

For Sale

 **ENCOR**
ADVISORS™



49

GLOUCESTER STREET, TORONTO

EXECUTIVE SUMMARY

ENCOR Advisors is pleased to present **49 Gloucester St**, a charming and well-appointed property located in the heart of Toronto's highly desirable Church-Yonge Corridor. Nestled just steps from Church St. and a short walk to Yonge St., this property benefits from exceptional connectivity, a vibrant community, and access to some of the city's finest amenities.

49 Gloucester St is **8,542 SF** of timeless architecture with modern upgrades, making it suitable for a boutique office, residential conversion, or mixed-use application. Its multi-level design maximizes space efficiency and offers a welcoming environment filled with natural light.

The property is a 3-minute walk from Wellesley Station, ensuring easy access to the TTC subway and bus routes. Its location near major intersections like Yonge and Bloor enhances commuter accessibility. The area offers numerous amenities, including cafes, restaurants, grocery stores, and cultural attractions like the Gardiner Museum and Barbara Hall Park, perfect for team retreats and leisure breaks.

With its prime location, character-rich design, and flexible usage potential, **49 Gloucester St** is an outstanding opportunity for those seeking a property that combines location, convenience, and timeless appeal. **ENCOR** invites inquiries from interested parties to explore this exceptional offering further.

