



FOR SALE

COMMERCIAL RETAIL

MLS# C13424832

40 Fort York Boulevard G05, Toronto, ON M5V 3Z3

Waterfront Communities C1, Toronto · M5V 3Z3

C\$ 1,498,900

0	3	1,733	—	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

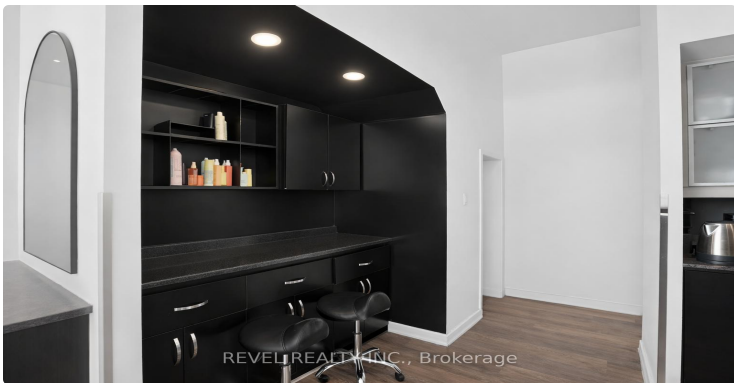
Rare live/work commercial condominium in the heart of CityPlace offering approximately 1,733 sqft over two levels with direct street exposure on Fort York Boulevard. Permitted work use with existing hair salon operation, ideal for owner-users, investors, beauty or service based businesses. This unique space features soaring 10.5 ft ceilings on the main level, 9 ft ceilings on the second floor, abundant natural light with southern exposure through the floor to ceiling windows, contemporary finishes, three washrooms and a private patio. Currently home to Evolve Hair Studio, an established and highly regarded business operating since 2012, the property benefits from strong brand recognition, a loyal clientele and an exceptional online reputation with over 600 4.7 star Google reviews. Street level visibility, constant pedestrian traffic and a dense surrounding residential population create outstanding exposure and long-term growth potential. The offering includes one underground parking space and provides flexibility for to take over a turnkey operation or expand locations. This is an opportunity to acquire both premium real estate and a successful operating business in one of downtown Toronto's most dynamic neighbourhoods.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	6-15 years
ANNUAL TAX	\$11,086
POSTAL CODE	M5V 3Z3
NEIGHBOURHOOD	Waterfront Communities C1

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.