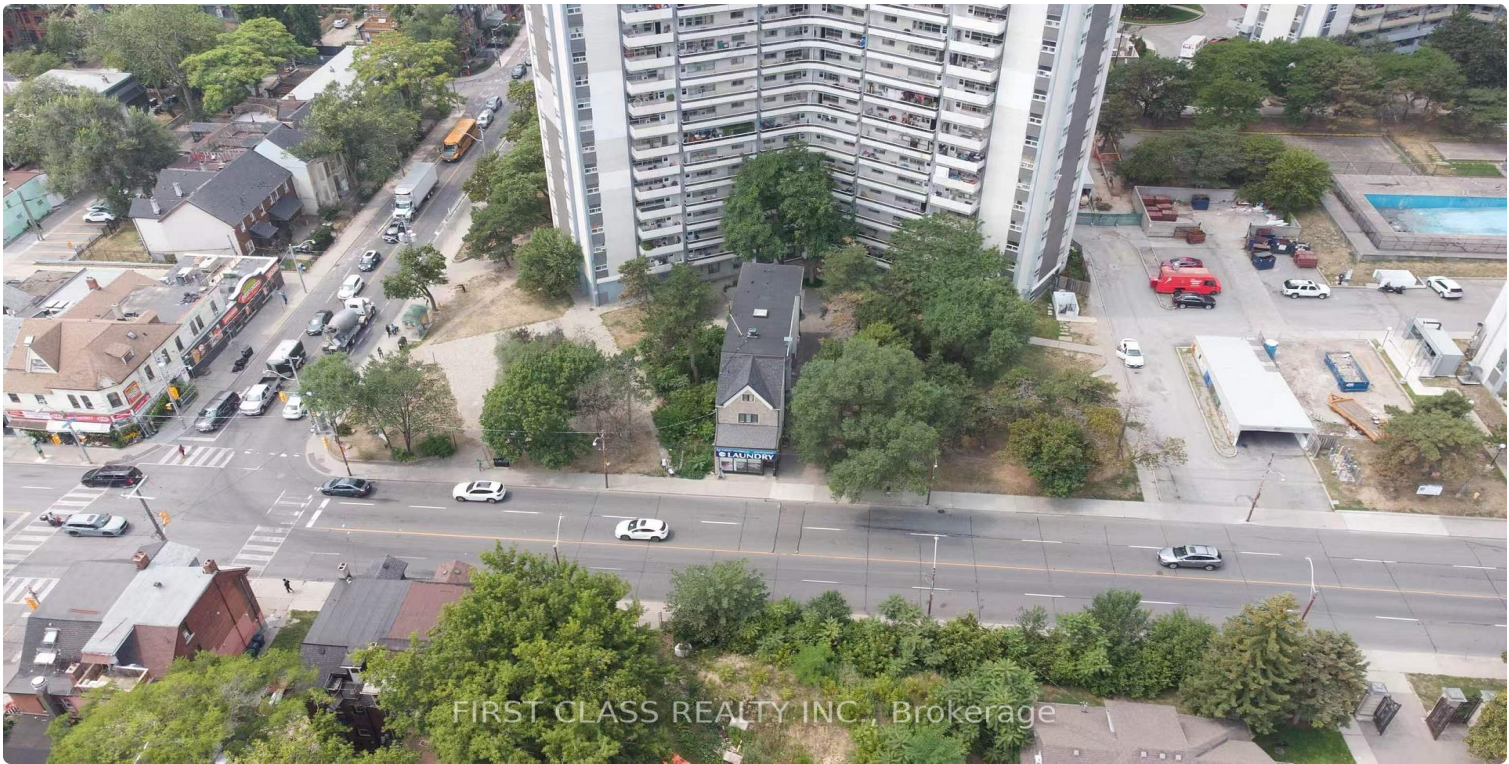




FOR SALE

INVESTMENT

MLS# C13591754

600 Parliament Street, Toronto, ON M4X 1R2

North St. James Town, Toronto · M4X 1R2

C\$ 5,800,000

0	0	4,919	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

7% Plus Return In Downtown Toroto , An Exceptional Investment Opportunity Awaits At 600 Parliament Street, Ideally Situated In Vibrant Downtown Core. This 4,300 Sq.Ft.+ Income-Producing Property Offers Established Short- And Long-Term Leases, Providing Strong Occupancy And Reliable Cash Flow From A Diverse Tenant Base. This Building Features 10 Rental Units, It Presents A Rare Opportunity To Significantly Increase Rental Income And Take Advantage Of Toronto's Rapidly Growing Demand For Flexible Investments Options. In This High-Density Urban Area, The Property Delivers Immediate Income Stability While Offering An Established Laundromat with Strong Revenue, A Trusted Community Staple Serving Both Tenants And Local Residents. With Many Nearby Apartment Buildings Lacking In-Unit Laundry, The Business Attracts A Loyal, Repeat Customer Base, Generating Consistent Secondary Income That Perfectly Complements This Property Achieves An Impressive 7%+ Return And Potential Future Service Expansion.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$25,888
POSTAL CODE	M4X 1R2
NEIGHBOURHOOD	North St. James Town

GALLERY



LISTING AGENT

Pavel Shaganenko

FIRST CLASS REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.