

Building for Sale in the Annex at *Bathurst & Dupont*

1088 BATHURST

TORONTO ON



CBRE

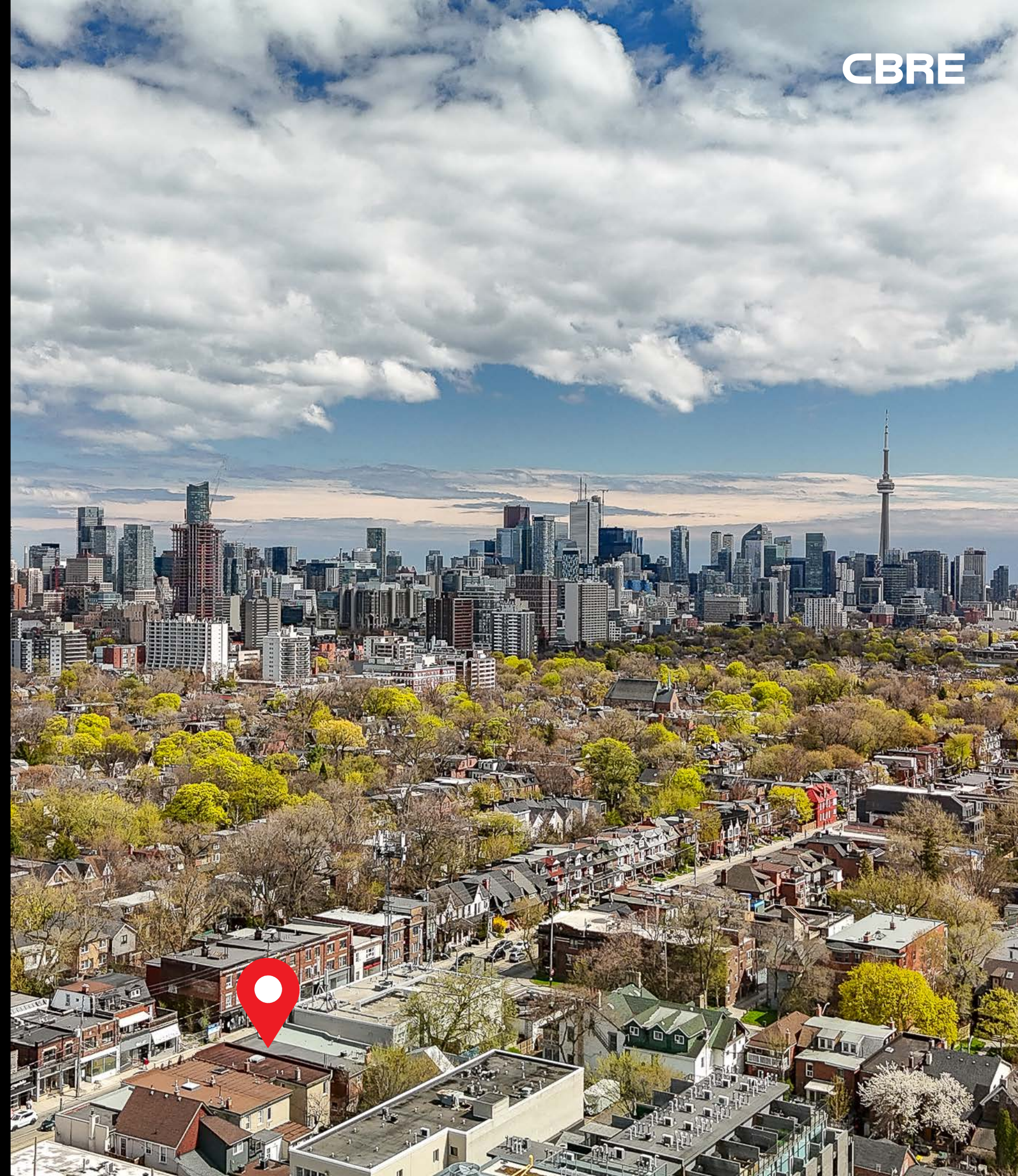
THE OFFERING

1088 BATHURST

Positioned at 1088 Bathurst Street, just south of Dupont, this versatile 2,950 sq. ft. property offers a premier opportunity for owner-users and investors alike. The building features an internally connected main and lower level, totaling nearly 2,000 sq. ft. of self-sufficient commercial space, vacant on closing and ready for immediate retail or professional office use. Complementing the commercial component is a modern and