



FOR SALE

COMMERCIAL RETAIL

MLS# C13614310

34 Madison Avenue, Toronto, ON M5R 2S1

Annex, Toronto · M5R 2S1

C\$ 1

0	7	8,048	—	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Colliers Private Capital Investment Group is pleased to present 34 Madison Avenue, an 8,048 SF purpose-built childcare facility situated in The Annex, one of Toronto's most affluent and highly sought-after neighbourhoods. The Property is leased to a well-established Toronto-based childcare operator on a 10-year initial term, providing a secure and growing income stream with minimal landlord responsibilities. The Property benefits from a 98-child licensed capacity and has undergone a comprehensive renovation, including structural improvements, handicapped washrooms, sprinkler installation, new lighting, electrical and HVAC systems, plumbing upgrades, washroom additions, and the conversion of the former parking area into an outdoor play space. Situated on a 6,340 SF lot with 50 feet of frontage along Madison Avenue, the property is steps from Bloor Street West, the University of Toronto, and Spadina subway station. With a strong demand-supply imbalance, significant barriers to new childcare facility development, a defensive income profile and long-term cash flow with annual escalations, 34 Madison Avenue represents a rare opportunity to acquire a stabilized, single-tenant asset with contractual rental growth in a premier downtown location.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	100+ years
ANNUAL TAX	\$30,284
POSTAL CODE	M5R 2S1
NEIGHBOURHOOD	Annex

GALLERY





LISTING AGENT

Pavel Shaganenko

COLLIERS

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.