

111

WELLINGTON ST. W

A LANDMARK OPPORTUNITY IN TORONTO'S FINANCIAL CORE

FOR SALE & LEASE

26,363 SF AVAILABLE

26,363 SF OF
COMMERCIAL
OFFICE/RETAIL SPACE

111 Wellington Street West,
Toronto, ON M5J 2S6

**AVISON
YOUNG**



HIGHLIGHTS

FLEXIBLE, HIGH-EXPOSURE SPACE IN TORONTO'S FINANCIAL DISTRICT

- Situated at the southwest corner of Wellington and York in Toronto's financial core, this five-story commercial condominium is a unique opportunity for single or multi-tenant commercial uses such as office, medical or education.
- Along with incredible exposure and signage potential the space features ceiling heights up to 18 feet with 50 feet of frontage along Wellington and York.
- Steps from Union Station and The PATH.
- Single-floor lease opportunities are also available.

SALE	ASKING PRICE	\$10,800,000
	TAXES	\$189,141.97
LEASE	ASKING NET RENT	\$25.00 PSF
	ADDITIONAL RENT	\$14.53 PSF (2026)



26,363 sf of available area

- 1st Floor: 1,892 sf • 4th Floor: 5,962 sf
- 2nd Floor: 3,416 sf • 5th Floor: 7,542 sf
- 3rd Floor: 7,551 sf



2 underground parking stalls available



Up to 18' clear height



Immediate possession

ZONING

CR 12.0 (C8.0; R11.7) SS1

PERMITTED USES UNDER THE CR ZONE LABEL:

- Education Use
- Eating Establishment
- Medical Office
- Office
- Post-Secondary School
- Religious Education Use
- Wellness Centre
- Retail Store



OFFICE RENDERING

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MEDICAL OFFICE

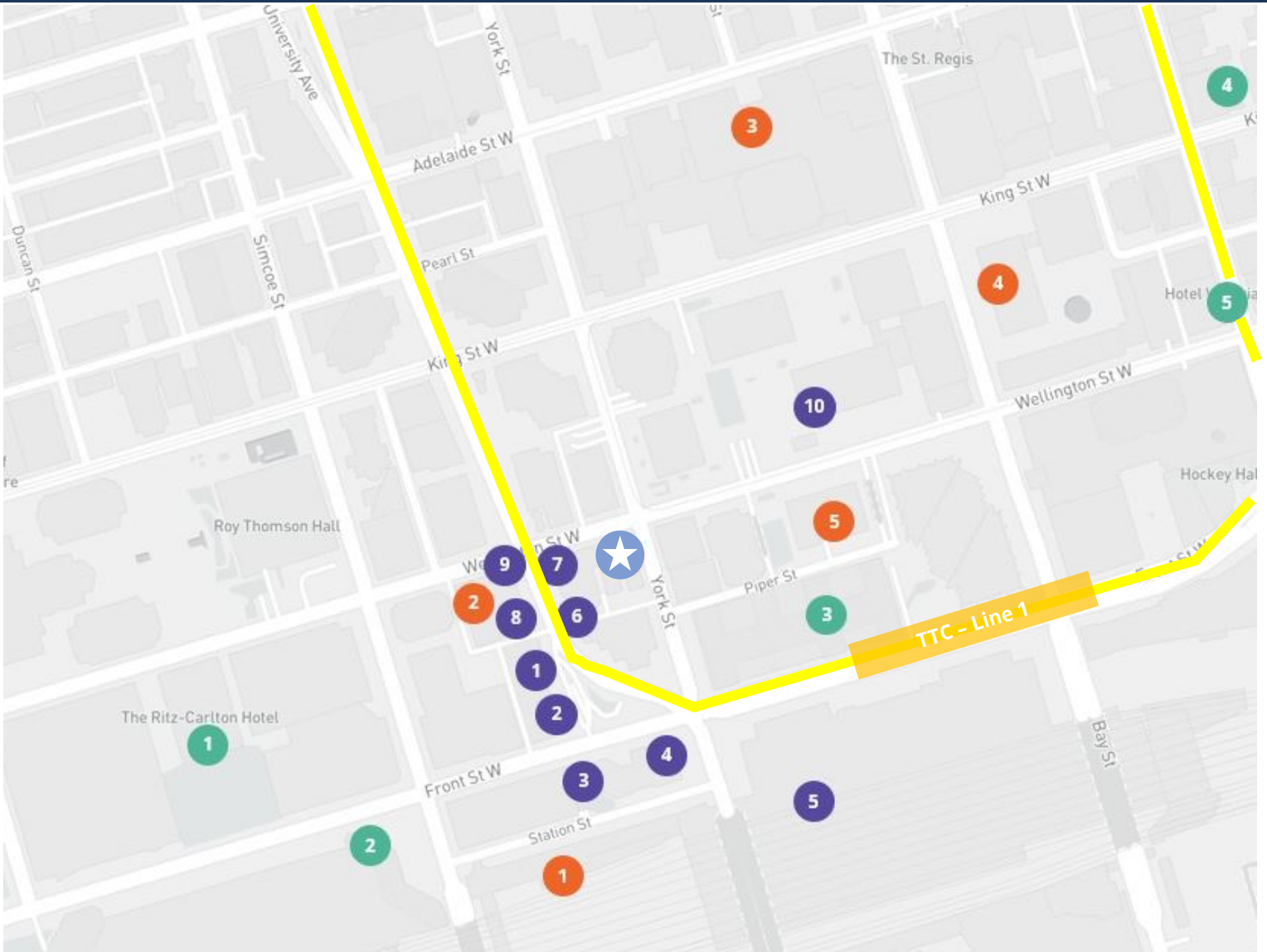
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EDUCATIONAL SPACE

