



FOR SALE

COMMERCIAL RETAIL

MLS# C13010072

349 Spadina Avenue, Toronto, ON M5T 2G3

Kensington-Chinatown, Toronto · M5T 2G3

C\$ 2,688,000

0	0	3,600	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

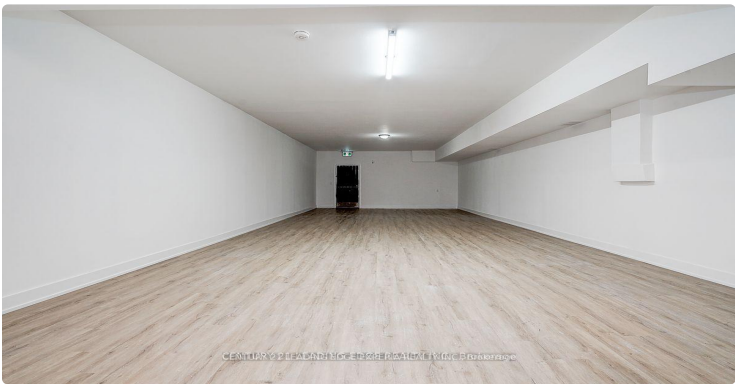
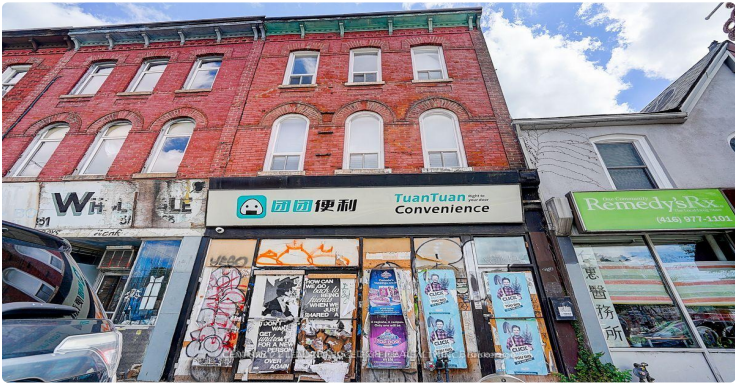
ABOUT THIS PROPERTY

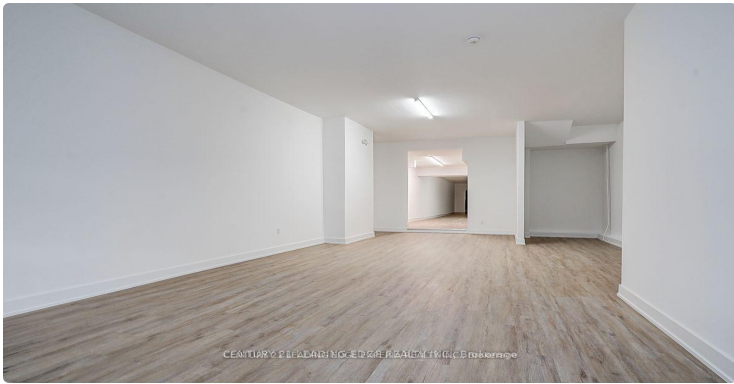
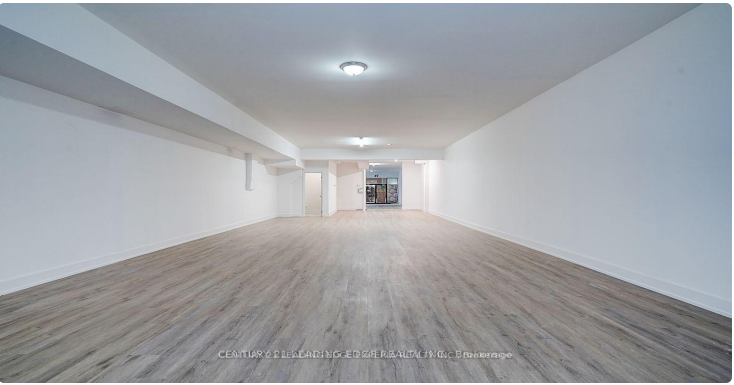
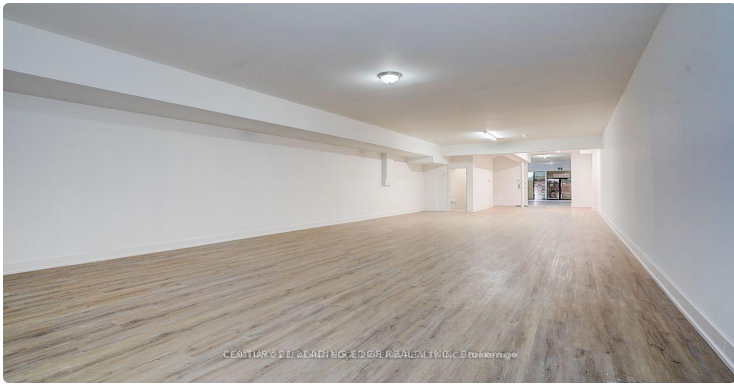
Rare Investment Opportunity to Acquire an Excellent 3-Story Mixed Use Solid Brick-Building In the Heart of Toronto's Dynamic Chinatown, Steps from the University of Toronto, Kensington Market And College St. & More. Positioned On the East Side of Spadina Avenue With a **24.75 Ft** Frontage and **126.71 Ft** Depth. This New Renovated Three-Storey Building Offers Over **3600 SqFt** of Total Space With **1,900 SqFt** Retail Area + **1,700 SqFt** Apartments On 2nd and 3rd Floor (++Extra 1,800 Sq. Ft. Basement). The Retail Main Floor Features **11 Ft & 9.5 Ft** Soaring Ceilings and Two Washrooms, Complemented By Highly Flexible Zoning. **900 SqFt** 2nd Floor Apartment Includes a Large Living Room With **10Ft** Ceiling Height, Two Bedrooms, a Brand-New Kitchen and Washroom, Plus a Generous Terrace (**800 SqFt** or so) With Sweeping City Views. **800 SqFt** 3rd Floor Apartment Offers a Large Living Room, Two Bedrooms, New Kitchen and Washroom With **9 Ft** Ceilings Throughout. The Property Has a Large Backyard, With Significant Potential to Reposition Existing GFA. Located In a Prime High-Traffic Corridor, Surrounded by Banks, Restaurants, and Retails, It Benefits From Both Heavy Pedestrian and Vehicular Exposure.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$37,769
POSTAL CODE	M5T 2G3
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY





Pavel Shaganenko

CENTURY 21 LEADING EDGE EXPERIA REALTY INC.

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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.