



• OFFERED AT \$4,999,000

75 Jonesville Crescent

Toronto • Victoria Village • Eglinton & Victoria Park
M4A • EAST YORK



GITALIS
REAL
ESTATE

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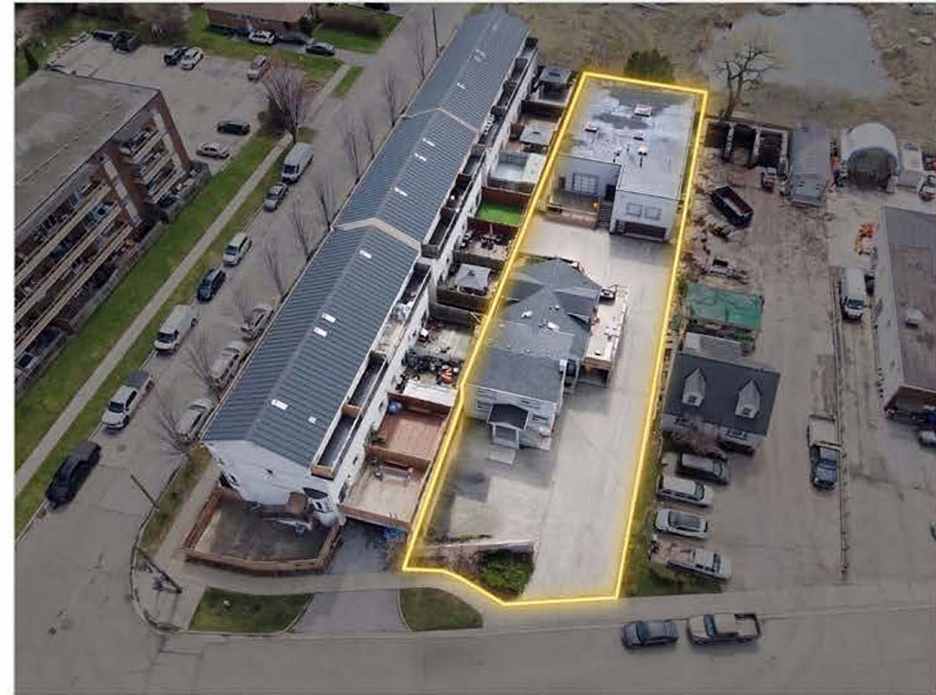
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THE OPPORTUNITY

A turnkey owner-user opportunity in the heart of Toronto's Victoria Village.

75 Jonesville Crescent is a fully fixtured, move-in-ready office property in Toronto's Eglinton East / Golden Mile corridor — directly on the new Line 5 Crosstown LRT, with quick access to the DVP and Highway 401.

- § Two buildings on site totalling approximately 8,000 SF — office and residential.
- § Building A&B — 2,483 SF turnkey professional office, freshly renovated.
- § Building C — 694 SF residential unit (caretaker's suite)
- § Building D — 4,811 SF creative open-concept office with mezzanine.
- § 26 parking spots — 10 in the garage plus 16 surface stalls.
- § Steps from the LRT and direct DVP / Hwy 401 access.
- § Flexible end-uses — professional services, clinic, studio, tech, design.



ADDRESS	75 Jonesville Crescent, Toronto
SUBMARKET	Victoria Village · East York
BUILDINGS	3 — A&B (office) · C (residential) · D (office) ≈
TOTAL AREA	7,988 SF
PARKING	26 spots — 10 garage · 16 surface
ZONING	INDUSTRIAL ZONE 1 (M1)
TAXES (2025)	\$21,882.13
LOT SIZE	63.25 FT. X 225.91 (IRREGULAR)

THE SITE

Two buildings, one lot.

75 Jonesville Crescent occupies a self-contained parcel with three distinct structures arranged around a private courtyard and surface lot. Buildings A&B form a connected professional office wing on the south side; Building D anchors the north end as a creative open-concept office; Building C a self-contained residential/caretaker's suite sits on the 3rd level. A secure garage and gated surface lot deliver a rare 26 on-site parking spaces in this submarket.

