

\$23,500,000 - 66 Gerrard Street E, Toronto (church-Yonge Corridor)

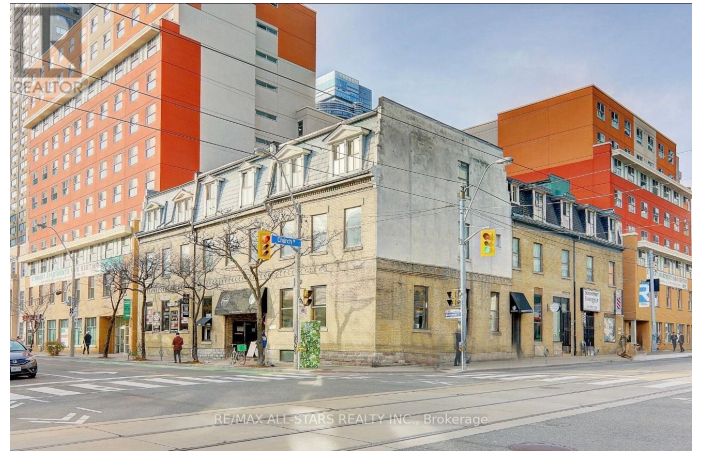
MLS® #C12387032

\$23,500,000

0 Bedroom, 0.00 Bathroom, 20,956 sqft
Office on 0.00 Acres

Church-Yonge Corridor, Toronto
(church-Yonge Corridor), Ontario

66 Gerrard Street East Downtown
Toronto Prominent Corner Commercial Asset
with Income & Redevelopment Potential. A
rare opportunity to acquire a three-storey
brick-and-beam commercial building at the
corner of Gerrard Street East & Church Street,
in the heart of downtown Toronto. Offering
approximately 21,000 sq. ft. of leasable space
on a 78 ft. x 101 ft. lot, this property provides
both immediate income stability and long-term
redevelopment upside. Building
Features Approx. 21,000 sq. ft. across 3
levels Brick-and-beam construction with
functional layouts Prominent corner frontage
offering strong signage visibility CR zoning
permitting a wide range of commercial
uses Redevelopment potential for
higher-density mixed-use (subject to municipal
approvals) Tenancy Solid tenant base
including: Medical & healthcare offices Two
established restaurants with long-standing
clientele Event space with consistent
bookings Professional service offices Diverse
mix ensures reliable income streams and
broad market appeal Location Highlights Steps
from Toronto Metropolitan University (TMU),
major hospitals, and subway stations at
College and Dundas Situated in one of
Torontos fastest-growing corridors, surrounded
by new high-rise residential developments High
pedestrian traffic, strong daytime population,



and excellent transit connectivityProximity to education, healthcare, retail, and residential communities ensures tenant demand and long-term stabilityInvestment SummaryThis property combines the character and functionality of a brick-and-beam downtown building with the income security of established tenancies. Its prime corner location and CR zoning offer an attractive future redevelopment opportunity, making it a strong hold for investors, developers, or owner-users. (id:6289)

Essential Information

Listing #	C12387032
Price	\$23,500,000
Bathrooms	0.00
Square Footage	20,956
Acres	0.00
Type	Office

Community Information

Address	66 Gerrard Street E
Subdivision	Church-Yonge Corridor
City	Toronto (church-Yonge Corridor)
Province	Ontario
Postal Code	M5B1G3

Amenities

Amenities	Public Transit
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Interior

Heating	Other
Cooling	Fully air conditioned

Exterior

Lot Description	78.33 x 100.99 FT ; irregular as per Geowarehouse
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Listing Details

Listing Office

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