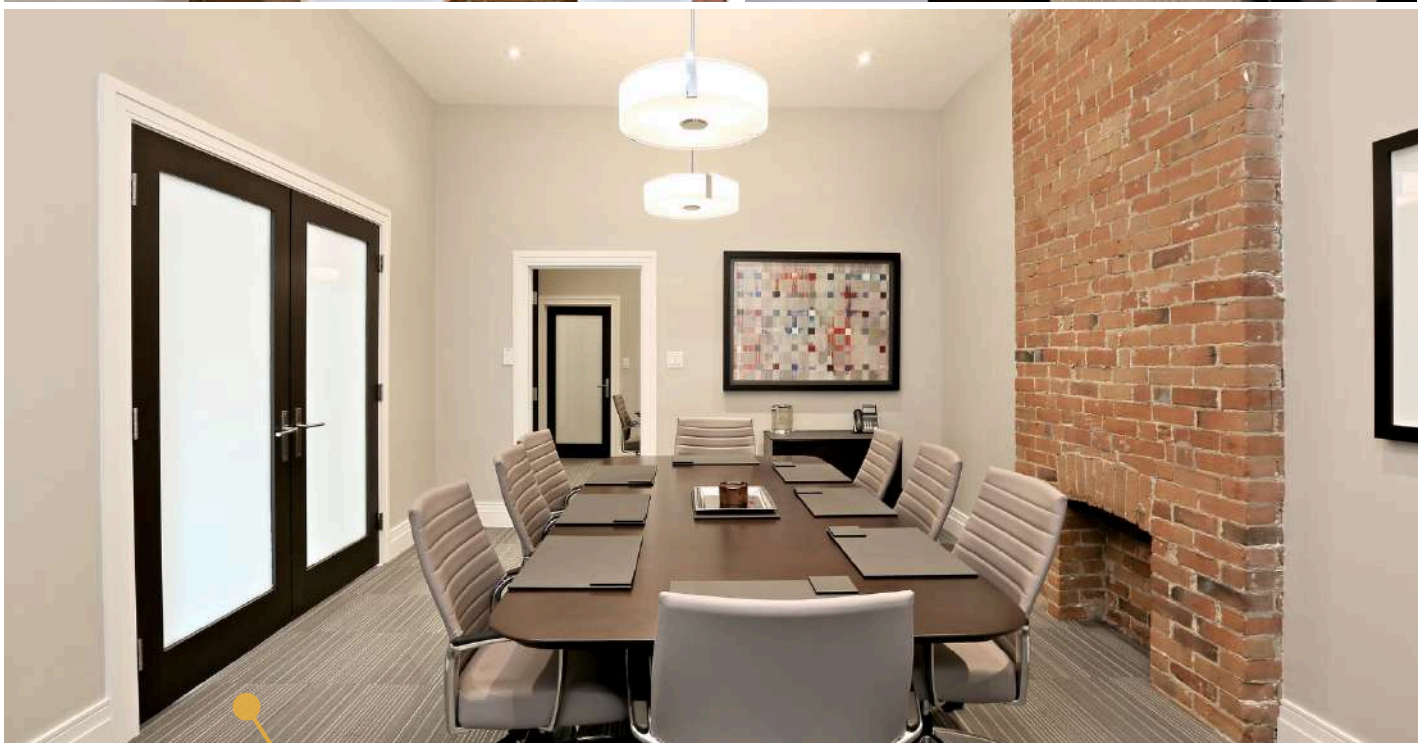
PROPERTY PROFILE

Address	49 Gloucester Street
Lot Size	• Frontage: 42 ft • Depth: 100ft
Site Area	4,176 FT
Asset Type	Office use converted from house
Building Size	8,542 SF
Parking Stalls	7
Storeys	3
Zoning	R(d1*874)
Submarket	Bloor/Yonge
Sale Price	Contact listing Agents

49 GLOUCESTER STREET

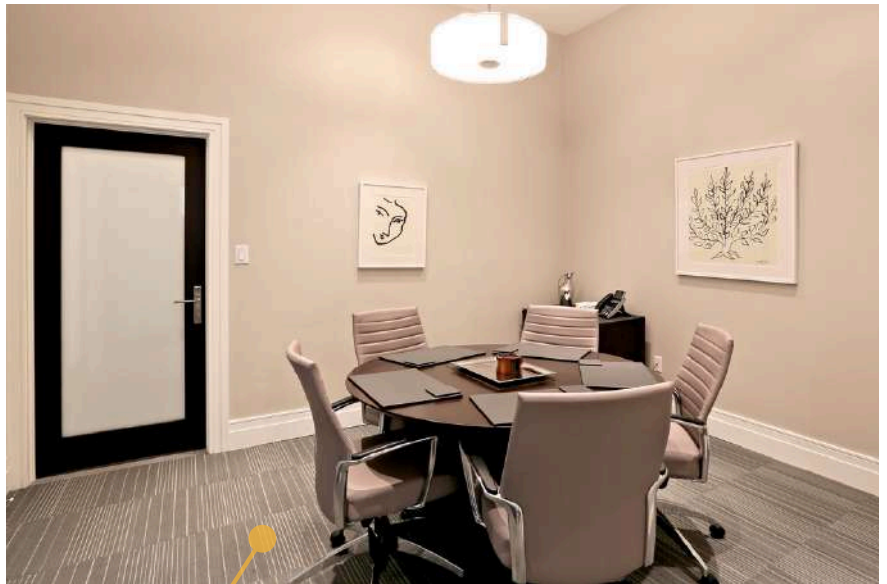
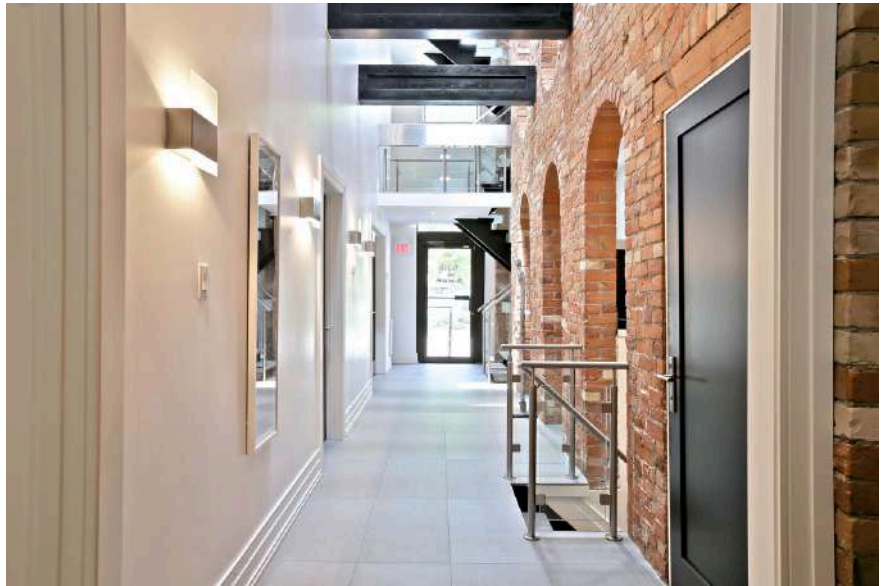
FOR SALE







