

BUILDING **FOR SALE**

374-376 BATHURST STREET
TORONTO, ONTARIO



*Contact Us For
More Information*

Sam Park

COMMERCIAL DIVISION HEAD

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374-376 Bathurst Street

Prime Commercial Investment Opportunity

Sale Price: Call for Pricing

Total Floor Area: 13,500 Sq Ft

Frontage: 48.5 ft frontage on Bathurst St

Floors: Two Floors plus Fully Rentable Basement

Parking: Two Car Parking Garage (Laneway)

Zoning: CR2.5(c2;r2)*1579) Commercial-Residential

Power: 600 AMPS

Elevator: YES (access to all floors with FOB system)





\$1+ Billion Healthcare Mega-Project

Directly Across from Canada's #1 Hospital

The building benefits from immediate proximity to UHN's largest capital expansion to date — a \$1+ billion Surgical Tower, backed by the Ontario government and scheduled to open in **2028**. Major public infrastructure investments of this scale historically drive long-term demand, stability, and value appreciation.

Flexible Zoning

CR2.5(c2;r2)*1579 zoning permits diverse commercial and residential uses. This flexibility allows for creative tenant mix optimization and potential future redevelopment opportunities.

Long-Term Stability — Non-Cyclical Tenant Base

Healthcare infrastructure provides recession-resistant demand. UHN's ongoing expansion ensures long-term employment growth, consistent foot traffic, and stable occupancy for both residential and commercial components.

Triple A+ Tenants — 100% Leased

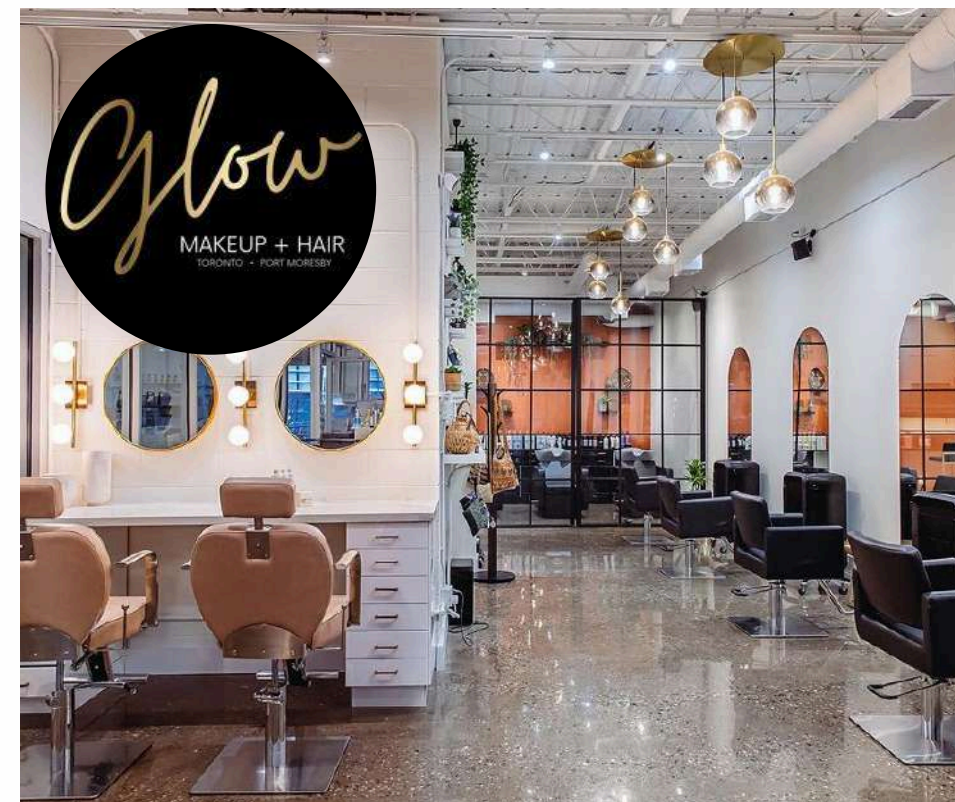
Current Tenants

The property benefits from quality tenants who have invested substantial capital in leasehold improvements and building renovations.