light-filled 990 sq. ft. two-bedroom residence on the second level, with the tenant open to staying or vacating. With rear laneway parking for two vehicles and future development potential, this property offers a rare chance to own and operate in one of Toronto's most sought-after neighbourhoods.



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1088 BATHURST

Size: Lower Level: 985 sq. ft.
Ground: 975 sq. ft.
Second: 990 sq. ft.
Total: 2,950 sq. ft.

Frontage: 20.08 ft.

Depth: 120 ft.

Site Area: 2,379 sq. ft.

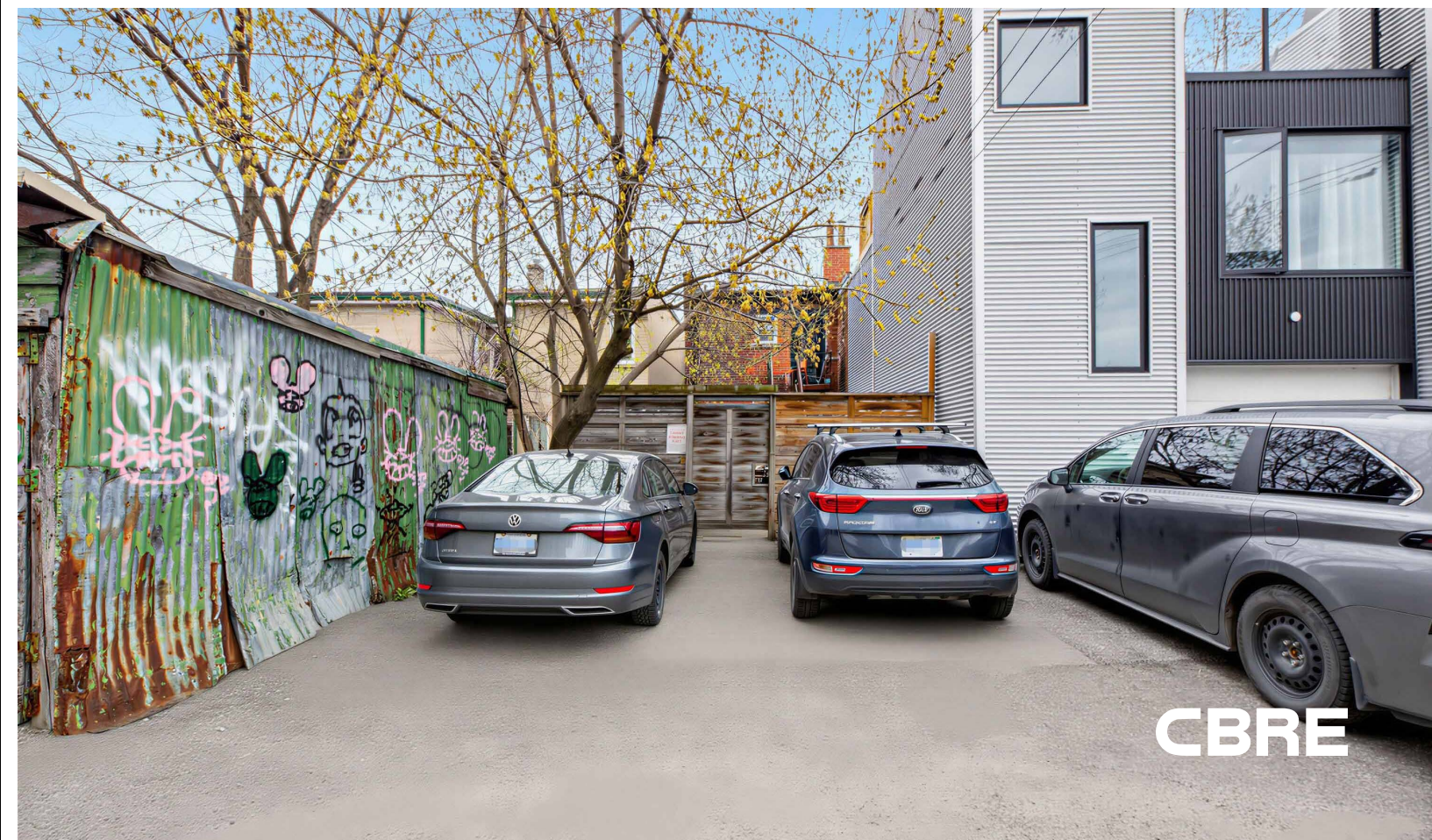
Property Taxes: \$17,281.87 (2025)

