



FOR SALE

STORE W APT/OFFICE

MLS# C13542192

13 Baldwin Street, Toronto, ON M5T 1L1

Kensington-Chinatown, Toronto · M5T 1L1

C\$ 1,349,000

0	0	1,895	—	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

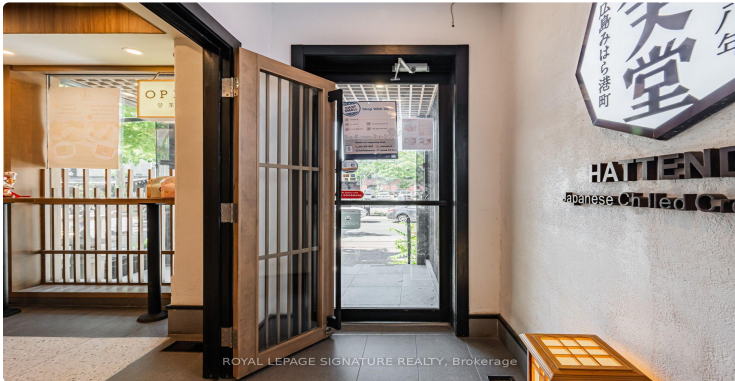
ABOUT THIS PROPERTY

An exceptional mixed-use investment opportunity in the heart of Baldwin Village. Built in 1890,13 Baldwin Street blends historic character with stable rental income in one of Toronto's most desirable commercial corridors. The property is fully leased, featuring Hattendo, a well-established and highly regarded Japanese bakery with a strong local following, on the ground floor, along with a spacious three-bedroom residential apartment above, creating two reliable income streams. Situated in the heart of Baldwin Village, just steps from Kensington Market, the University of Toronto, Mount Sinai Hospital, the AGO and countless restaurants, cafés and everyday amenities, the property benefits from exceptional pedestrian traffic and outstanding connectivity. A truly rare offering in the downtown core, the property also features parking for up to four vehicles at the rear, an incredibly scarce amenity that significantly enhances tenant appeal and long-term value. Whether you're looking to expand your investment portfolio or acquire a landmark mixed-use asset in one of Toronto's most vibrant neighbourhoods, 13 Baldwin Street presents an outstanding opportunity.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
AGE	100+ years
ANNUAL TAX	\$14,782
POSTAL CODE	M5T 1L1
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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