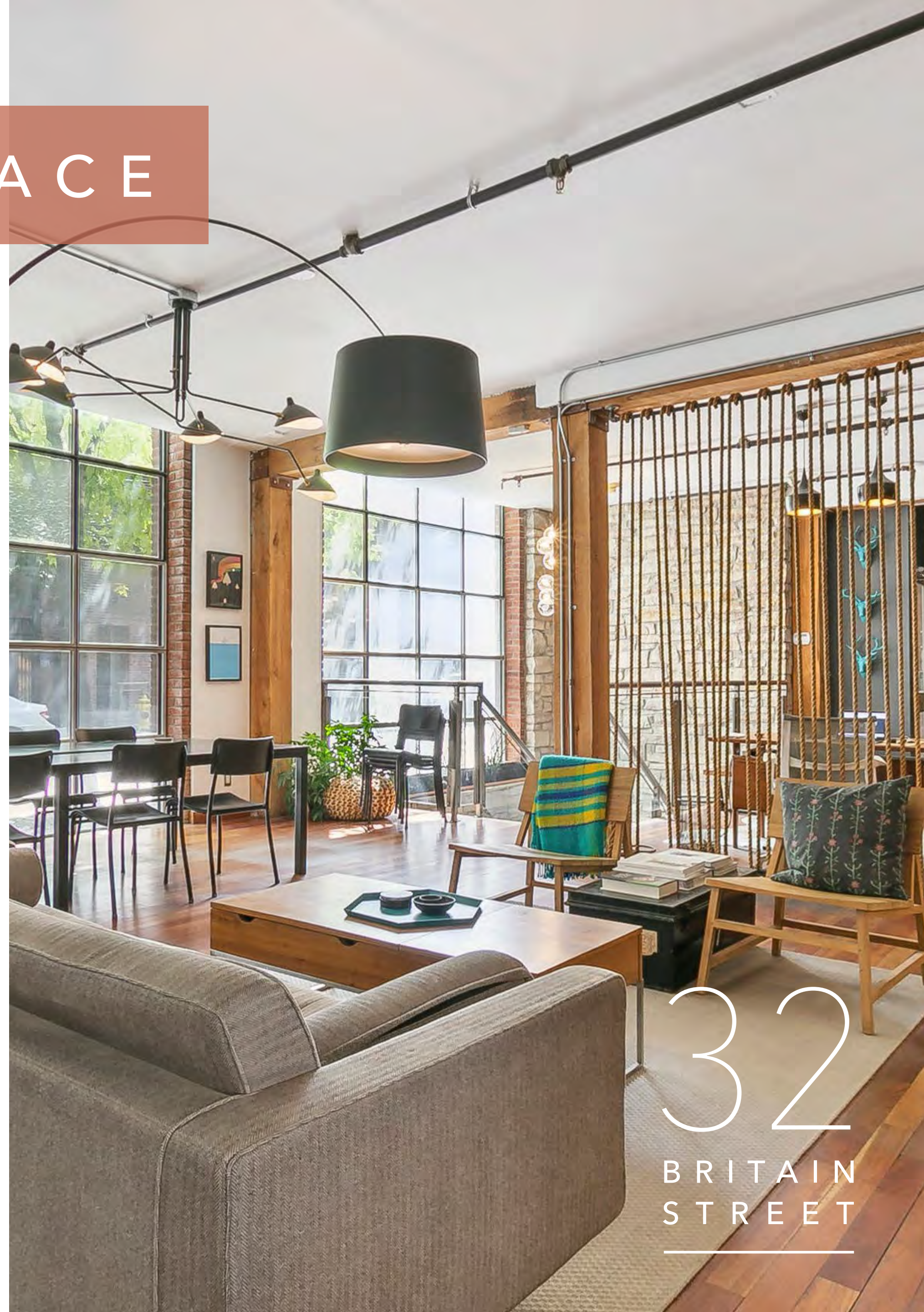
Immerse yourself in the rich tapestry of local arts and culture, where galleries, theaters, and performance hubs beckon in proximity.

This infusion invigorates creative thinking and provides a rejuvenating escape from the daily grind. Seamlessly navigating the urban landscape is effortless, with a comprehensive web of public transit options and major thoroughfares at your disposal. Accessibility reigns supreme, ensuring a seamless and stress-free commute for all. Unleash the boundless potential nestled within Moss Park's fusion of urban vibrancy and professional finesse. Secure your niche within this thriving domain, and forge your connection to the captivating tapestry of Old Town Toronto, where prospects flourish and opportunities unfurl.

	1 KM	3 KM	5 KM
Population 2025	71,784	385,653	643,149
Expected Population 2030	78,215	413,073	675,562
Average Age 2025	39.7	38.5	39.6
Average Household Income	CA\$123,971	CA\$142,194	CA\$162,907
Population Employed	43,700	243,394	399,341
Population with 15+ Education Above Bachelor Degree	14,972	92,010	143,844