Parking: 2 spaces

\$ Price: \$1,425,000

- Located just south of Dupont, in the heart of the Annex, a highly sought-after Toronto neighborhood
- Nearly 2,000 sq. ft. of internally connected main and lower-level space, vacant on closing and ideal for retail or professional offices
- A sun-filled, 990 sq. ft. two-bedroom residence on the second level (tenant flexible)
- Includes rear laneway parking for two vehicles and significant future development potential

 **CLICK FOR VIDEO**



CBRE

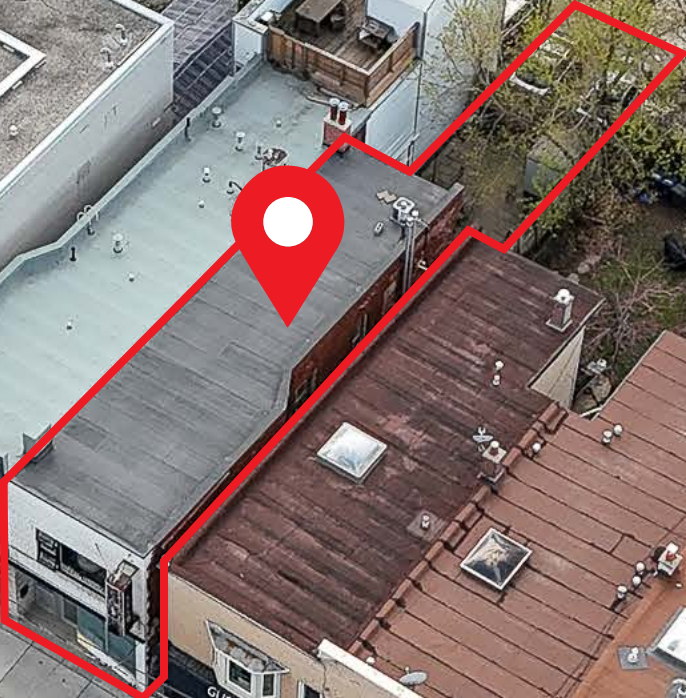


VERMONT AVE

REAR LANEWAY

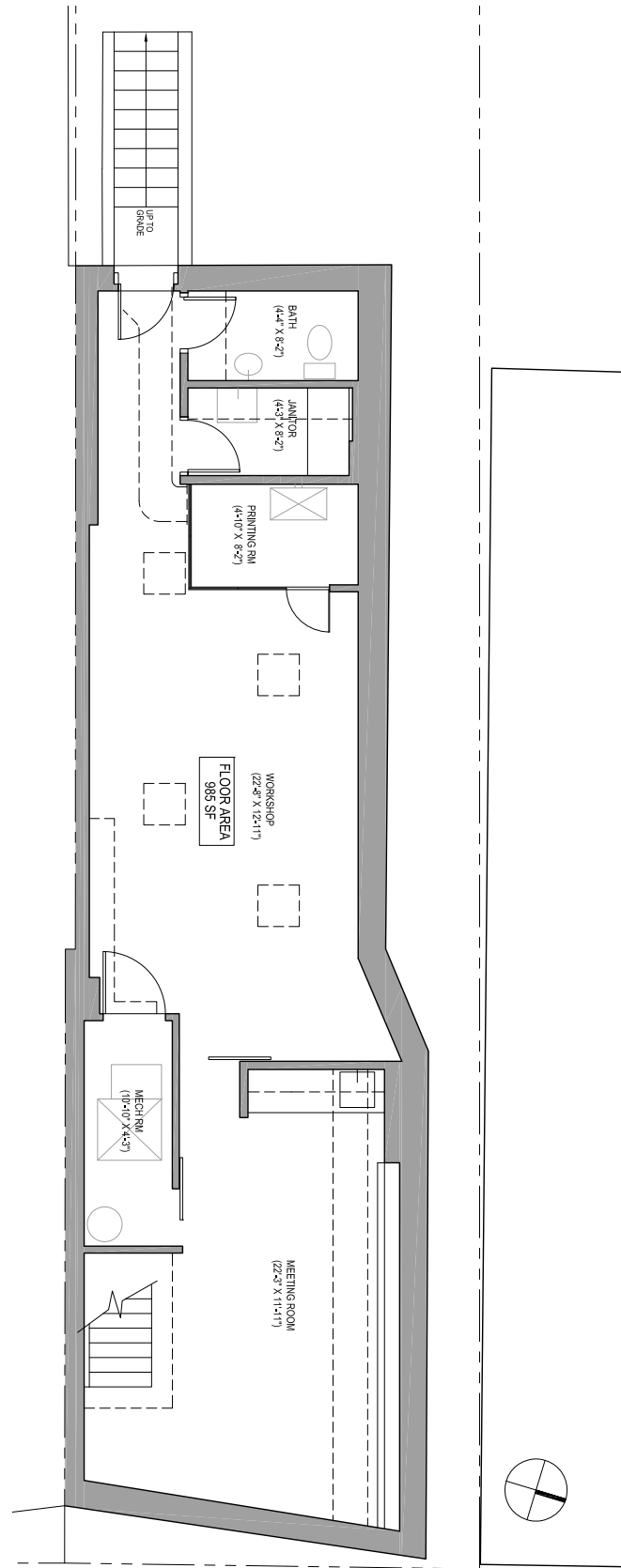
BATHURST STREET

DUPONT ST



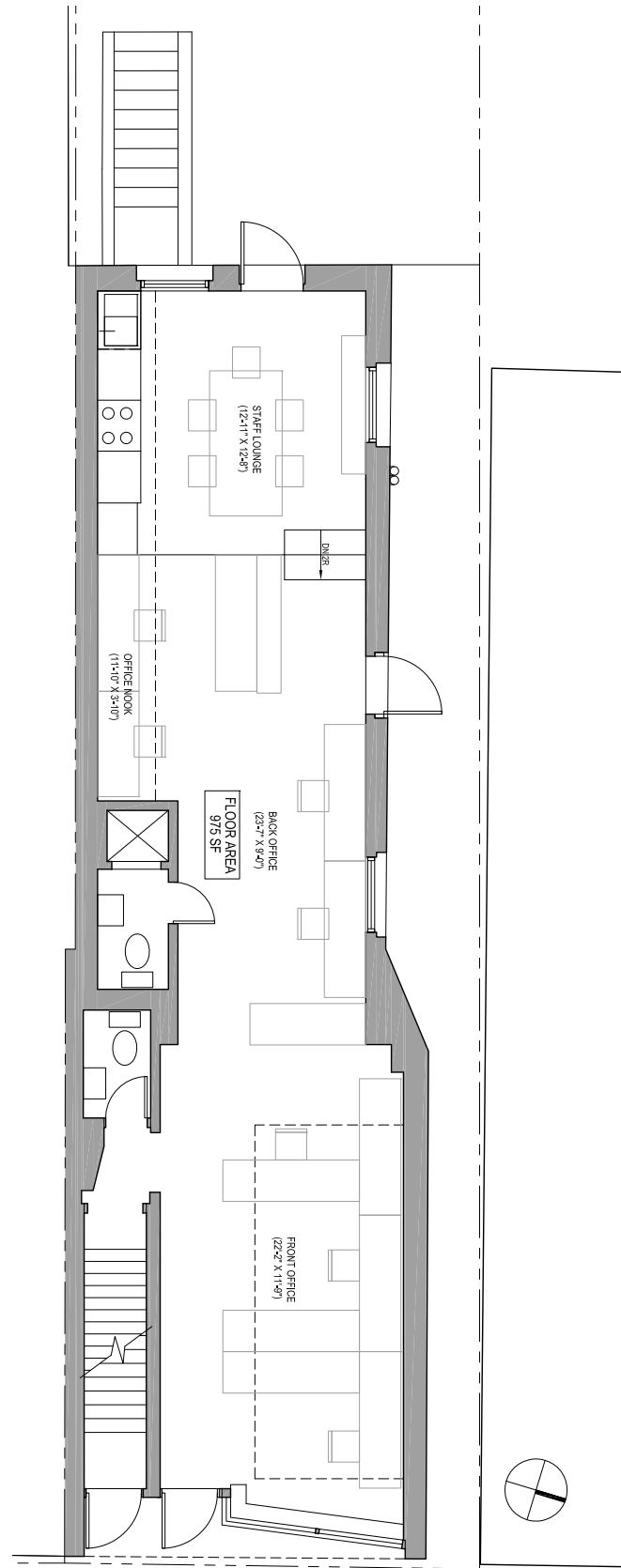
