

950 Dupont Street

Tremendous Well Located Creative Opportunity

Peter DeGuerre*, Senior Vice President
416.649.5903
pdeguerre@lennard.com

David A. Clarke*, Senior Vice President
416.649.5905
dclarke@lennard.com

For Lease: Great Office/Retail/Showroom Space



Here is where
your business
will *grow*.

Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

*Sales Representative **Broker of Record

Building Overview



Available Space
Ground Floor
 Total Area
8,000 SF - 12,000 SF
 (contiguous)



Year Built
1915
 Clear Height
10 FT to 42 FT



Semi-Gross Rent
\$30.00 PSF



Property Type
Mixed Use/Commercial



Availability
Immediate



Pin
212850545, 212850241



Land Use/Zoning
E2.0 (x262)
 (Employment Industrial)



Floor Plan
Full-size floor plan upon request



Property Highlights

The Subject property is situated in midtown Toronto is a vibrant and eclectic neighborhood that seamlessly blends historic charm with modern living. Lined with a mix of classic Victorian and Edwardian homes, as well as contemporary condos and townhouses, it offers a unique and inviting atmosphere. The neighborhood is known for its strong sense of community, with Christie Pits Park nearby, providing plenty of green space for outdoor activities and events. Well-connected by Christie Subway Station and the Dupont Streetcar, this area offers easy access to the rest of the city. The diverse dining options, cafes, and independent shops further contribute to the area's rich, multicultural vibe. It's a neighborhood where comfort, convenience, and character come together, making it a sought-after place to live and explore.