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RESTAURANTS

- 1 Jack Astor's Bar & Grill
- 2 Loose Moose
- 3 Chipotle Mexican Grill
- 4 Kelly's Landing
- 5 Starbucks
- 6 Sushi Café
- 7 Subway
- 8 DoughBox Wood Fired Pizza
- 9 Beertown Public House
- 10 Canoe

HOTELS

- 1 The Ritz-Carlton Hotel
- 2 InterContinental Toronto Centre
- 3 Fairmont Royal York
- 4 One King West Hotel
- 5 Hotel Victoria

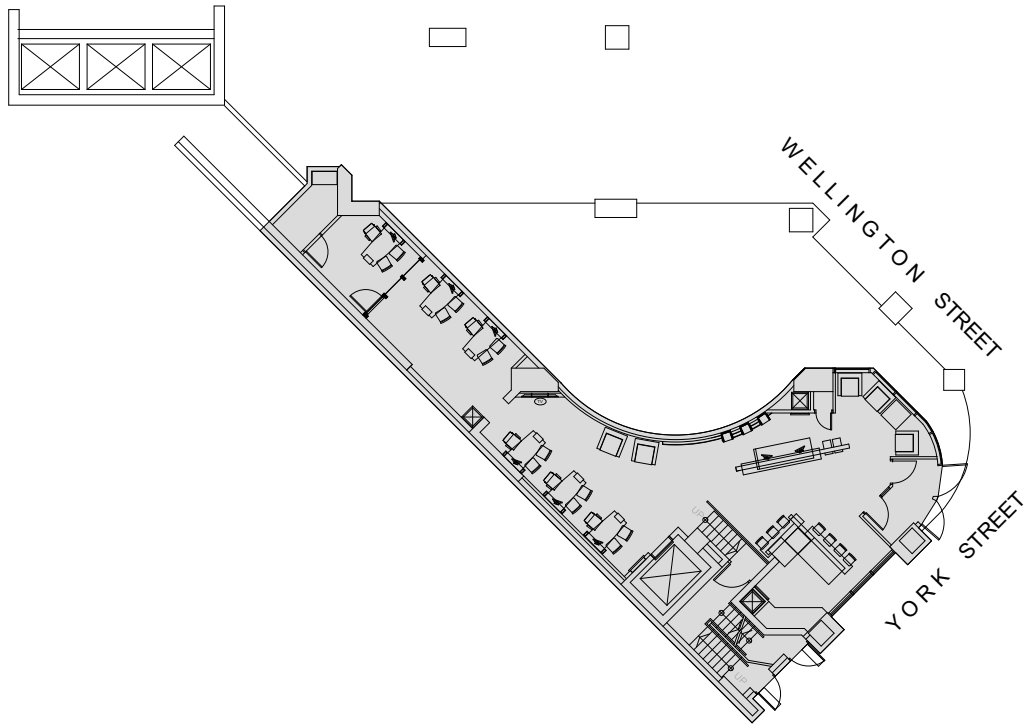
GYMS

- 1 GoodLife Fitness
- 2 Orangetheory Fitness
- 3 Adelaide Club
- 4 Equinox
- 5 Sport Medicine Clinic