BASEMENT 985 SF

COMMERCIAL SPACE - VACANT ON CLOSING



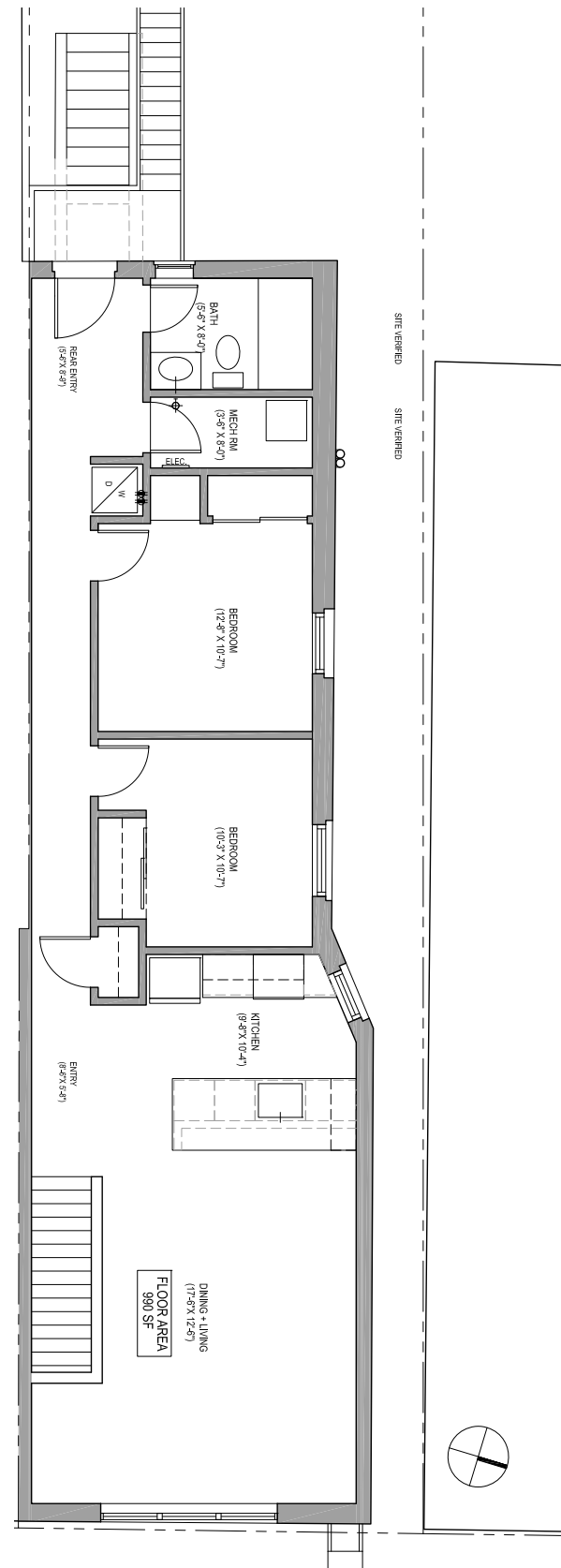
GROUND 975 SF

COMMERCIAL SPACE - VACANT ON CLOSING



SECOND 990 SF

2 BR., 1 BATH RESIDENTIAL UNIT - POTENTIALLY VACANT ON CLOSING



1088 BATHURST

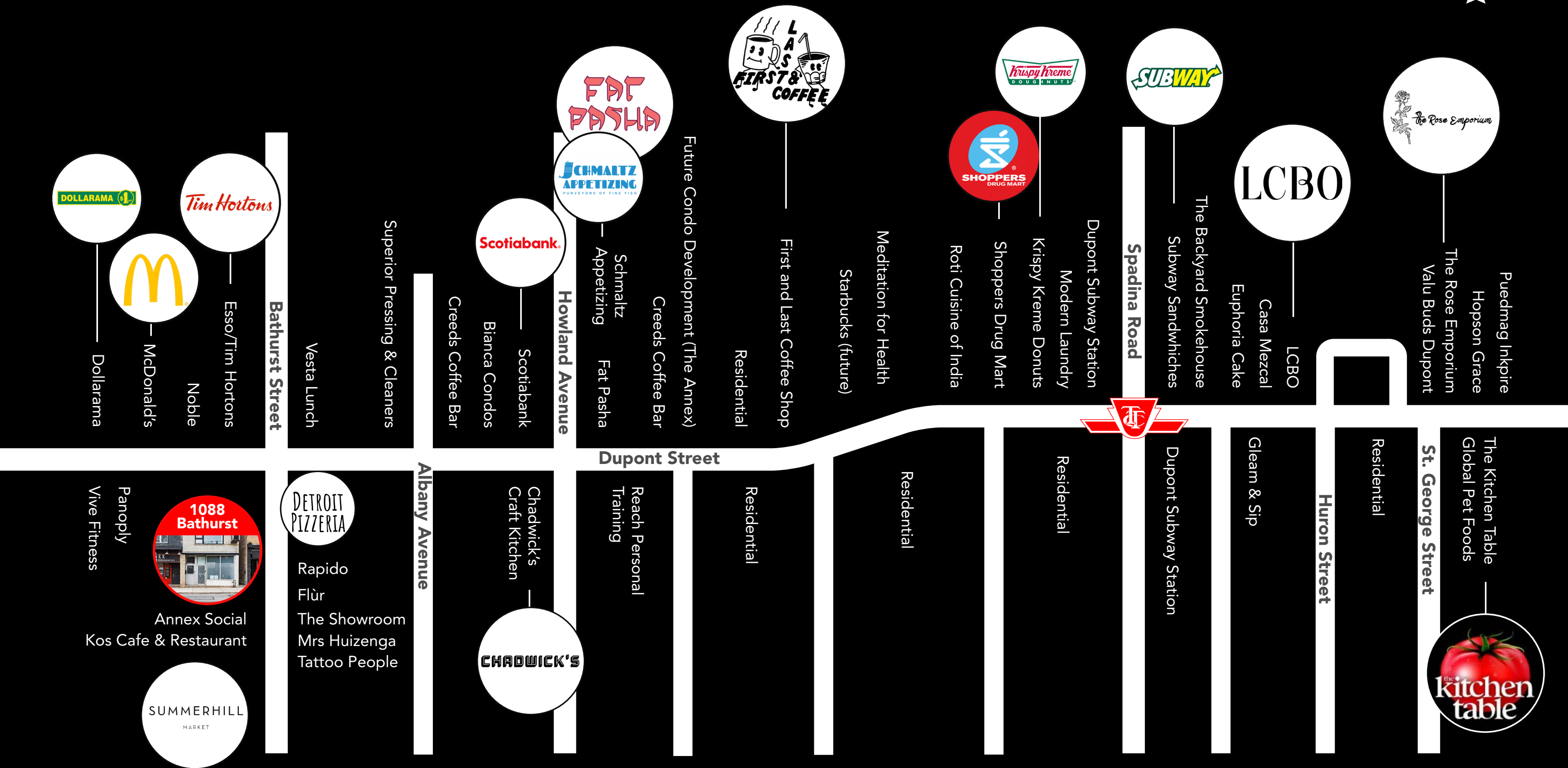
LOCATION

Nestled in Toronto's vibrant Annex neighborhood, 1088 Bathurst Street is situated just south of the Bathurst and Dupont intersection. This specific pocket has undergone a significant transformation, with the recent rezoning of former industrial lands into dynamic mixed-use spaces, ushering in a wave of high-profile developments and new retail.

