



98B BEVERLEY STREET

SAGE

A vintage loft in **Queen West** you've never heard of?



Super-rare hard loft opposite Grange Park, the AGO & OCAD: this one-floor unit in an off-the-radar 1910 Brooklyn-vibe townhouse complex has two big bedrooms and tons of character, with a full wall of exposed brick, bright open concept living area and direct street-level access via a covered porch.

Is it a condo? Technically. But it's not like any condo you've ever seen--no concierge or elevator wait here. With high ceilings, fire escapes and century-old brick, the vibe may be New York brownstone, but this is classic Toronto.





THE BIRTHPLACE OF URBAN TORONTO

The Grange Lofts are a piece of Toronto history at the epicentre of all that first made urban Toronto cool: the music scene that still thrives at venues like the Rex and the Horseshoe Tavern. The art community that eventually spawned the AGO and OCAD (not to mention MuchMusic). Mix in everything from Kensington bohemians to UofT professors, tourists to Bay Street bankers, and this is The Six to a T.

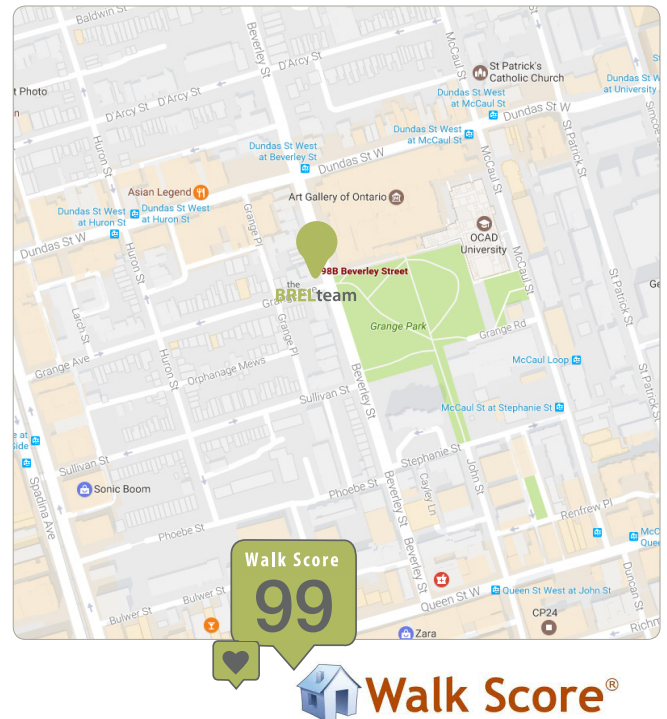
Across the street Grange Park is 80% through its own revitalization--and you get a front row seat to its rebirth this spring.

Here you're surrounded by transit, with multiple subway & streetcar stops within blocks--but everything you need is within reach anyway. All within walking distance are:

Financial District
Eaton Centre
Scotiabank theatre
Chinatown
Kensington
University of Toronto
Hospital row

view this property online @
98BBeverleySt.com

MAP OF THE NEIGHBOURHOOD



No BS. No Fridge Magnets. No Broken Promises.



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