

For Sale

# 86 Dalhousie Street

Flexible zoning supports endless opportunity to re-imagine this centrally located asset.

**Lennard:**





# 86 Dalhousie Street

Great investment opportunity located steps from the Dundas streetcar and Toronto Metropolitan University. This property was originally configured as a boutique four unit apartment asset which included one large three bedroom unit on the second floor, a bachelor and two bedroom unit on the ground floor, and a one bedroom unit in the basement. The building has been utilized as a construction office for the past few years and will be sold vacant. Investors with the appetite to take on a project and perhaps put in some of their own sweat equity can benefit from the upside of a very healthy residential rental market and can capitalize on the building's proximity to the university should they want to target students. The flexible zoning also permits an office or retail conversion and the as-of-right site-specific zoning permits increased density on the site allowing for up to a six storey development.



Building Size

**3,049 SF** (incl. basement)



Occupancy

**Vacant Possession**



Sale Price

**\$1,850,000**

Property Taxes

**\$27,600.42 (2025)**



Parking

**Large underground Green P located directly south of the building**

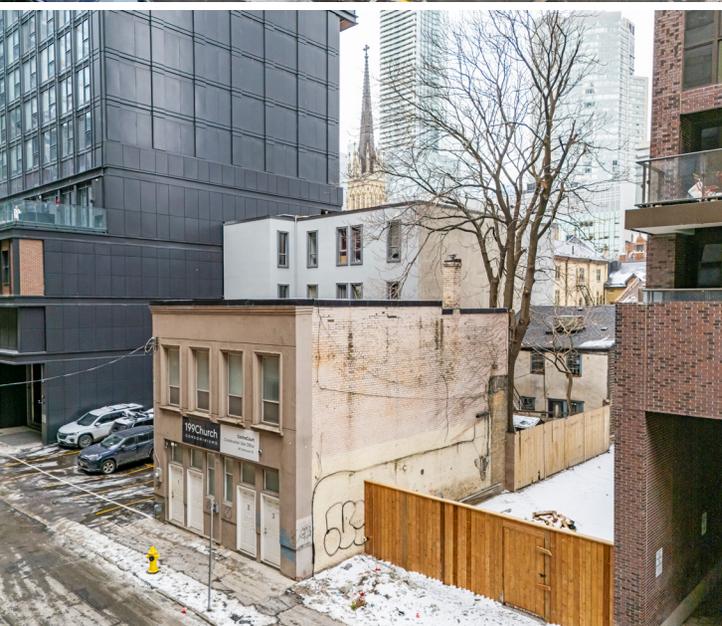


Listing Agent

**Will Angus**

Vice President, Broker

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## The Area

Where historic charm, cultural diversity, and urban energy converge in the heart of downtown Toronto

Toronto's Downtown East continues to enjoy significant revitalization and development but still boasts one of the largest concentrations of 19th century buildings in Ontario offering charm and elegance to the area.

86 Dalhousie is situated steps from Toronto Metropolitan University which has been a catalyst for change and renewal in the surrounding area. Also minutes from the Property is Yonge-Dundas Square which is a unique public square in the heart of Downtown Toronto and adjacent to the Toronto Eaton Centre, Canada's busiest shopping centre and connected to the PATH, the world's largest underground shopping complex.



# The Area

## Travel Time

3 Minute walk to Dundas Square including Dundas Subway Station

1 Minute walk to 505 Streetcar Stop

## Transit

- 1 Dundas Station
- 2 St Patrick Station
- 3 Queen Station
- 4 Osgoode Station
- 5 King Station
- 6 St Andrew Station
- 7 Union Station
- 8 Union GO Station

## Local Amenities

- 1 Art Gallery of Ontario
- 2 Toronto General Hospital
- 3 Nathan Phillips Square
- 4 CF Toronto Eaton Centre
- 5 Yonge-Dundas Square
- 6 Toronto Metropolitan University
- 7 St Michael's Hospital
- 8 St Lawrence Market
- 9 Moss Park Arena
- 10 George Brown College
- 11 Distillery District

 Subject Property



 Walk Score  
**100**

 Transit Score  
**100**

 Bike Score  
**97**

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.