Exposed brick throughout

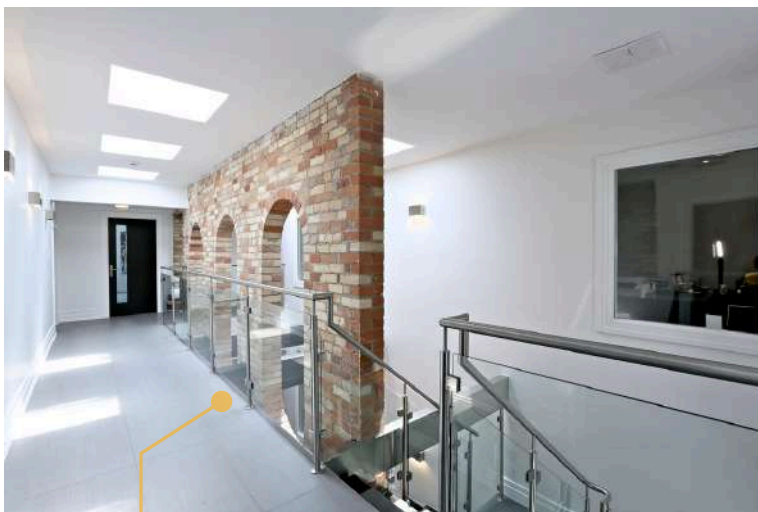
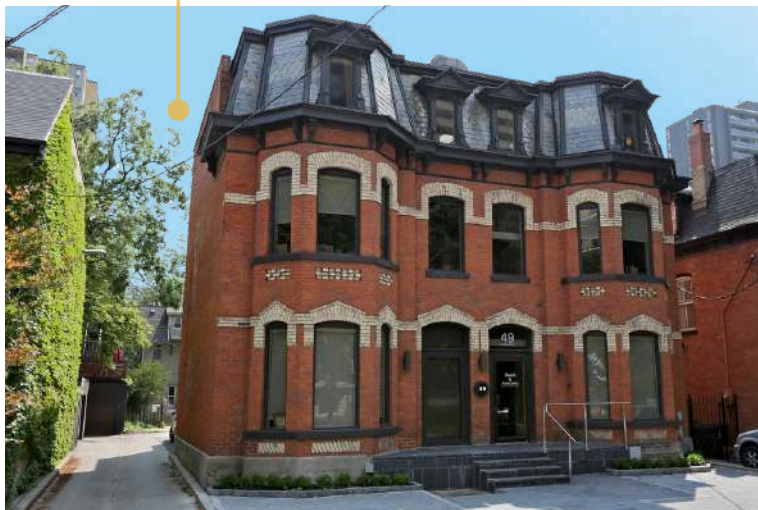