THE SPACE



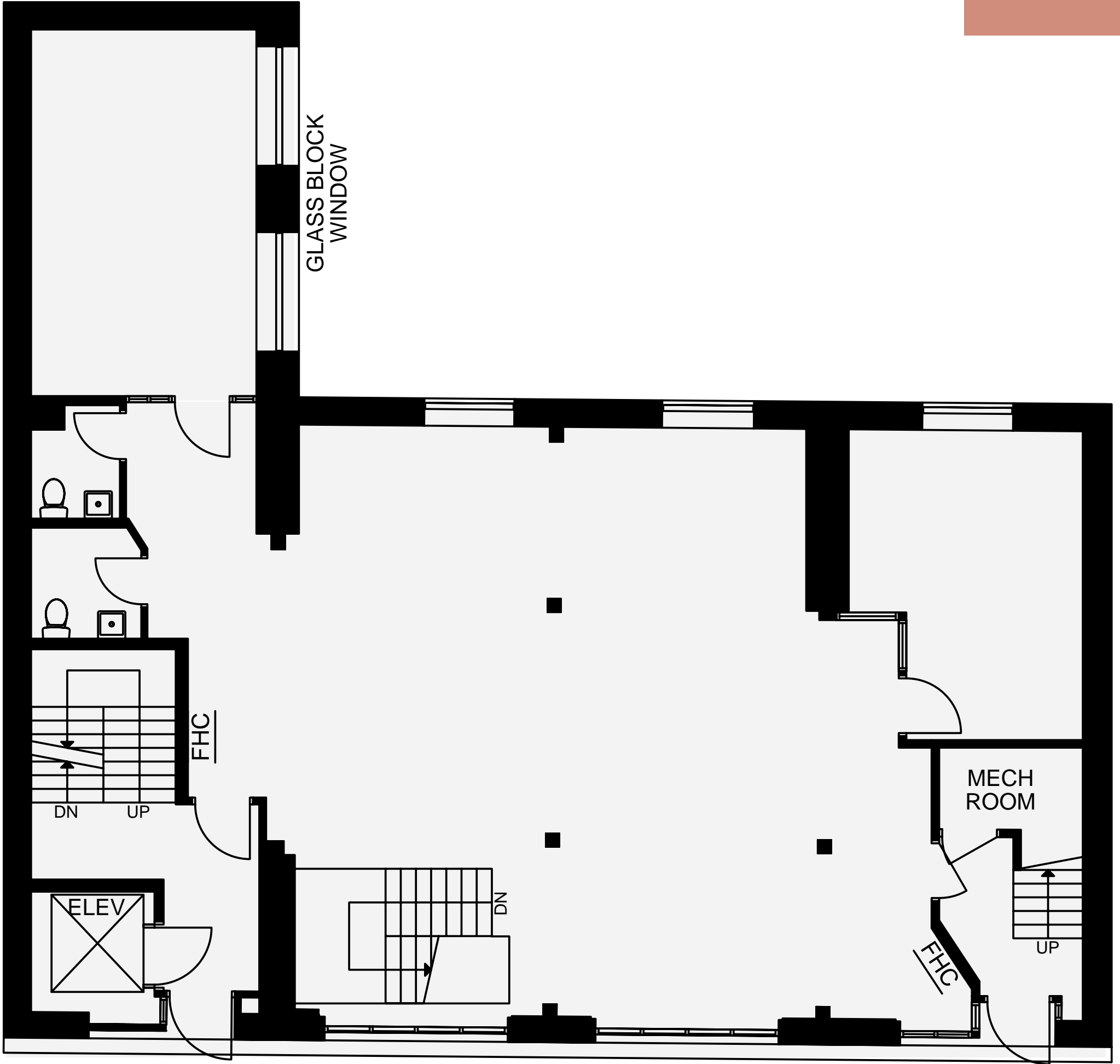
A fusion of heritage and modernity, where the charm of brick and beam architecture meets the demands of contemporary business.



32
BRITAIN
STREET

MAIN FLOOR

VIRTUAL TOURS



(click to view)