FLOOR PLAN

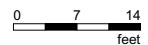
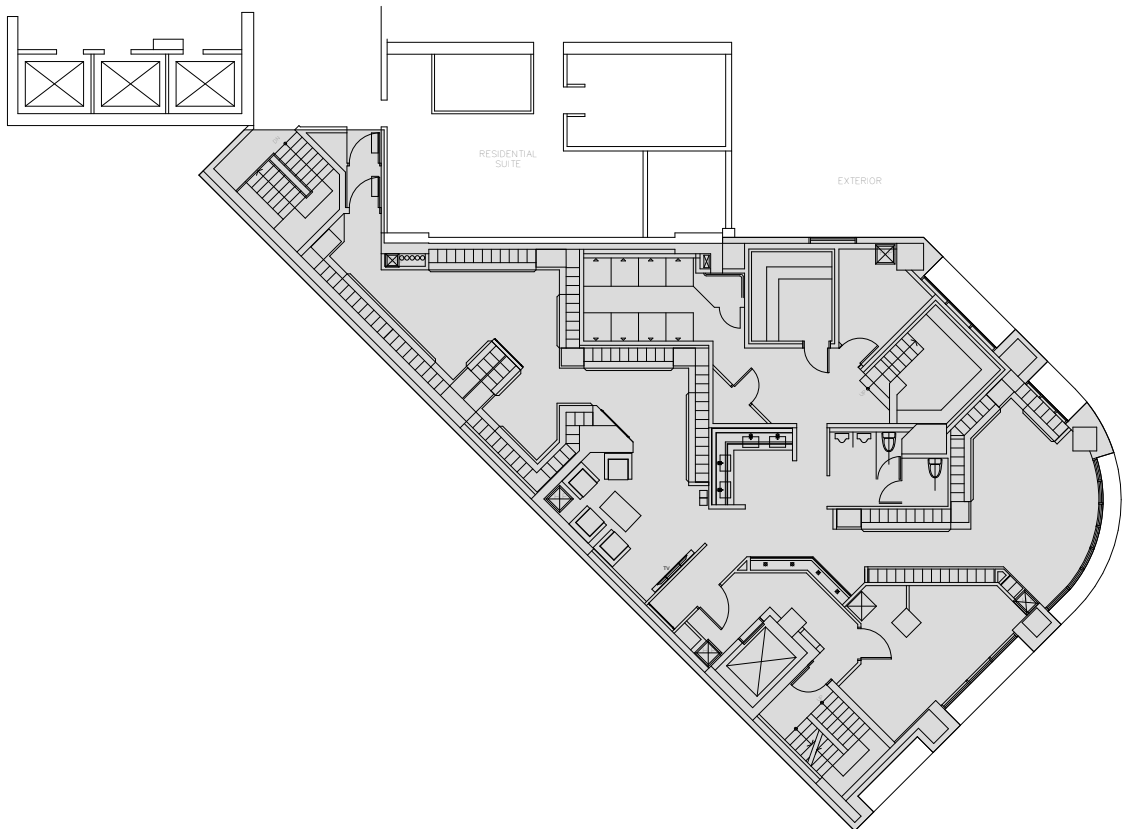
1ST FLOOR