A&B	Professional office — turnkey, freshly renovated	2,483 SF
C	Residential unit — caretaker's suite	694 SF
D	Creative open-concept office with mezzanine	4,811 SF

7,988 SFGROSS
BUILDING**16**SURFACE
PARKING
SPOTS**10**COVERED/
GARAGE
PARKING
SPOTS**2**

BUILDINGS



BUILDING A & B

Turnkey professional office building.

Modern, freshly renovated and bright wide-plank floors, LED lighting, glass barn doors, and built-in workstations. A turnkey boardroom, wet bar / mini-kitchenettes, private offices, and open work areas provide a professional, move-in-ready setup. Buildings A and B share an envelope and connect internally — together they form a 2,483 SF flexible suite, with Building B's separate entrance allowing it to function independently for a sub-tenant or specialty use.

- § Fully fixtured and built-out office space
- § Suitable for a variety of professional uses
- § Building B has its own entrance — sub-let ready
- § Steps from TTC and the Line 5 LRT
- § Furniture available

2,483^{SF}

COMBINED A+B

2

BUILDINGS

2

ENTRANCES

∞

MOVE-IN READY



BUILDING B

Connected secondary office wing.

Building B extends Building A's footprint with additional private offices, a meeting space, and a kitchenette—fully integrated under the same envelope. Internal connection to Building A makes the combined 2,483 SF a flexible, single-tenant suite, while a separate entrance allows it to function independently for a sub-tenant or specialty use.

- § Adjoining wing — pairs with Building A
- § Private offices & meeting room
- § Independent entrance — sub-let ready
- § Shared kitchenette & washroom access
- § Furniture available

1,120 SF

BUILDING B

1

FLOOR

2,483 SF

COMBINED A+B

∞

MOVE-IN READY



BUILDING C

Residential unit live/work.

A self-contained 694 SF residential unit on site — a rare amenity for a commercial property at this scale. Use it as a live/work setup for an owner-occupier, a caretaker suite, a guest unit for visiting clients, or hold it as rental income to offset carrying costs. Separate entry and full residential services.

- § Fully self-contained residential unit
- § Live/work, caretaker, or guest suite
- § Rental income potential
- § Separate entrance & services



694^{SF}

TOTAL AREA

1

STOREY

1

RESIDENTIAL UNIT

∞

LIVE / WORK / RENT





BUILDING D

Creative open-concept office.

Bright, open-concept creative office with soaring ceilings, polished concrete floors, and a glass-lined mezzanine. The main floor features a large team benching area, multiple private offices, a media-ready boardroom, and a dedicated storage / tech room. A full kitchen and coffee bar with premium stainless appliances and bar seating make hosting effortless. Sliding glass doors, modern lighting, oversized ceiling fans, and a roll-up glass garage door complete a flexible, move-in-ready space ideal for tech, design, or studio teams.

- § Fully fixtured and built-out office space
- § Soaring ceilings & polished concrete floors
- § Glass-lined mezzanine, roll-up garage door
- § 4 on-site parking spots
- § Private Deck

4,811^{SF}

TOTAL AREA

2

LEVELS + MEZZ.