# 86 Dalhousie Street

Photos



Lennard:

# 86 Dalhousie Street

## Zoning

### CR 3.0 (c2.0; r3.0) SS1 (x2166)

#### Permitted Use

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [ By-law: 1198-2019 ]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence
- [ By-law: 545-2019 ]

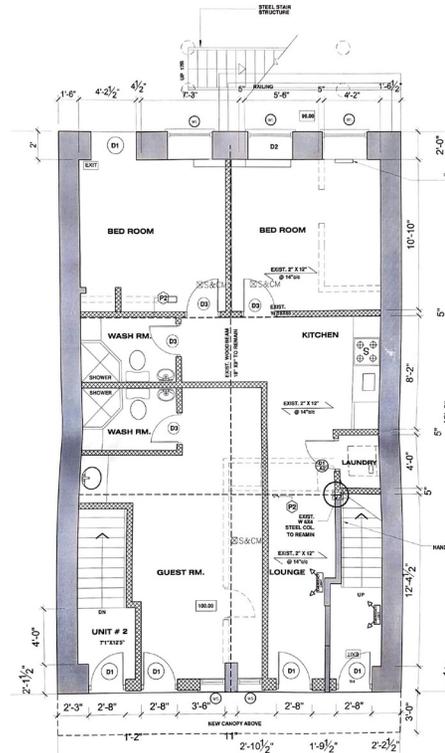
#### Redevelopment Potential

The property is located within a Mixed Use Area, designated for growth and supporting a wide range of residential, commercial, and institutional uses in both single-use and mixed-use buildings. The site-specific zoning permits a maximum density of 3.0 times the lot area for residential uses and 2.0 times for non-residential uses. The as-of-right building height is 18.0 metres, allowing for a six-storey development.

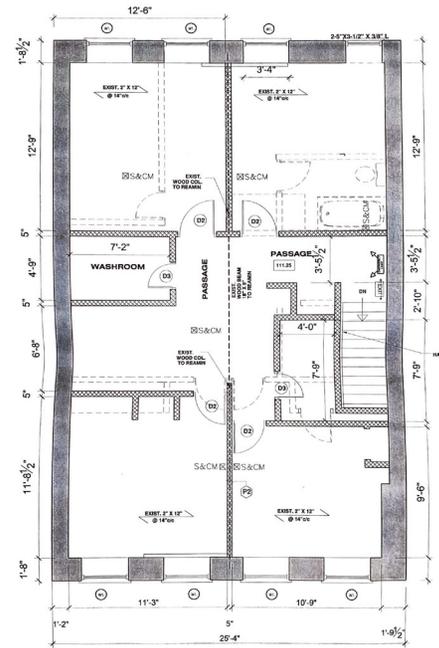
# 86 Dalhousie Street

## Floor Plans

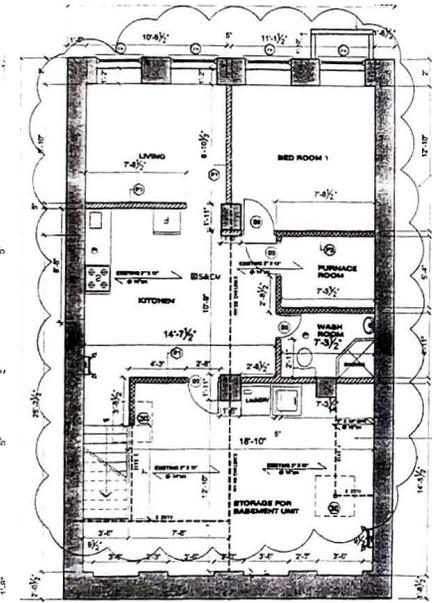
Building  
3,049 SF (1,013 SF per floor)



Ground Floor



2nd Floor



Basement

Building was measured in May 2025 in accordance with BOMA 2020 standards. Floorplans are intended for illustrative purposes only and may not accurately represent the current layout or features of the property. We do not accept any responsibility or liability for any discrepancies, errors, or reliance on the provided floorplans.



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