Walk Score
94
 Walker's Paradise

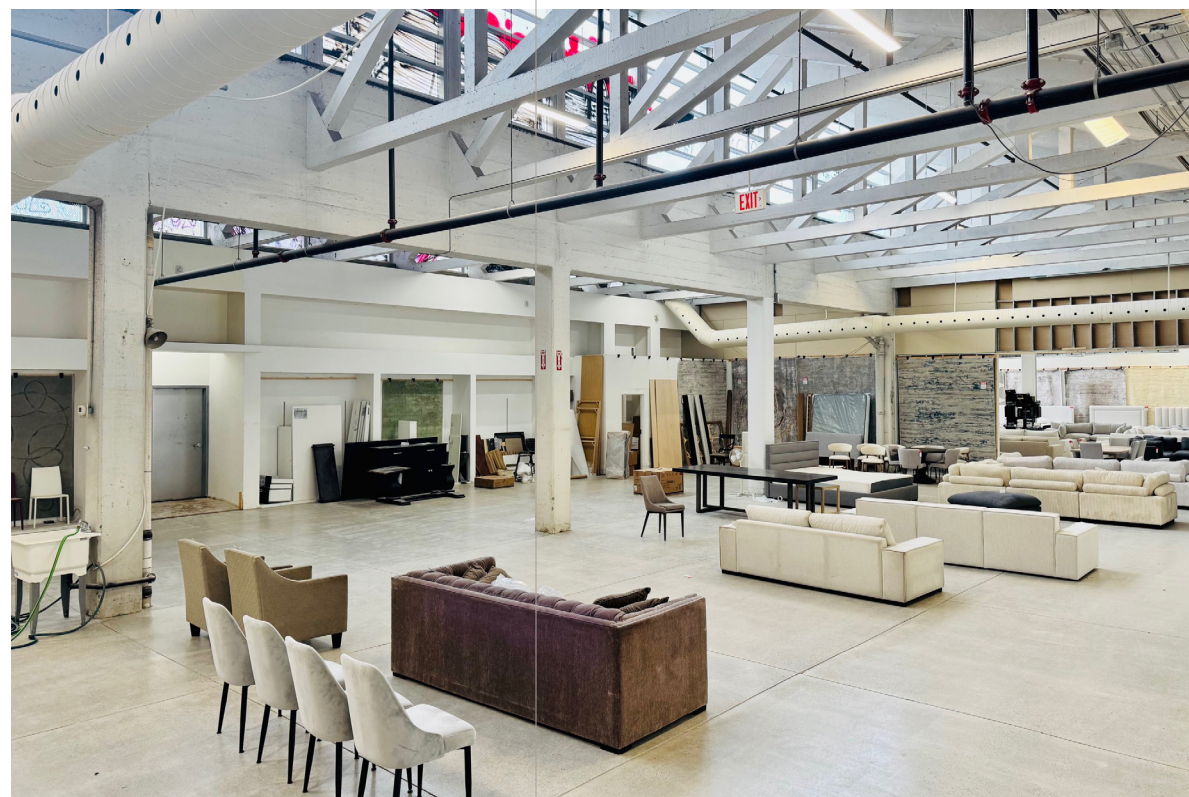
