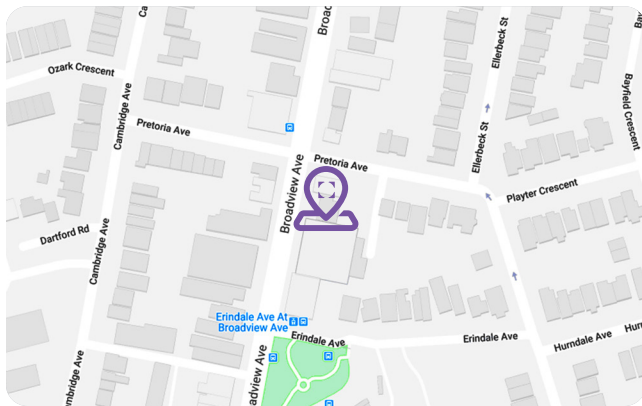




# Albany Medical Clinic

807 Broadview Avenue, Toronto, Ontario



## Leasing Inquiries



**George Bitaxis**  
Leasing Manager

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W [nwhproperties.com](http://nwhproperties.com)

## Location Highlights



### Major Intersection

Broadview Avenue and Danforth Avenue



### Nearest Hospital

3.9km Toronto General Hospital  
3.3km Michael Garron Hospital



### Public Transit Access

TTC - Broadview Subway Station  
TTC - Bus 8 Broadview



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807 Broadview Avenue, Toronto, Ontario



## Property Description

Albany Medical Clinic is a five-storey, 51,533 square foot medical office building that is home to one of Canada's oldest full-service healthcare clinics. Albany Medical Clinic's co-located Family Health Group is staffed by 30+ family doctors and 40+ specialists, complemented by a team that includes nurses and other direct physician supports, providing patients with comprehensive healthcare services in one location. The building is easily accessed by car or public transit, with convenient access from Broadview Station or the nearby Don Valley Parkway.

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## Property Highlights

<b>Building Size</b>	51,533 sq.ft.
<b>Floors</b>	5
<b>Asking Rent</b>	Market
<b>Additional Rent (est. 2024)</b>	
Operating Costs	\$6.60
Realty Taxes	\$5.21
In Suite Cleaning Costs	N/A
<b>Total</b>	\$11.81 psf
<b>Bike Storage</b>	Indoor
<b>Parking</b>	N/A
<b>Electric Vehicle Chargers</b>	N/A
<b>Wired Score</b>	Yes