Main Floor

Second Floor

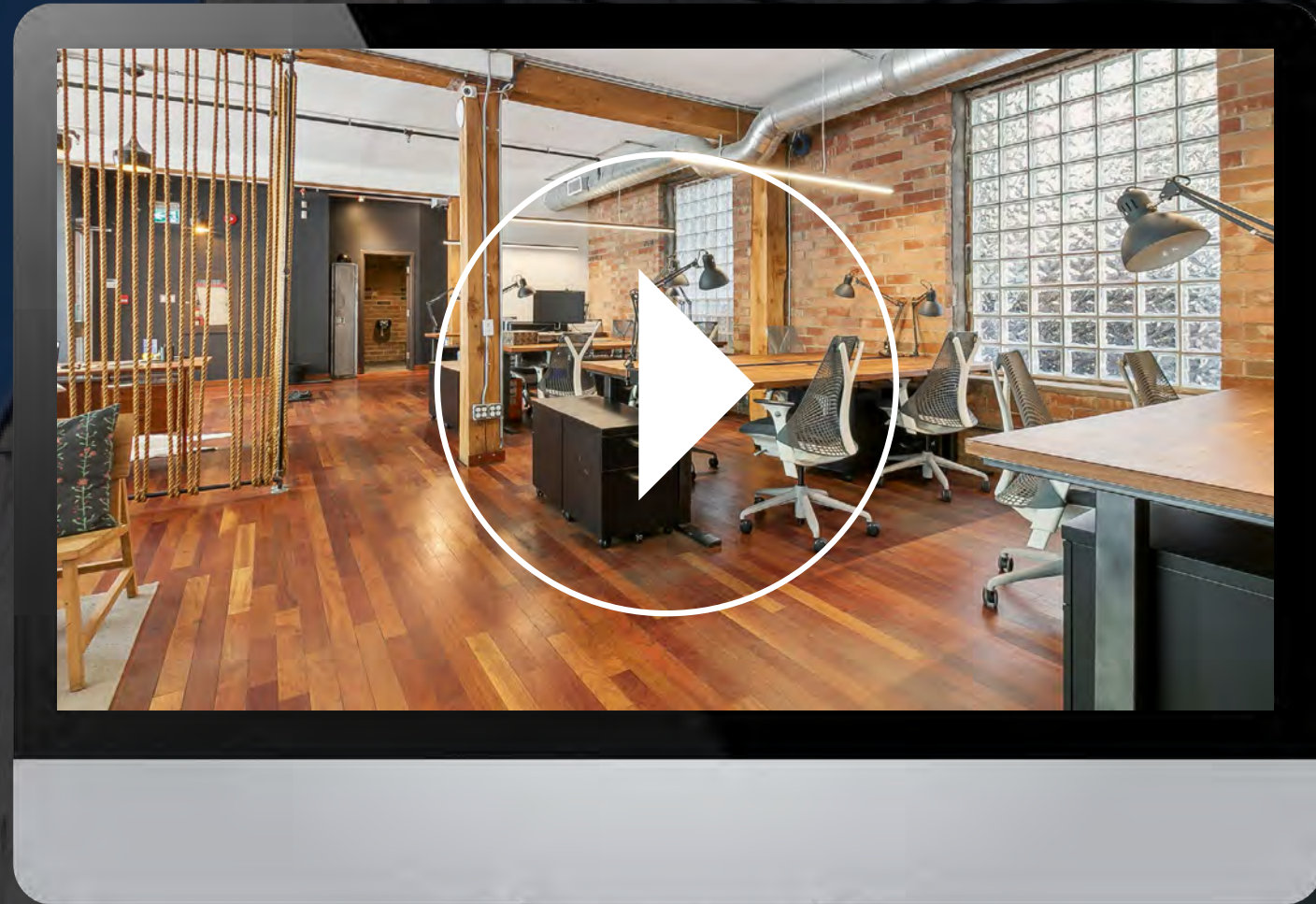
Third Floor

Fourth Floor

Basement

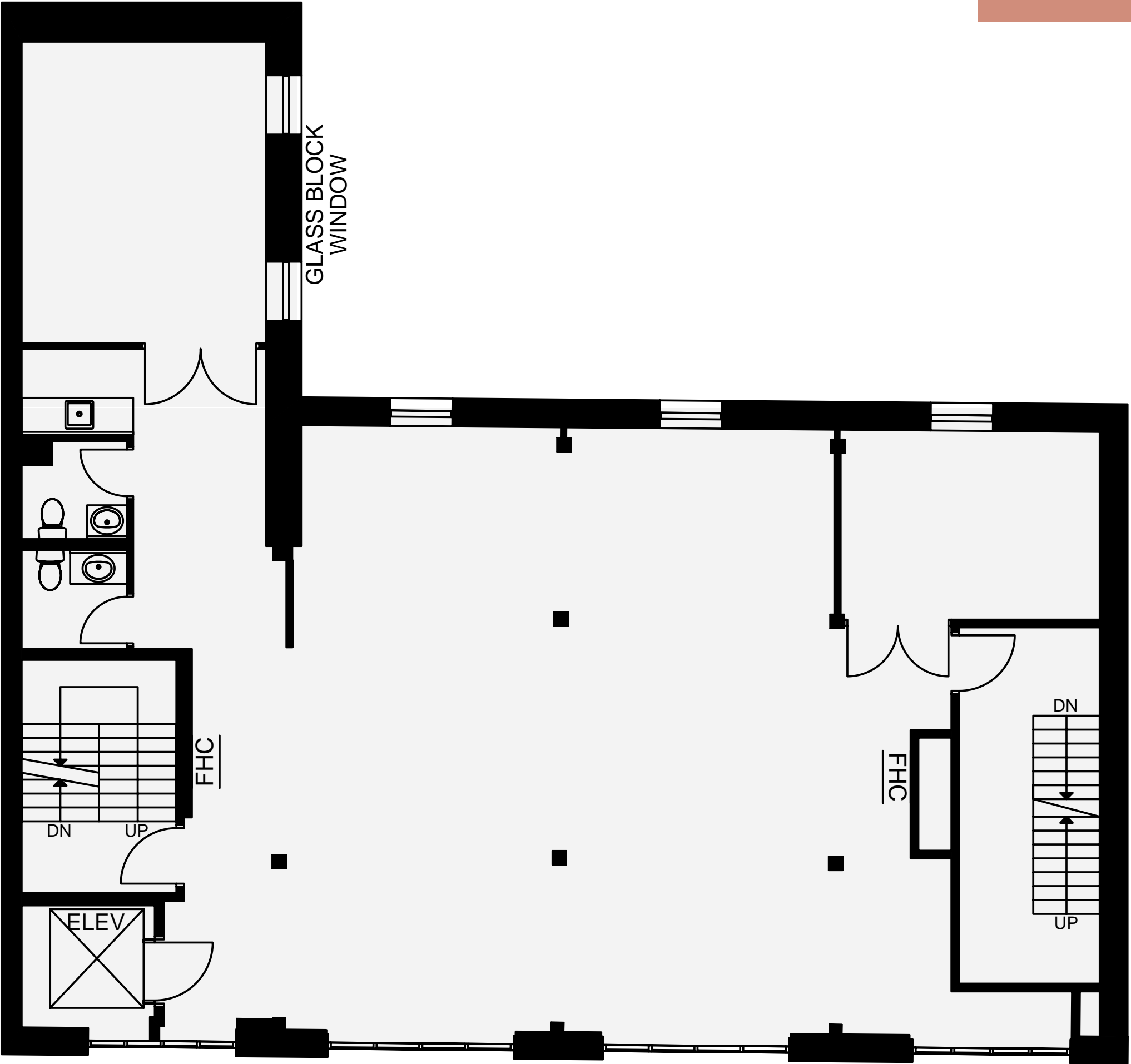


CLICK TO TOUR MAIN FLOOR



SECOND FLOOR

VIRTUAL TOURS



(click to view)