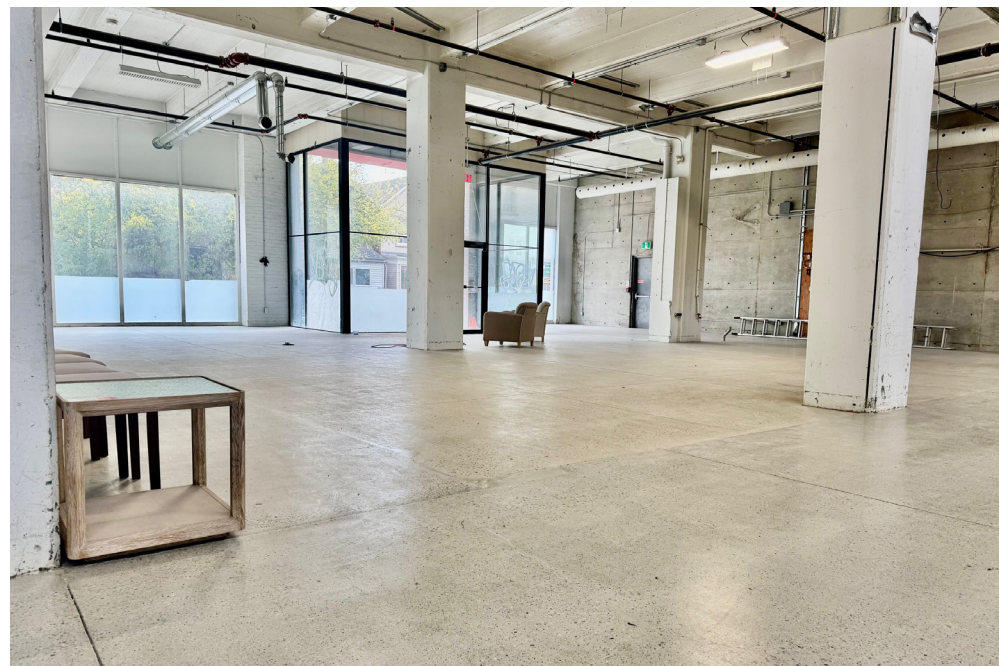
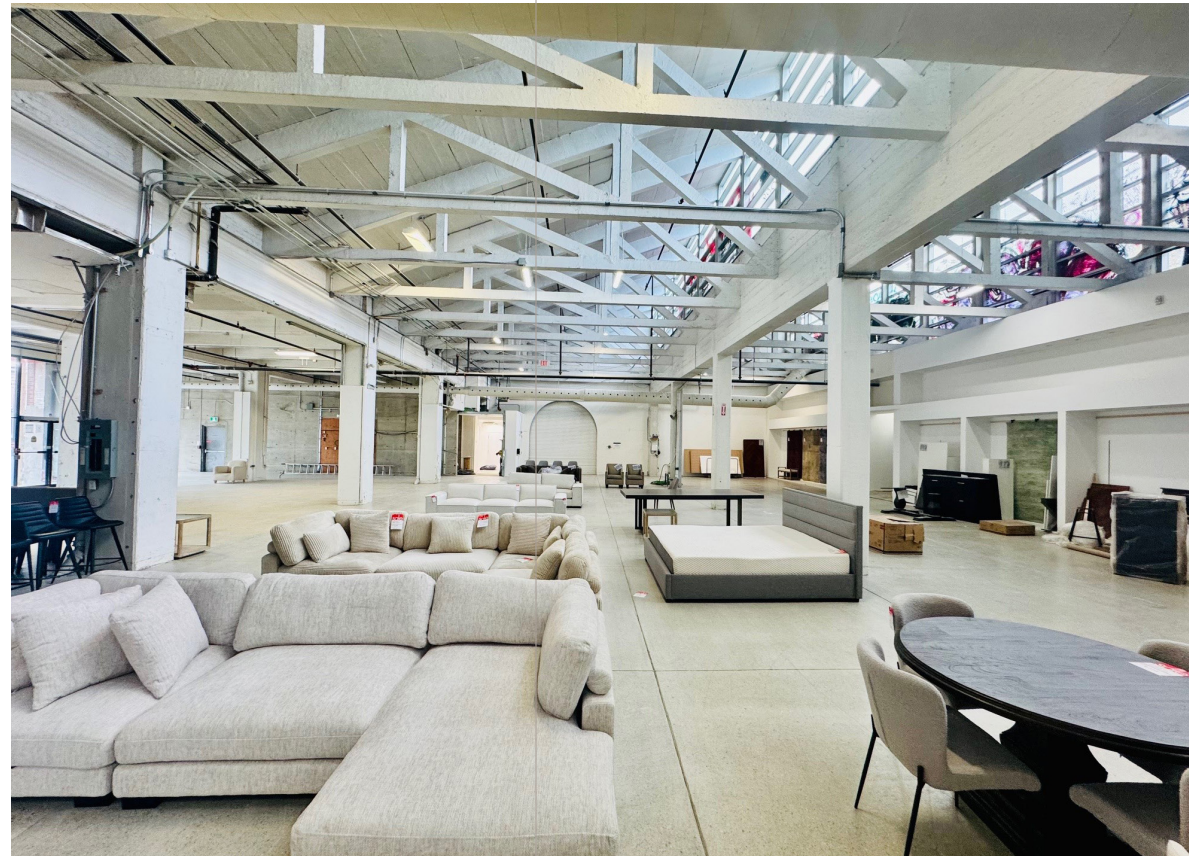