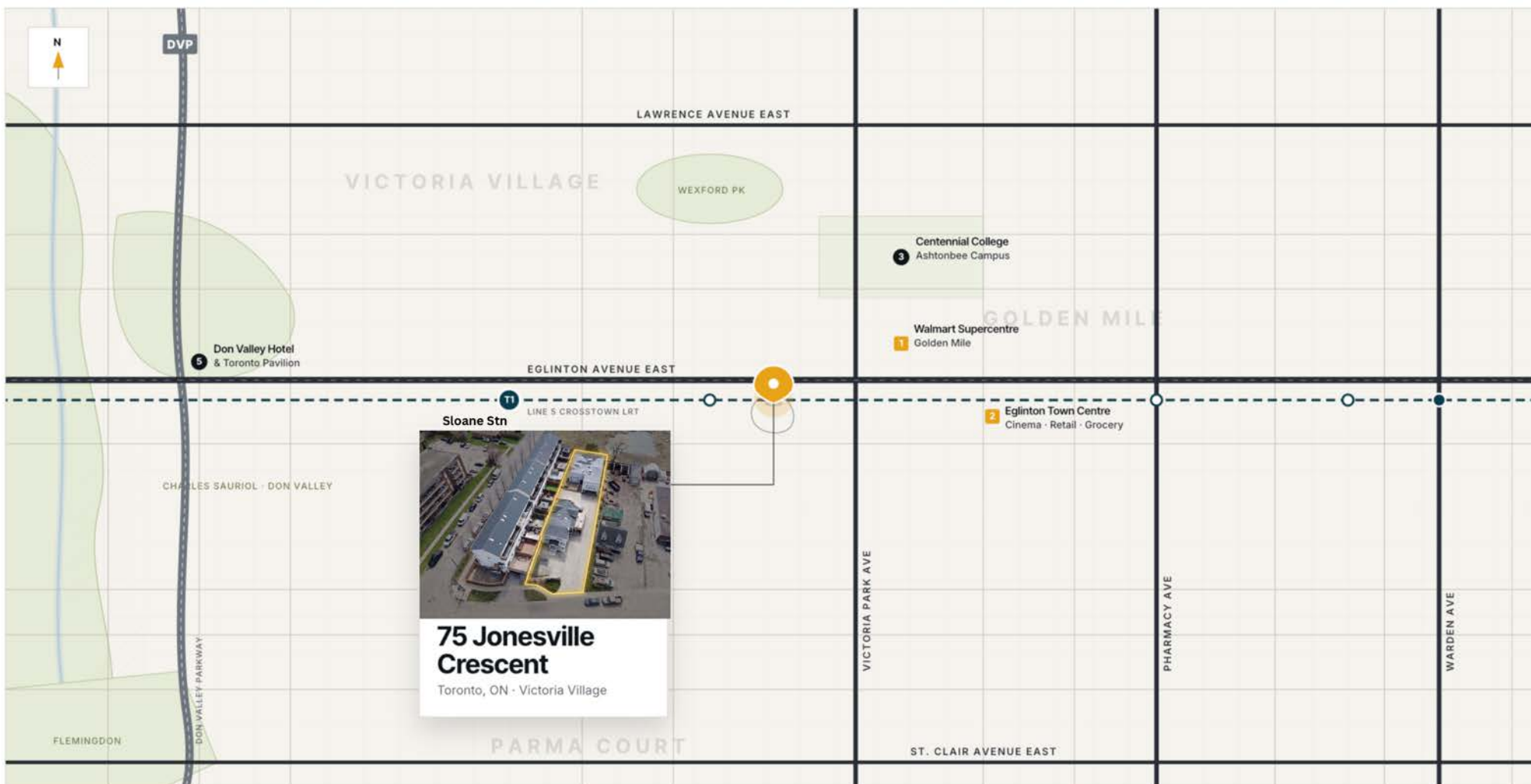
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PARKING

∞

MOVE-IN READY





THE SITE

75 Jonesville Crescent sits on Eglinton Avenue East in Toronto's Victoria Village — a stop on the new Line 5 Crosstown LRT, with direct access to the DVP and immediate proximity to the Golden Mile retail corridor.

500 M

ROADS

- Highway / DVP
- Major arterial
- Local road

TRANSIT

- O'Connor Stn · Line 5 LRT

SHOPPING

- Walmart Supercentre
- Eglinton Town Centre

LANDMARKS

- Centennial College
- Don Valley Hotel

FLOOR PLAN · GROUND FLOOR

2,483 SF · PROFESSIONAL OFFICE

Building A&B.