Spacious meeting rooms



Iconic look and feel

Unparalalled location

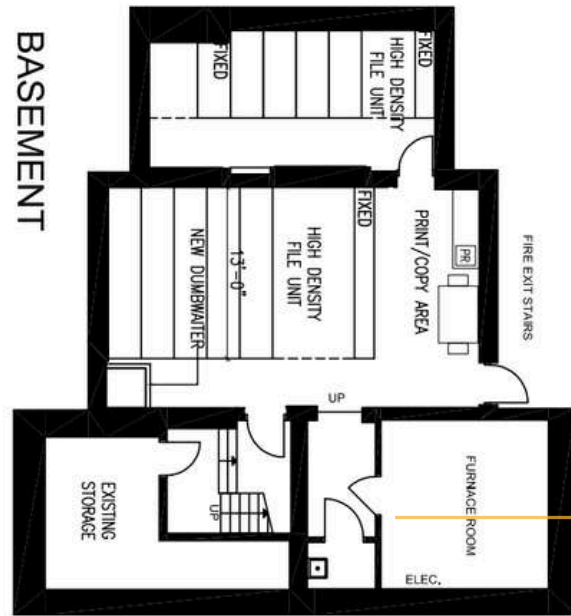
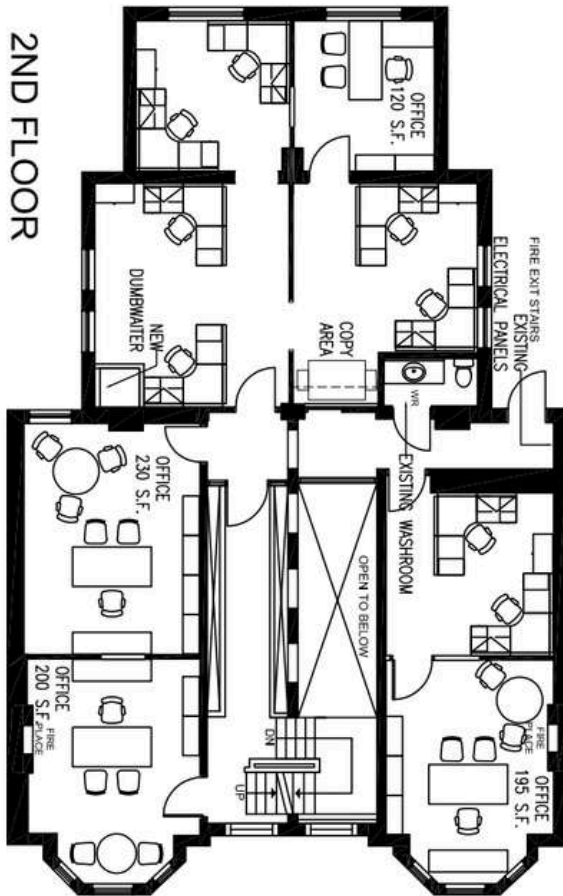


