



FOR SALE

OFFICE

MLS# C13856912

39 Spadina Road, Toronto, ON M5R 2S9

Annex, Toronto · M5R 2S9

C\$ 4,799,000

0	0	8,368	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

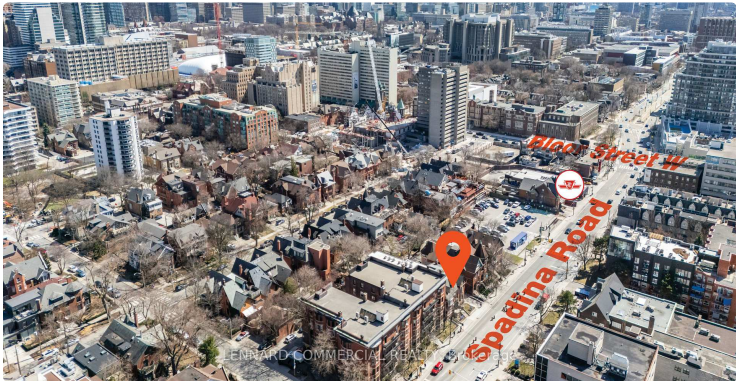
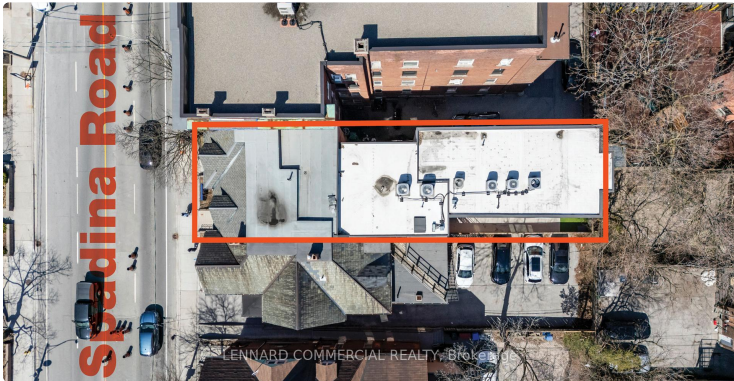
ABOUT THIS PROPERTY

Rare opportunity to acquire a rarely available three-story, renovated, 8,368 SF commercial building in the heart of Toronto's prestigious Annex neighbourhood. Currently improved for a school use and occupied by a Montessori school, the property can be delivered vacant on closing. The building is fully accessible, featuring a new elevator, and offers the ideal blend of classic heritage character with a modern rear addition delivering charm, functionality, and contemporary infrastructure in one package. Interior improvements include multiple classrooms/offices, administrative areas, and washrooms. Strategically located steps from Spadina Station and just north of Bloor Street, the site benefits from excellent transit connectivity and sits within one of Toronto's most walkable, amenity-rich neighbourhoods. It is a great fit for professional services, law firms, tech companies, school uses, etc.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$77,082
POSTAL CODE	M5R 2S9
NEIGHBOURHOOD	Annex

GALLERY





LISTING AGENT

Pavel Shaganenko

LENNARD COMMERCIAL REALTY

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.