Main Floor

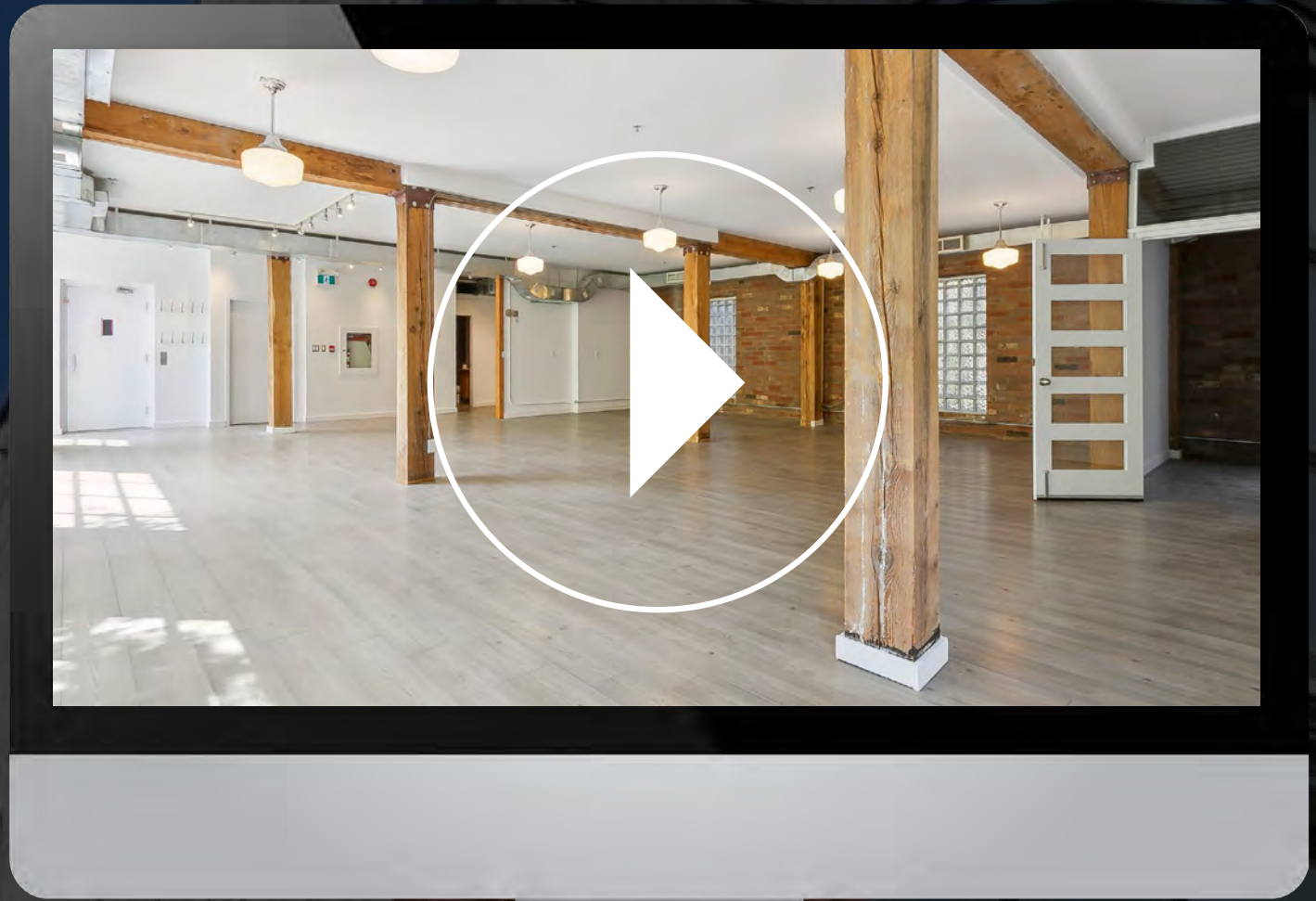
Second Floor

Third Floor

Fourth Floor

Basement

CLICK TO TOUR SECOND FLOOR



THIRD FLOOR

VIRTUAL TOURS



(click to view)

