

\$2,500,000 - 1802 Avenue Road, Toronto (bedford Park-Nortown)

MLS® #C12435748

\$2,500,000

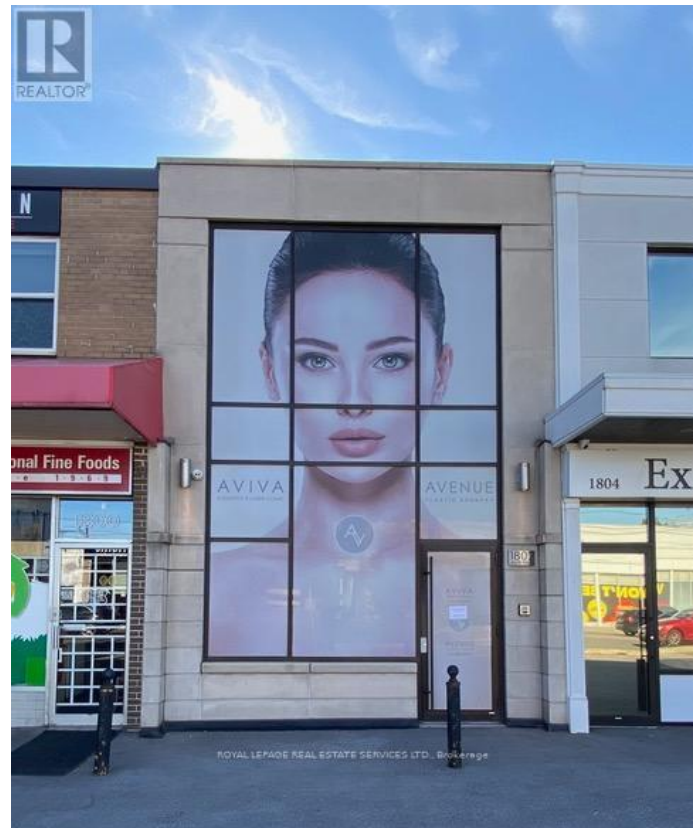
0 Bedroom, 0.00 Bathroom, 2,805 sqft

Retail on 0.00 Acres

Bedford Park-Nortown, Toronto (bedford Park-Nortown), Ontario

FOR SALE - INVESTMENT OPPORTUNITY

Presently configured as a prestigious and prominent plastic surgeon's clinic, with ancillary services including a cosmetic & laser clinic and a massage therapy clinic, this unique custom-designed, specialty-use medical building provides an unrivaled opportunity for the discerning investor. **INVESTMENT HIGHLIGHT** This extensively renovated and upgraded medical building, with rentable area of 2,805 SF approximately, is 100% occupied by established medical service practitioners and provides a high-performing asset, characterized by a strong net operating income. On closing, a new 5-year lease term will be in place, providing a 5% yield on asking price. Located in the heart of Toronto's exclusive Bedford Park. The immediate community is home to artisanal gourmet grocery favorites Ambrosia, and Pusateri's amongst many shops, services and dining venues lining Avenue Road. The prestigious Havergal College, Toronto Cricket Club and Rosedale Golf Club are conveniently nearby. The Yonge Street on-ramp to Highway 401 is within a few minutes drive and downtown Toronto within approx. 25-minutes. Established in 2009, the clinic includes three distinguished medical service providers:
Ground Floor: Avenue Plastic Surgery (avenueplasticsurgery.ca) Second Floor:



Cosmetic & Laser Clinic (avivaclinic.ca) Lower
Level: Massage Therapy Clinic
(diegoricetto.com). (id:6289)

Essential Information

Listing #	C12435748
Price	\$2,500,000
Bathrooms	0.00
Square Footage	2,805
Acres	0.00
Type	Retail

Community Information

Address	1802 Avenue Road
Subdivision	Bedford Park-Nortown
City	Toronto (bedford Park-Nortown)
Province	Ontario
Postal Code	M5M3Z1

Amenities

Parking Spaces	6
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	16.01 x 165.21 FT
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Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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