Main Floor
Exterior Area 1801.28 sq ft



2nd Floor
Exterior Area 681.50 sq ft

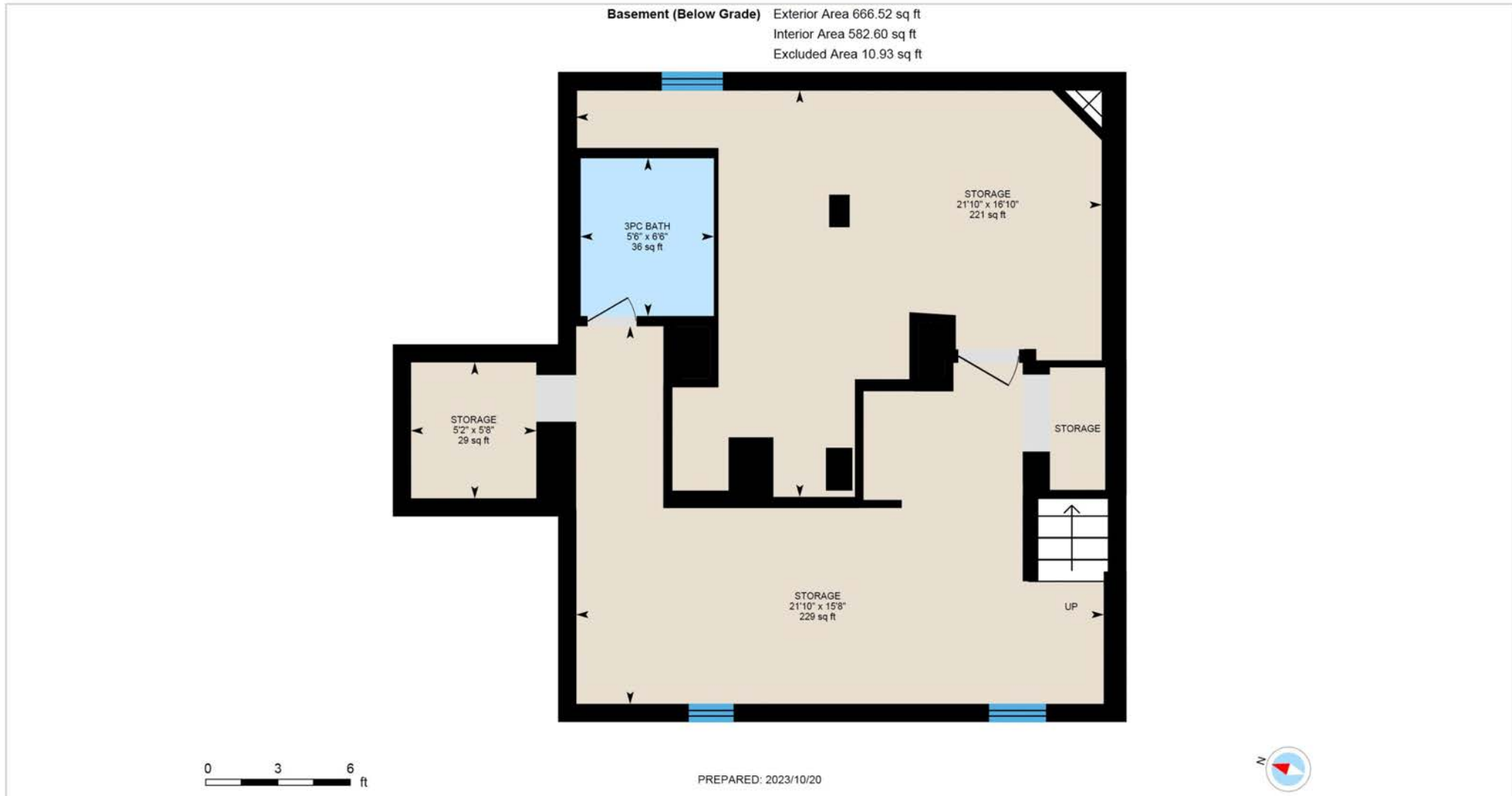


PREPARED: 2023/10/20

FLOOR PLAN · SECOND FLOOR

2,483 SF · PROFESSIONAL OFFICE

Building A&B.



694 SF • RESIDENTIAL

FLOOR PLAN

Building C — Residential Unit.



FLOOR PLAN
Building D.

4,811 SF · MAIN + MEZZANINE

Main Floor B Exterior Area 3039.12 sq ft
Interior Area 2875.07 sq ft



PREPARED: 2023/10/20



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FOR MORE INFORMATION

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