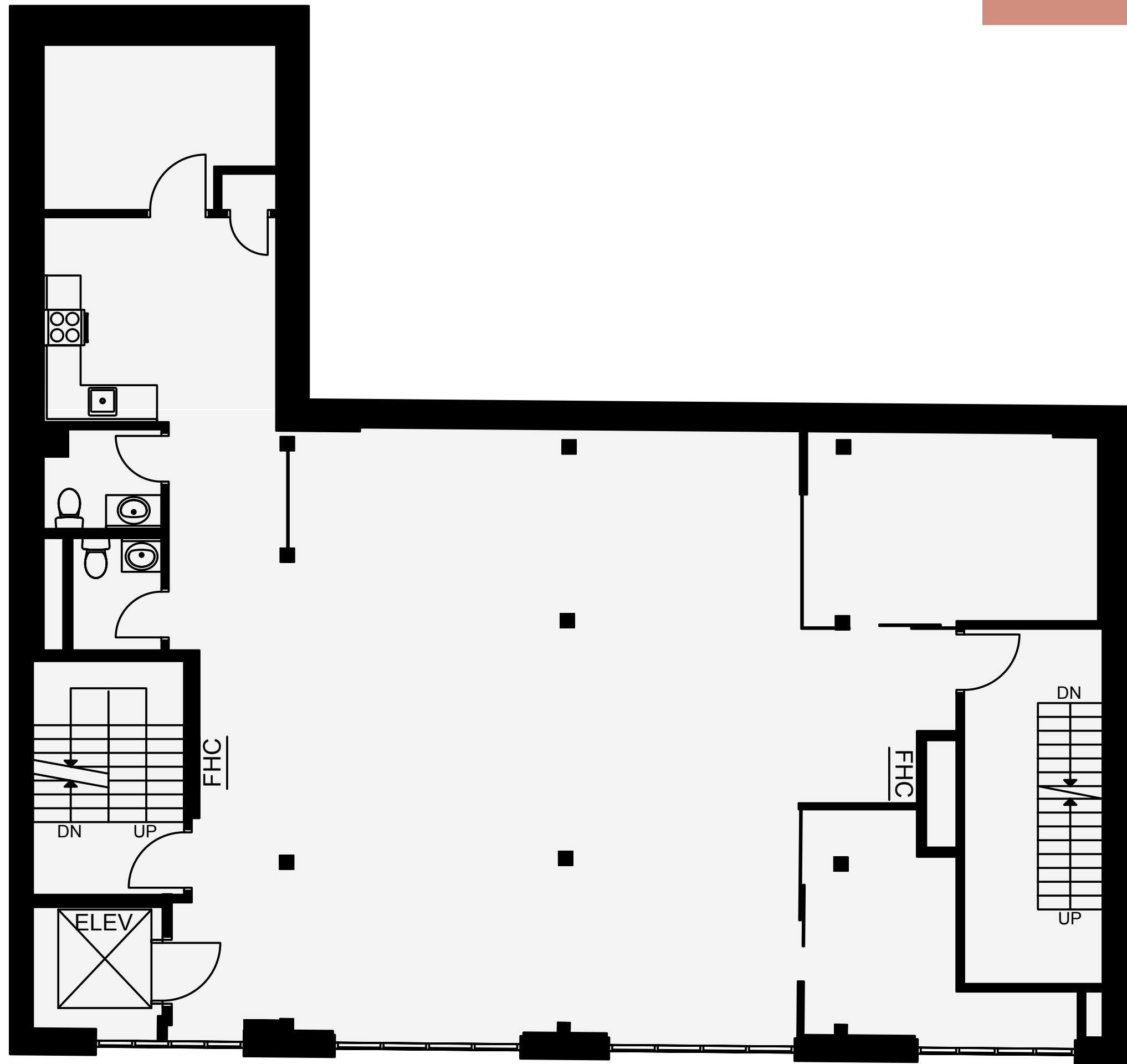
Main Floor

Second Floor

Third Floor

Fourth Floor

Basement

