



FOR SALE

STORE W APT/OFFICE

MLS# C13428784

245 AUGUSTA Avenue, Toronto, ON M5T 2L8

Kensington-Chinatown, Toronto · M5T 2L8

C\$ 1,499,000

0	0	1,365	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

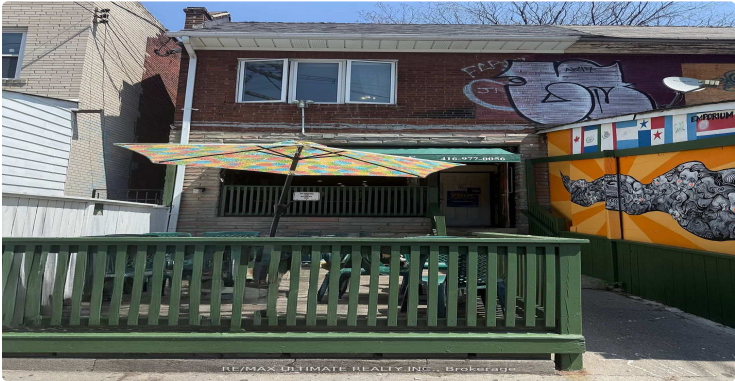
ABOUT THIS PROPERTY

Exceptional mixed-use investment opportunity in the heart of Toronto's vibrant Kensington Market. This well-located property features a beloved restaurant space on the main floor and basement, together with a residential apartment on the second floor. The entire building can be delivered vacant on closing, offering excellent owner-user and investment potential. Situated just steps from the high-traffic intersection of Spadina Avenue and College Street, the property benefits from exceptional pedestrian and vehicular exposure in one of Toronto's most dynamic and sought-after neighbourhoods. Surrounded by an eclectic mix of restaurants, cafés, boutique retailers, and cultural attractions, and within walking distance of the University of Toronto, Queen's Park, the Art Gallery of Ontario, and OCAD University. Excellent TTC access further enhances the property's appeal. An outstanding opportunity to acquire a versatile mixed-use asset in one of Toronto's most iconic urban destinations.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$13,802
POSTAL CODE	M5T 2L8
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY



LISTING AGENT

Pavel Shaganenko

RE/MAX ULTIMATE REALTY INC.

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