These improvements enhance property value while reducing future capital expenditure requirements. The diverse tenant mix provides income stability and reduces vacancy risk.

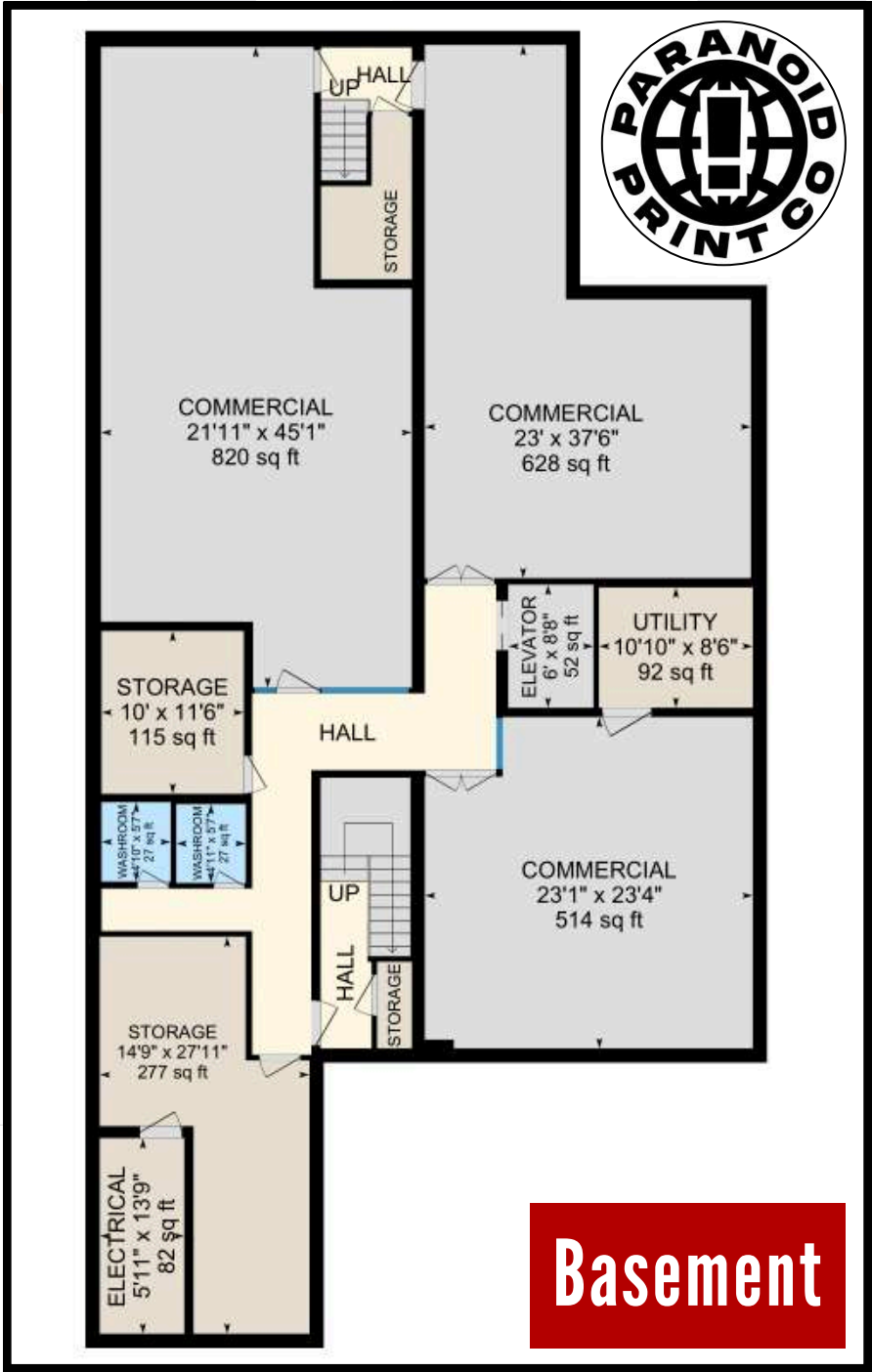
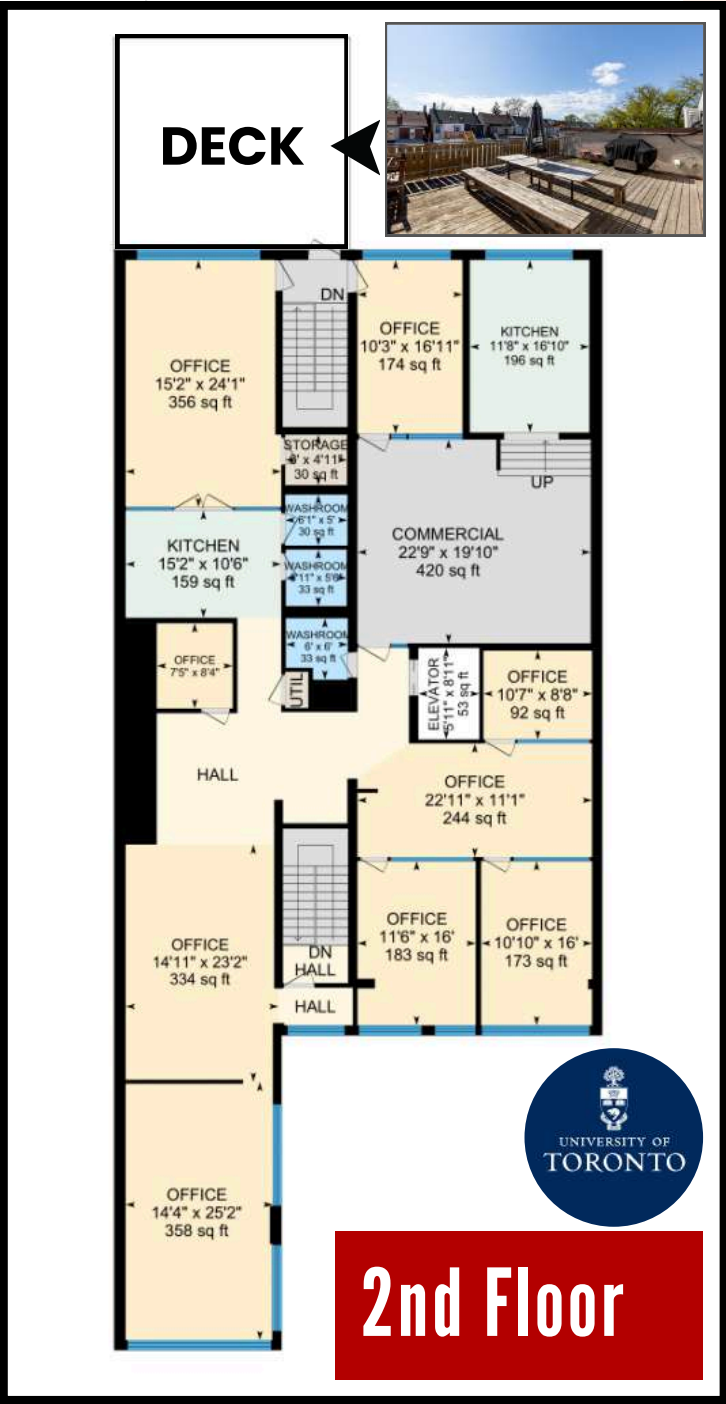
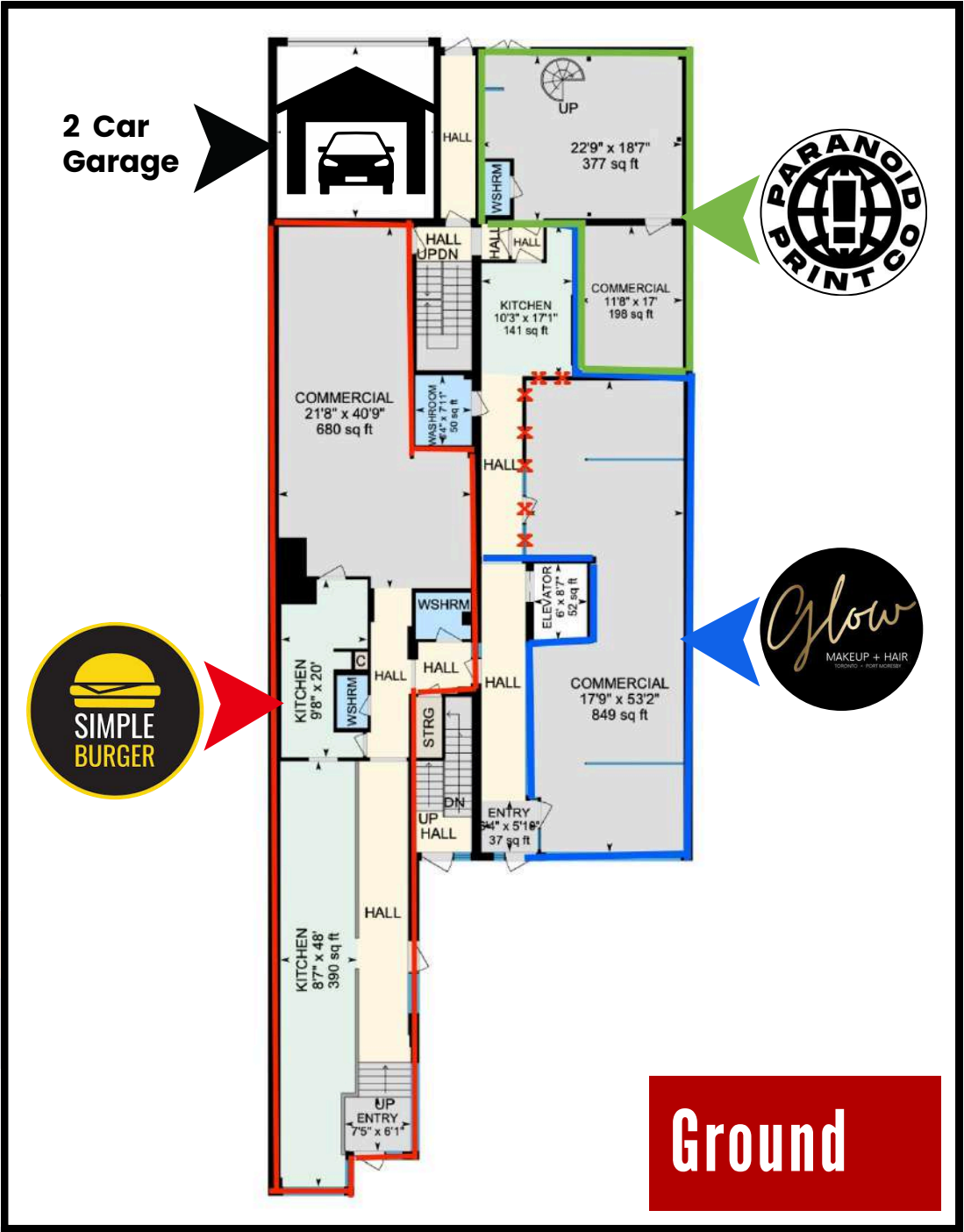
Tenant Mix

- University of Toronto (CUPE 3902)
- Paranoid Print Co (2nd location)
- Simple Burger (2nd location)
- Glow Makeup + Hair (High End)





Floor Plans



NEXT STEPS



01

Initial Inquiry

Contact us to express interest and receive preliminary information package.

02

Sign NDA

Execute confidentiality agreement to access detailed financials.

03

Due Diligence

Review complete financials, building condition reports, environmental reports, financing, solicitor review and site visits.

04

Close Transaction

Finalize purchase and transition to new ownership with full support.



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Seize This Prime Opportunity!

374 Bathurst St presents an unparalleled opportunity for investors seeking a prime, fully-leased location in one of Toronto's most vibrant and high-traffic neighborhoods. Don't miss your chance to establish your presence in this thriving community.



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