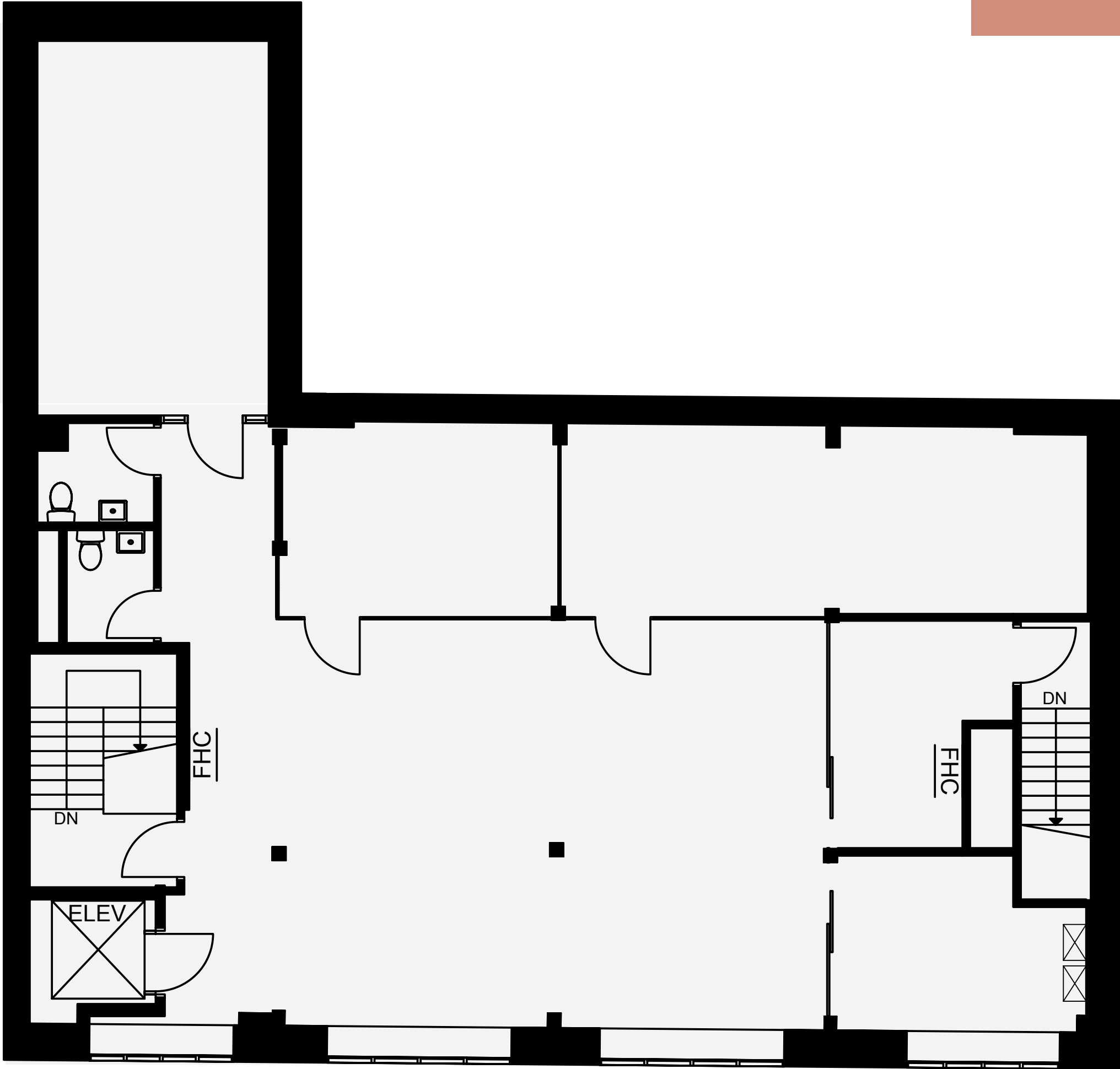


CLICK TO TOUR THIRD FLOOR



FOURTH FLOOR

VIRTUAL TOURS



(click to view)