Transit Score
82
 Excellent Transit



Bike Score
89
 Very Bikeable

Gallery



Amenities

Legend

Stores

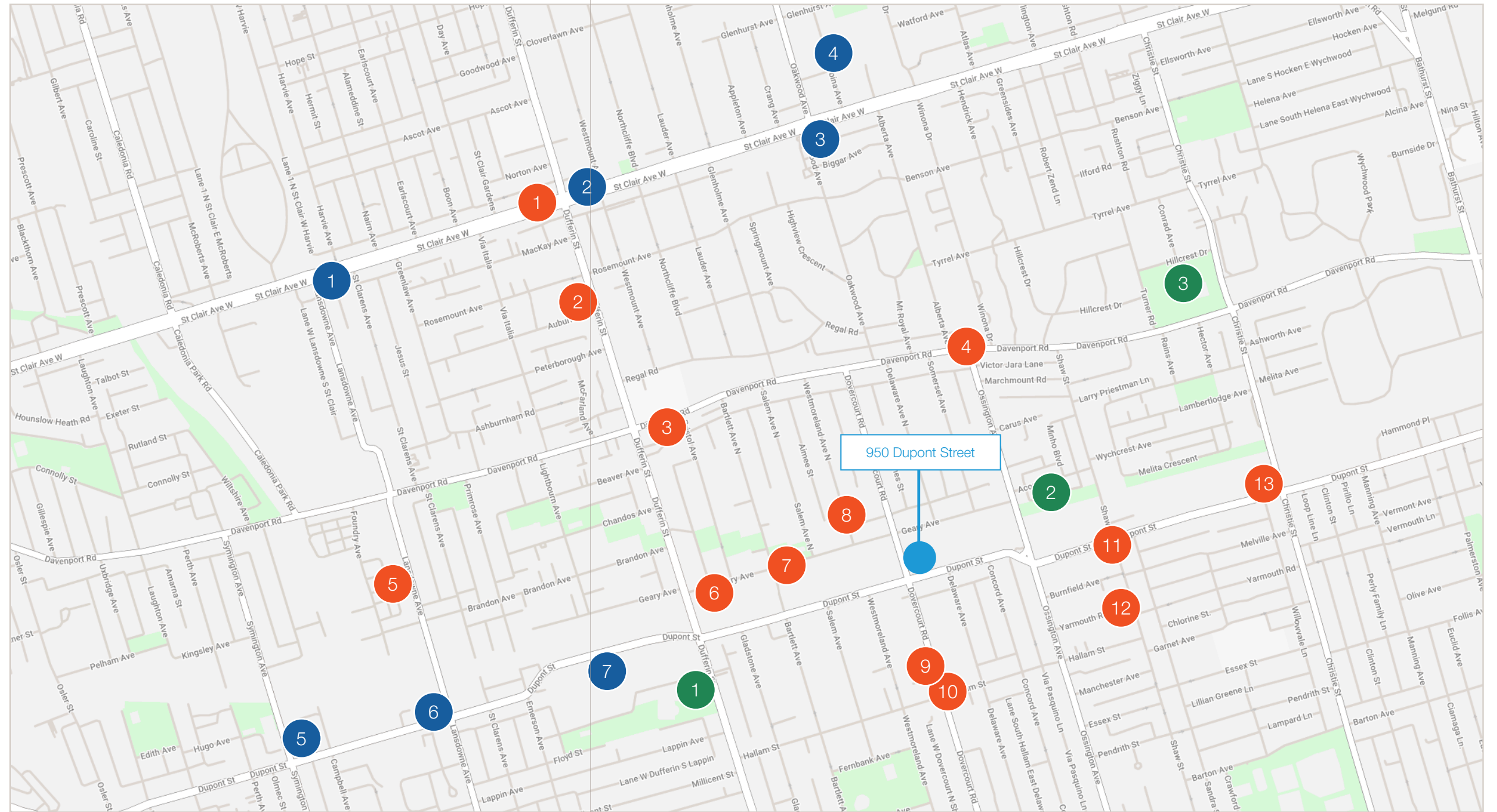
- 1 TD Canada Trust
- 2 Shape Fitness
- 3 RBC Royal Bank
- 4 No Frills
- 5 The Beer Store
- 6 Food Basics
- 7 FreshCo

Restaurants

- 1 Tim Horton's
- 2 The B'More Panini Shop
- 3 The Sovereign Cafe
- 4 Salto Restaurant & Bar
- 5 Balzac's Powerhouse
- 6 Parallel
- 7 Blood Brothers Brewing
- 8 Gaucho Pie Co.
- 9 South Pacific
- 10 Masa Deli & Cafe
- 11 Maison T
- 12 Contra Cafe
- 13 Faema Canada Showroom