Timeless appeal

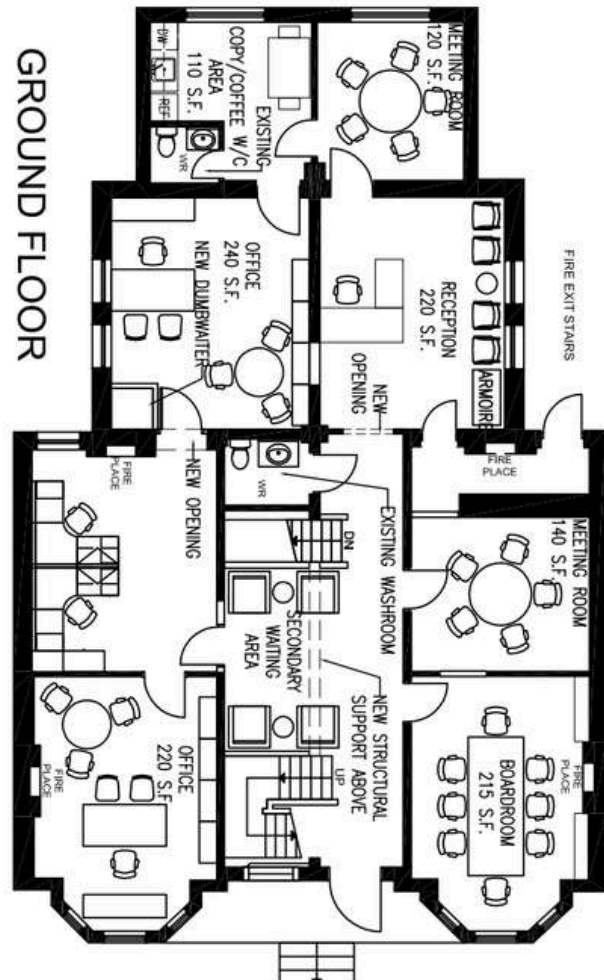
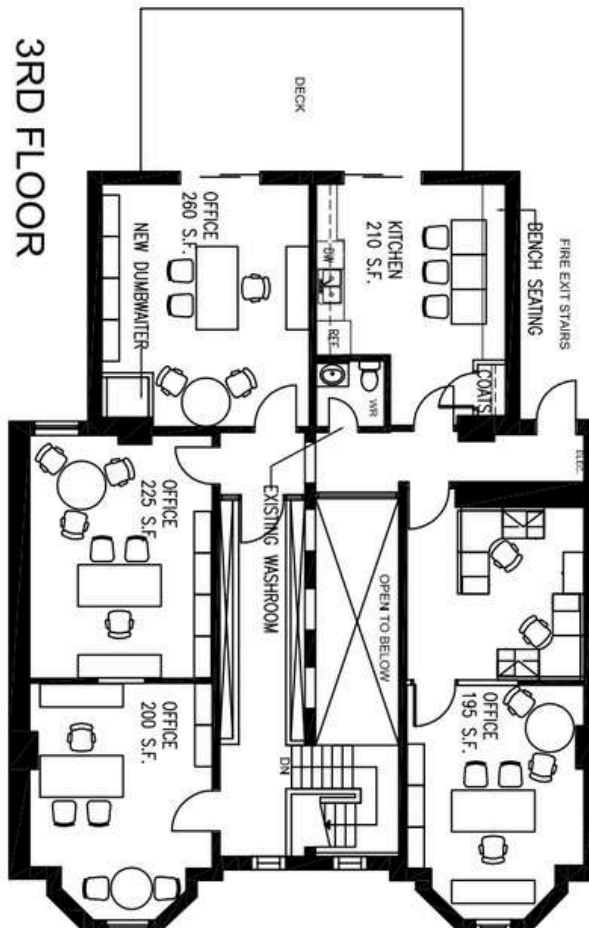
Building divides easily into 3 separate full-floor units