Main Floor

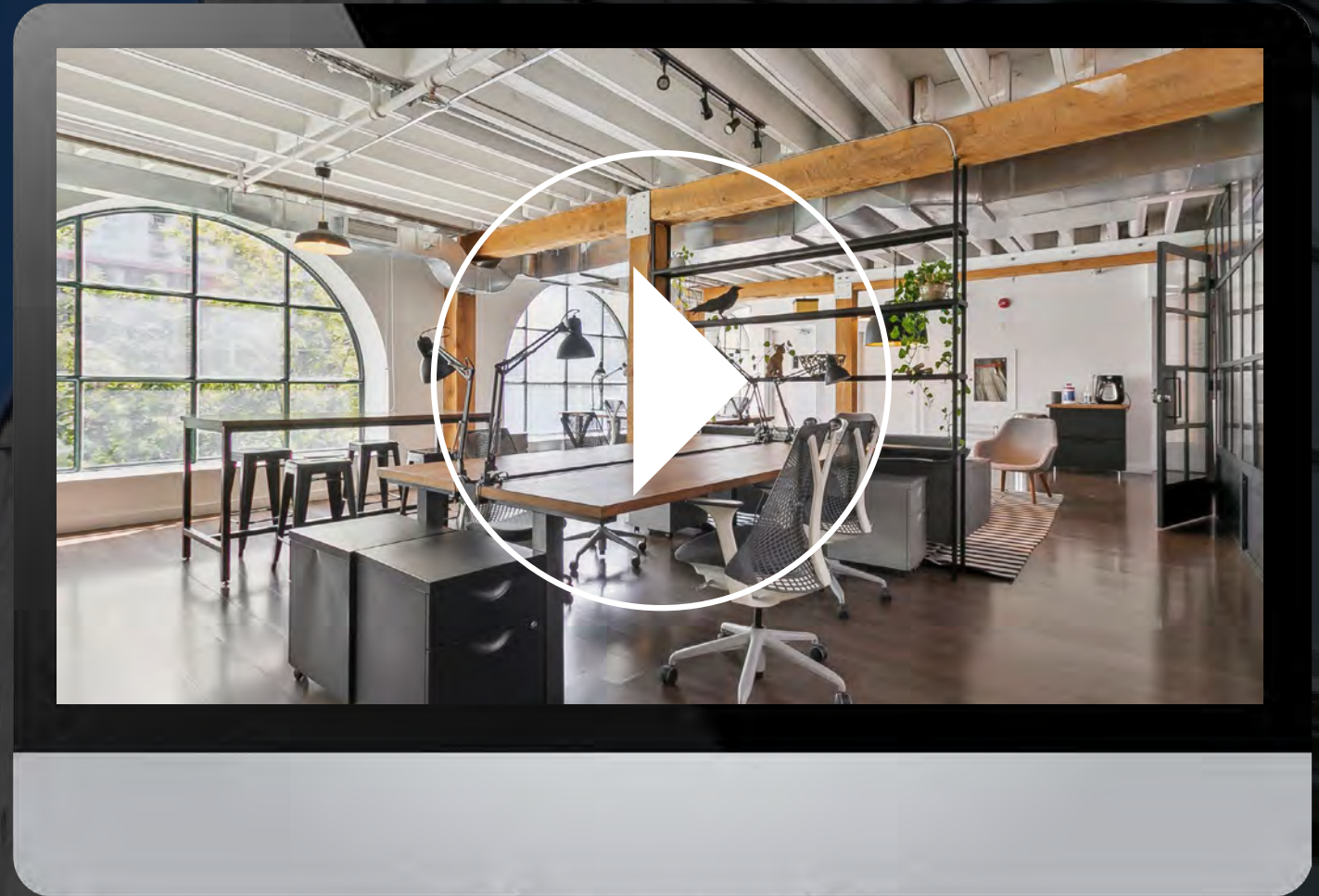
Second Floor

Third Floor

Fourth Floor

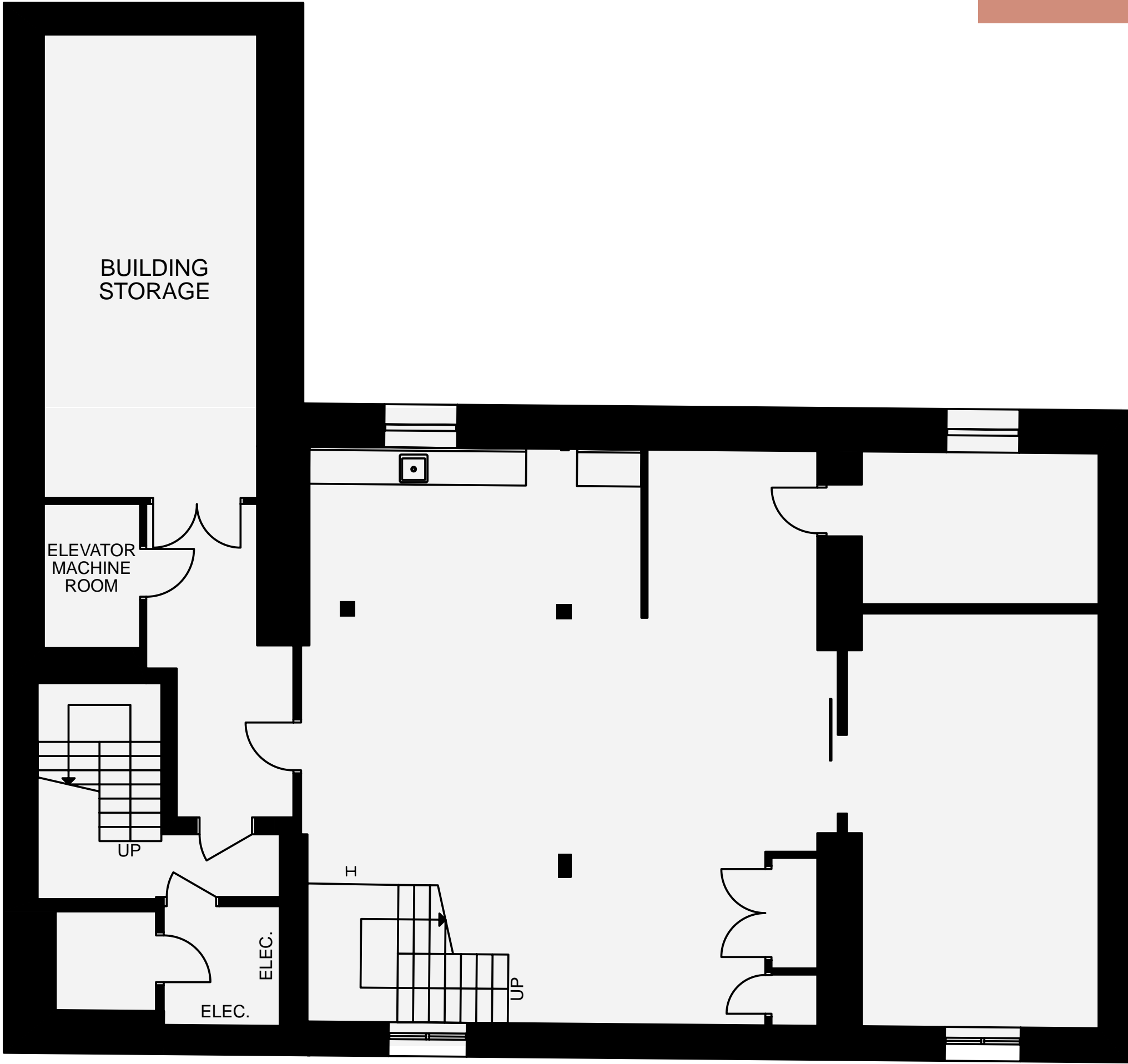
Basement

CLICK TO TOUR FOURTH FLOOR



BASEMENT

VIRTUAL TOURS



(click to view)