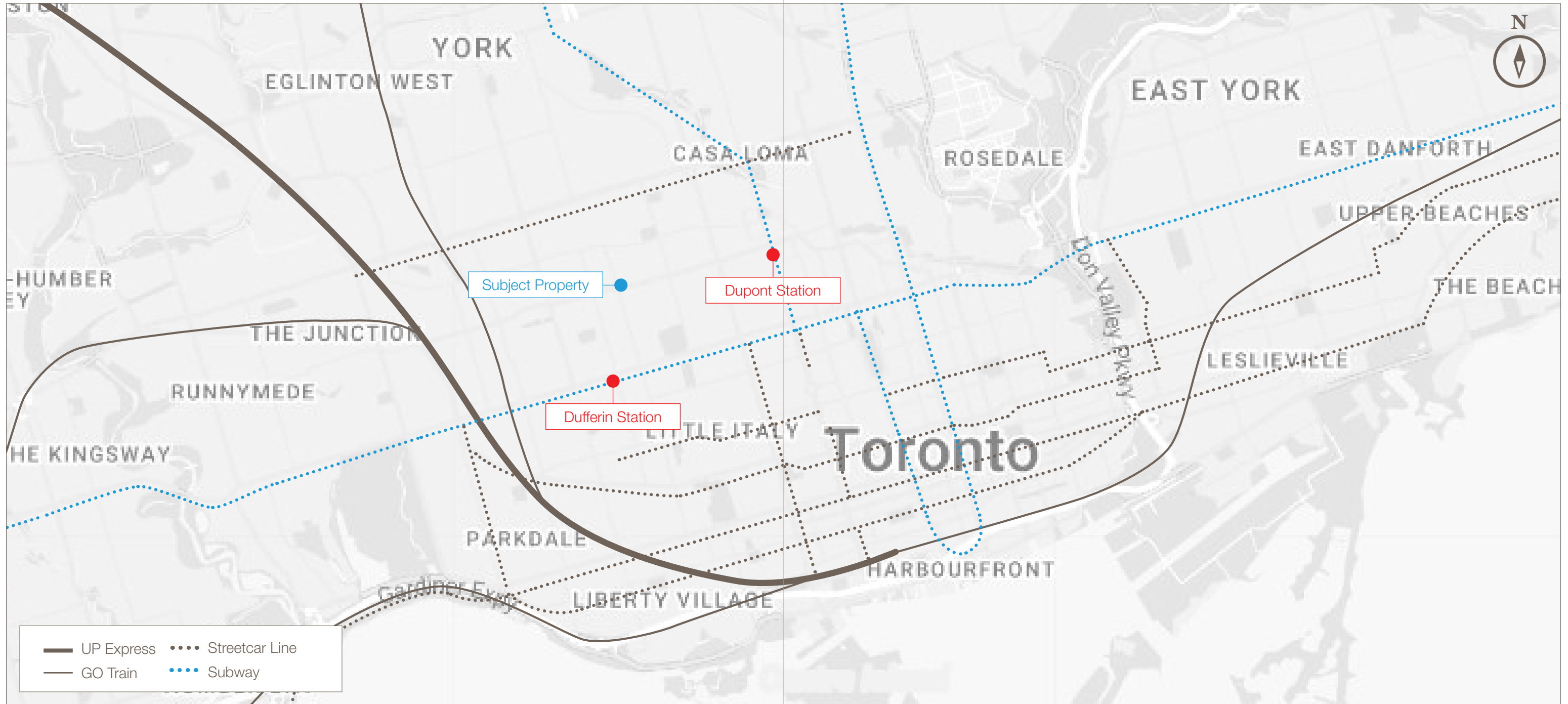
Parks

- 1 Wallace-Emerson Community Centre and Park
- 2 Garrison Creek Park
- 3 Hillcrest Park