1,892 SF



2ND FLOOR

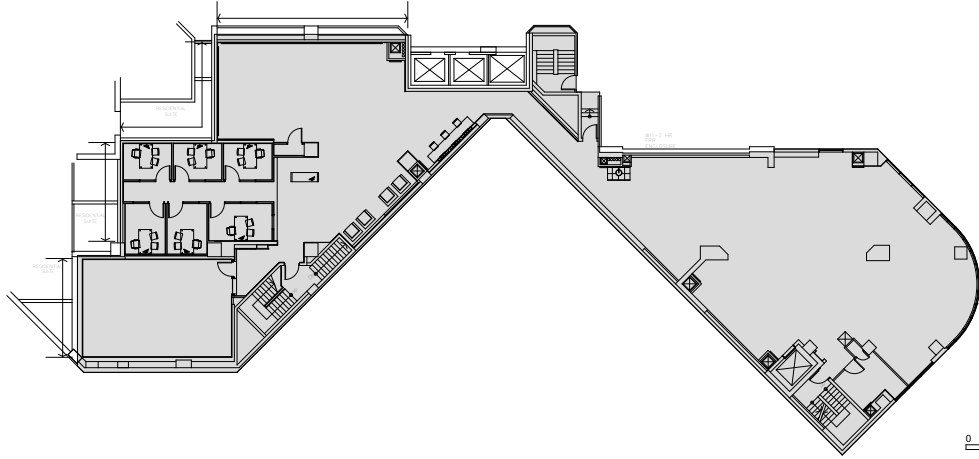
3,416 SF



FLOOR PLAN

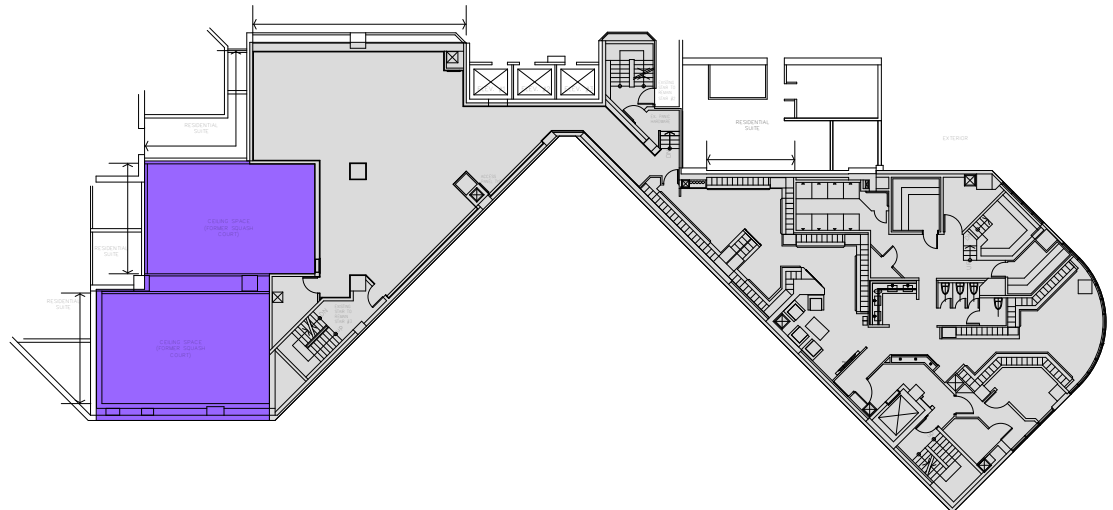
3RD FLOOR

7,551 SF



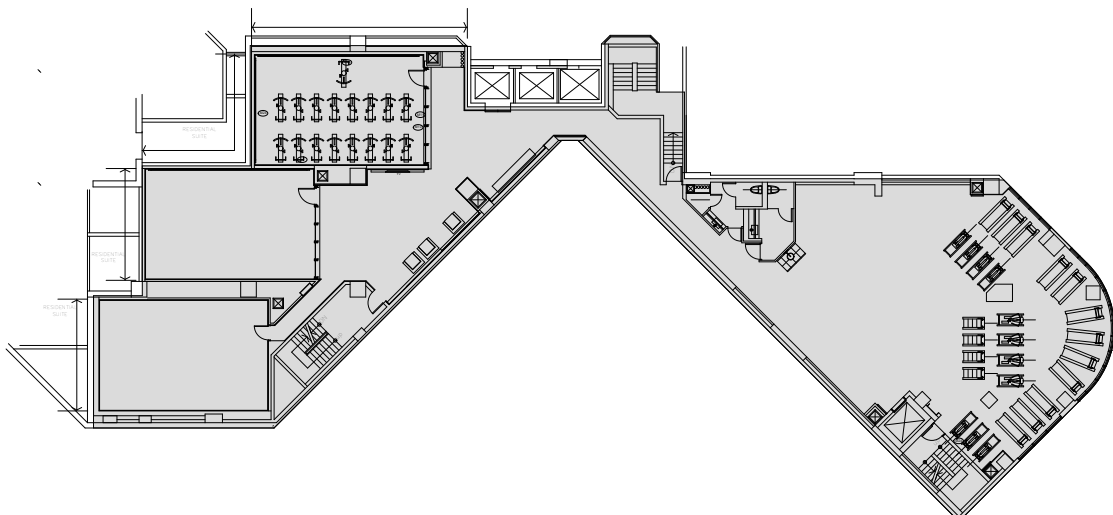
4TH FLOOR

5,962 SF



5TH FLOOR

7,542 SF



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GET MORE INFORMATION

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