Main Floor

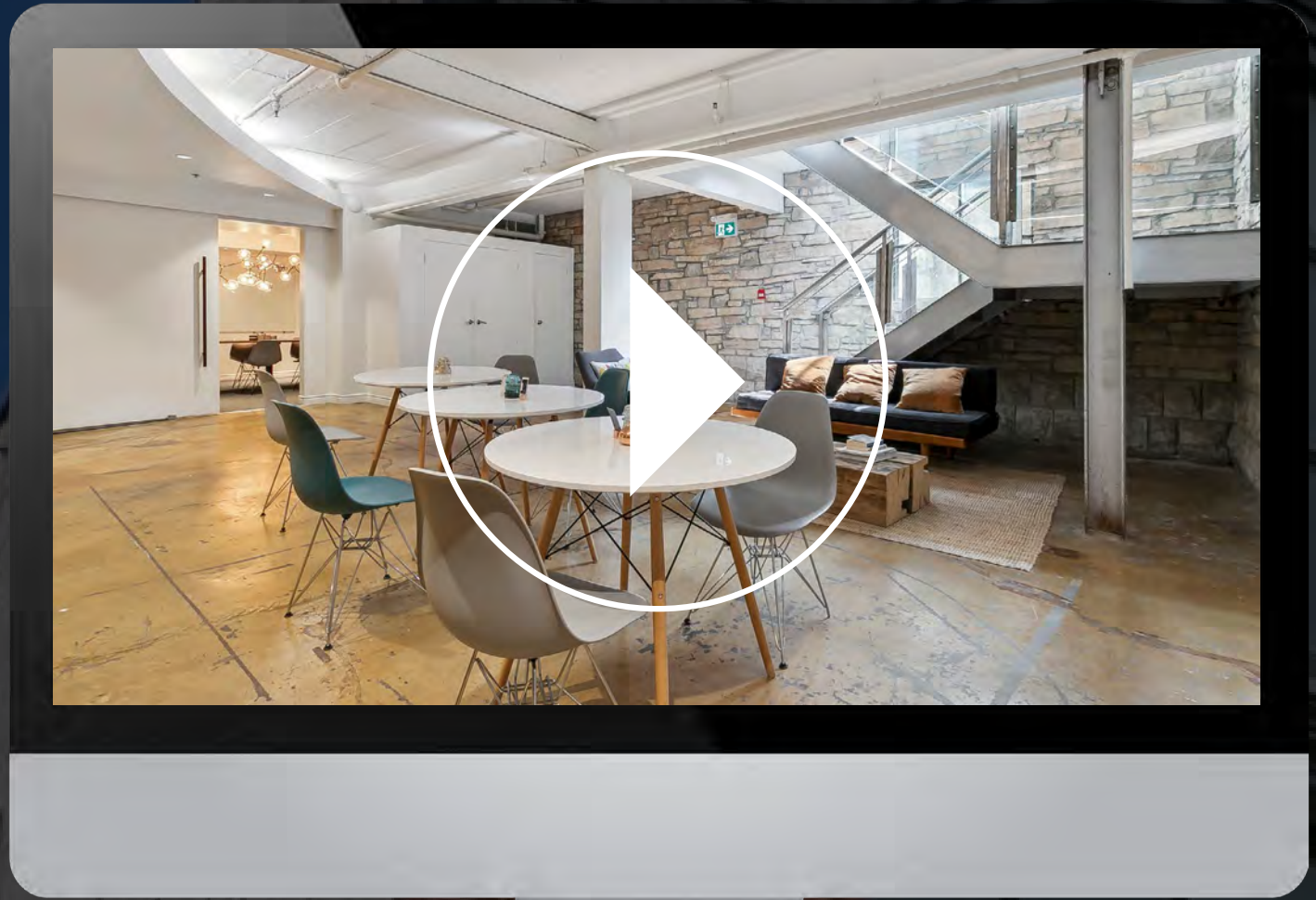
Second Floor

Third Floor

Fourth Floor

Basement

CLICK TO TOUR BASEMENT





OFFERING PROCESS



Colliers International
181 Bay Street, Suite 1400

REPRESENTING AGENTS

CHRIS LUXTON*

Associate Vice President, Sales Representative
Direct: +1 416 791 7263
Mobile: +1 416 995 2737
chris.luxton@colliers.com

MICHAEL CAREW*

Associate Vice President, Sales Representative
Direct: +1 416 791 7265
Mobile: +1 647 291 5808
michael.carew@colliers.com

BELLA HAHN

Sales Representative
Direct: +1 416 643 3401
Mobile: +1 647 281 9611
michael.carew@colliers.com

OFFERING PROCESS

The Vendor has retained Colliers International (the "Advisor") on an exclusive basis to offer for sale 32 Britain Street (the "Property"). The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser's choice of forms to Colliers International at anytime. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

SITE VISITS

Property tours can be coordinated on a case by case scenario. Please coordinate with listing team.

SALE CONDITIONS

The Property and all fixtures, chattels and equipment included are to be Purchased on an "as is, where is" basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been 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.

DUE DILIGENCE

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

DEPOSITS

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser's Conditions.



Click to view Confidentiality

Agreements:

Direct Buyers

Co-op



OBLIGATIONS OF THE VENDOR

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

DISCLAIMER

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrelative affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.

32

BRITAIN STREET

FOR SALE

Home 

Click to sign Confidentiality Agreement
and gain access to the Data Room

Direct Buyers

Co-op



CHRIS LUXTON*

Associate Vice President, Sales Representative

Direct: +1 416 791 7263

Mobile: +1 416 995 2737

chris.luxton@colliers.com

MICHAEL CAREW*

Associate Vice President, Sales Representative

Direct: +1 416 791 7265

Mobile: +1 647 291 5808

michael.carew@colliers.com

BELLA HAHN

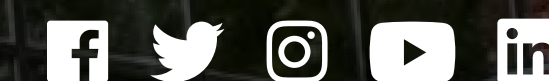
Sales Representative

Direct: +1 416 643 3401

Mobile: +1 647 281 9611

michael.carew@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. * Sales Representative



collierscanada.com

Colliers