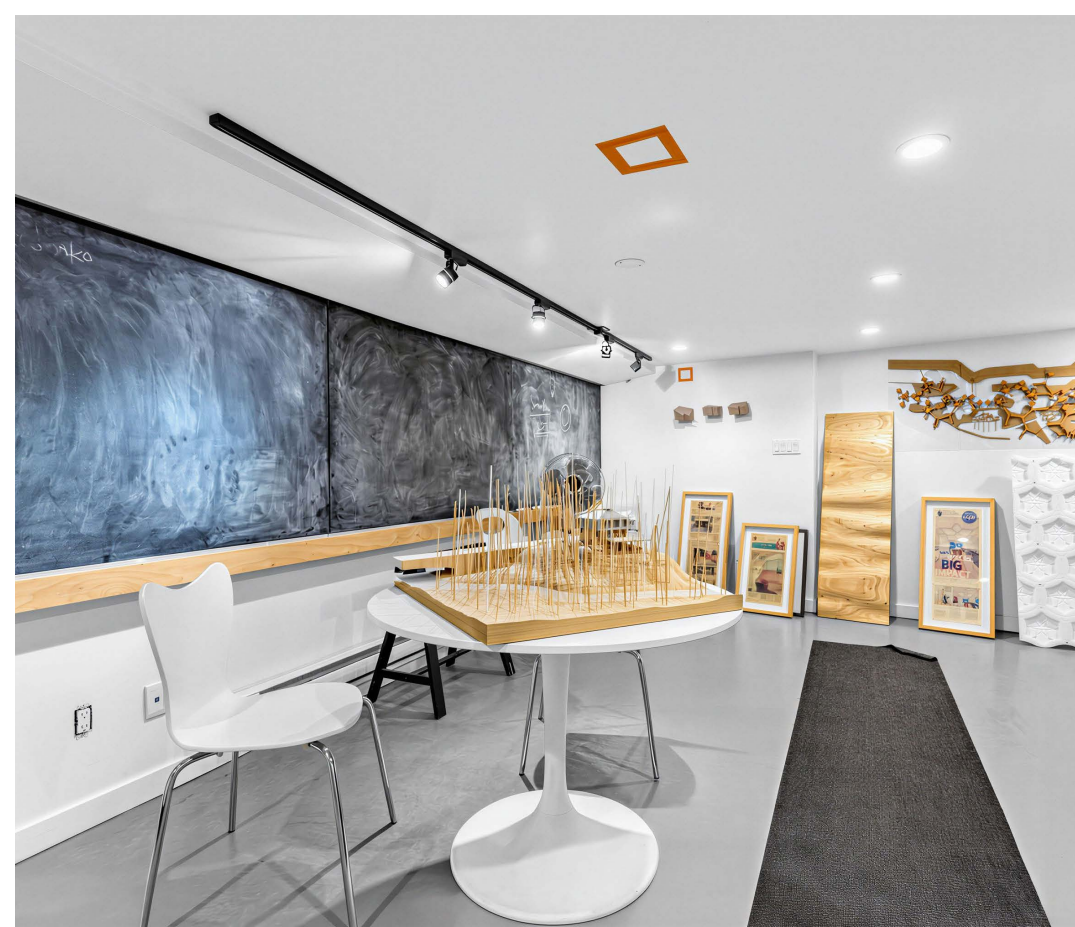
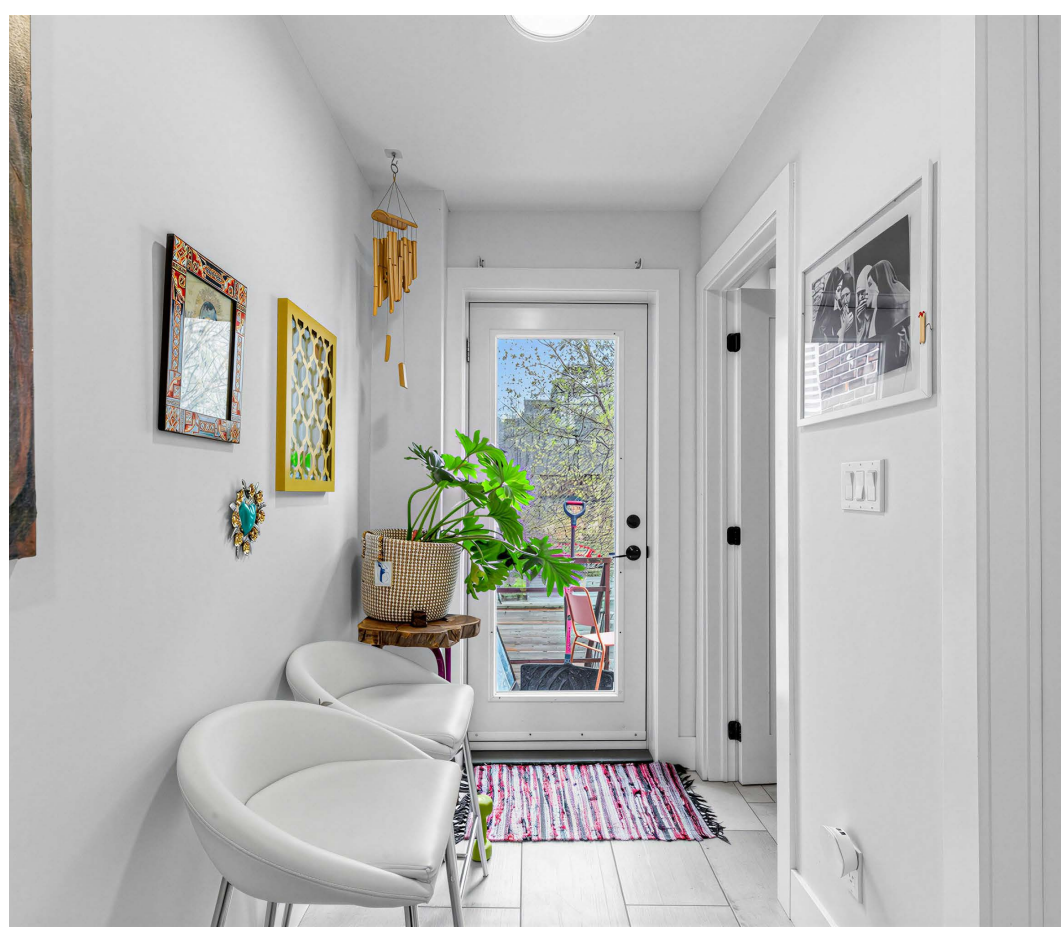
The immediate area is a culinary destination, home to a mix of popular local staples like Schmaltz Appetizing, Fat Pasha, Summerhill Market and First & Last Coffee Shop, alongside essential national tenants including Loblaws, LCBO, and Shoppers Drug Mart. With a 10-minute walk to Dupont Station and direct access to both the Bathurst and Dupont transit routes, 1088 Bathurst offers unparalleled connectivity in one of the city's most evolving transit-oriented hubs.



NEIGHBOURING TENANTS



1088 BATHURST STREET



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