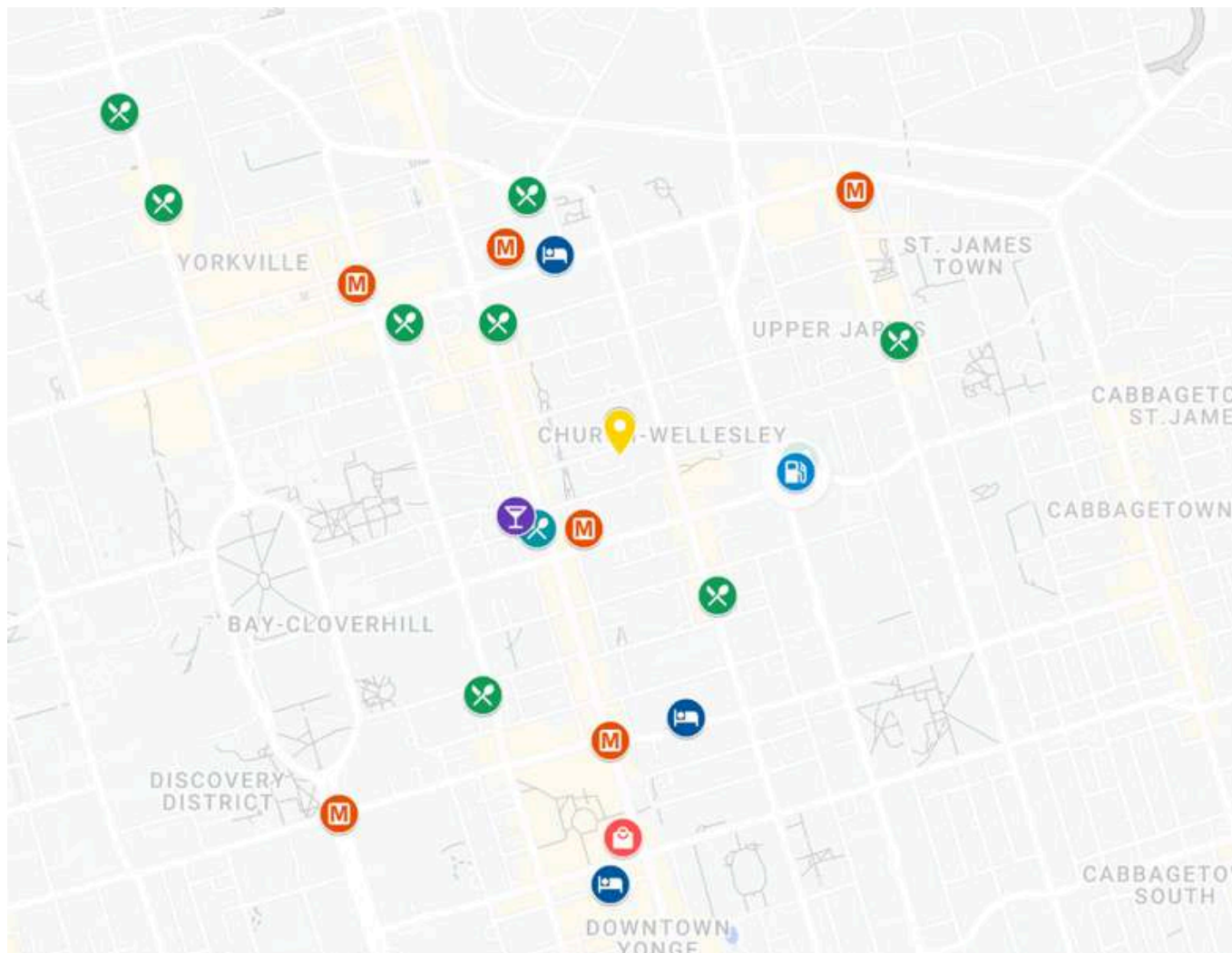
TOTAL: 8,542 SF



WORKSTATION	12
OFFICE	10
RECEPTION	1
BOARDROOM	1
MEETING ROOM	2
COPY AREAS	3
COAT CLOSETS	1
SERVERY	1
KITCHEN	1
WASHROOM	4



*Approximate SF


99

Walk Score


90

Bike Score


90

Transit Score

AREA OVERVIEW

49 Gloucester St, Toronto is ideally located in the bustling Bloor-Yonge Corridor, offering a perfect blend of **urban vibrancy and everyday convenience**. Situated near Yonge and Bloor, St. James Town, and Yorkville, this address provides easy access to some of the city's most sought-after neighbourhoods. Abundant transit options connects you to the TTC's Line 1 for **seamless travel** across the city. Multiple TTC bus routes, with stops along Yonge Street and Church Street, ensure **quick and convenient connections**. For drivers, major thoroughfares such as Bloor Street and Jarvis Street are nearby.

For daily essentials, grocery stores and coffeeshops are steps away, and dining options are within easy reach. Leisure and entertainment opportunities are plentiful, with movie theatres, museums, and tranquil nearby parks amidst the urban landscape, all within a 4-minute walk.

NEARBY AMENITIES

Food/Dining

- Chick-fil-A
- Eataly Toronto
- Frescho
- The Keg Steakhouse + Bar
- Nando's PERi-PERi
- Lao Lao Bar
- Kintaro Izakaya
- Ristorante Sotto Sotto
- Pizza Hut
- IKEA

Hotels

- W Toronto Hotel
- Chelsea Hotel

Subway Stations

- Queen's Park
- Rosedale, Bay
- College Station
- Bloor-Yonge
- Sherbourne
- Wellesley





49 GLOUCESTER STREET

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