Transit Overview

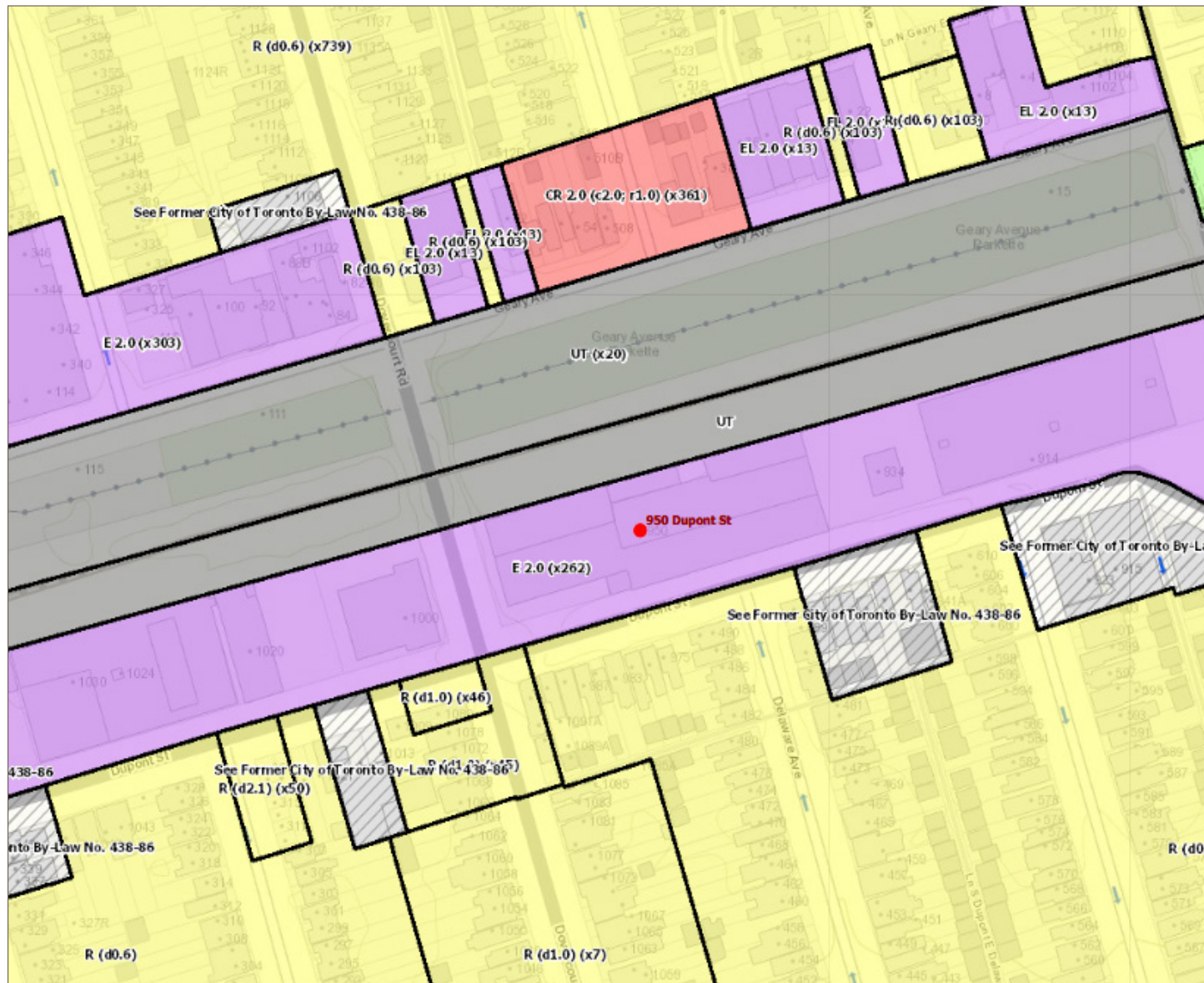
	Subway Station	Distance	Transit Time
1	Dufferin Station	1.6 KM	14 Mins
2	Dupont Station	2.1 KM	13 Mins



Zoning

E 2.0 (x262)

The property is zoned Employment - Industrial (E). In the E zone, the numerical value following the zone symbol in the zone label indicates the permitted maximum floor space index of all land uses on a lot.



Permitted Uses

Use - E Zone

In the E zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses except:
 - 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - 2) Ammunition, Firearms or
 - 3) Asphalt Plant;
 - 4) Cement Plant, or Concrete Batching Plant;
 - 5) Crude Petroleum Oil or Coal Refinery;
 - 6) Explosives Factory;
 - 7) Industrial Gas Manufacturing;
 - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - 9) Pesticide or Fertilizer Manufacturing;
 - 10) Petrochemical Manufacturing;
 - 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;
 - 15) Resin, Natural or Synthetic Rubber Manufacturing;
 - 16) Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]

Exception E 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, a day nursery, public park, place of assembly, vehicle fuel station, vehicle repair shop, vehicle service shop, vehicle dealership, fire hall, financial institution, police station, and service shop are not permitted uses;
- (B) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, an eating establishment and take-out eating establishment are permitted, subject to the condition that they cannot exceed 475 square metres in interior floor area;
- (C) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., a day nursery, public park, place of assembly, vehicle fuel station, financial institution, and service shop are not permitted uses; and
- (D) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., an eating establishment and take-out eating establishment are permitted, subject to the condition that they cannot exceed 475 square metres in interior floor area.



Lennard:

Peter DeGuerre*
Senior Vice President
416.649.5909
pdeguerre@lennard.com

David A. Clarke*
Senior Vice President
416.649.5905
dclarke@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.