



45 CLINTON ST., #2

1 Month Rent Free

LANDLORD REALTY INC., Brokerage

FOR LEASE

MULTIPLEX

MLS# C13697172

45 Clinton Street 2, Toronto, ON M6J 2N9

Palmerston-Little Italy, Toronto · M6J 2N9

C\$ 2,590/mo

2	1	900	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****11TH MONTH RENT FREE**** This Professionally Managed 1-Bedroom, 1-Bathroom Suite Offers Updated Finishes Throughout, A Separate Eat-In Kitchen With Ample Cabinetry And Storage, And A Spacious Living Room With A Comfortable, Functional Layout. The Generously Sized Bedroom Features A Double Closet, While Large Windows Throughout Fill The Space With Abundant Natural Light. Residents Enjoy The Convenience Of A Laundromat Located Directly Across The Street, A Fire-Retrofitted Building, And Access To An Expansive Rooftop Deck Perfect For Relaxing Or Entertaining (No Cooking Permitted). The Rooftop Deck Does Not Form Part Of The Lease But Is Available For Tenant Enjoyment. Ideally Situated In The Heart Of Little Italy At The Southeast Corner Of College And Clinton, This Exceptional Location Boasts A Walk Score Of 97, Placing Trendy Restaurants, Cafés, Shops, And Convenient Transit Just Steps From Your Door. ****Appliances: Fridge And Stove **Utilities: Hydro & Gas Extra, Water Included **Parking: Street Parking, Permit Required By The City**

PROPERTY DETAILS

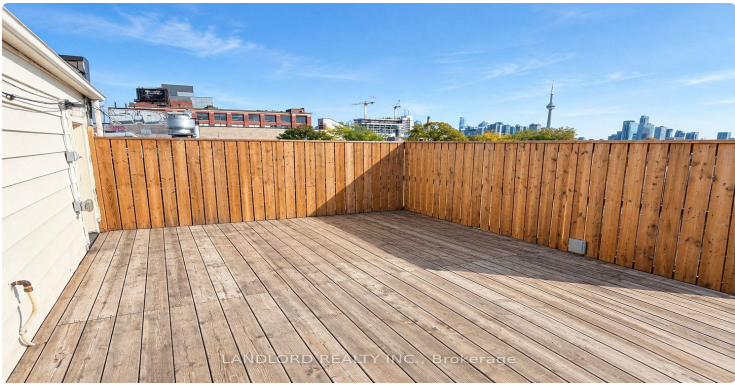
PROPERTY TYPE	Multiplex
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Multiplex
FACING	East
AREA RANGE	700-1100 sqft
POSTAL CODE	M6J 2N9
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Second	—	Eat-in Kitchen, Quartz Counter, Stainless Steel Appl
Living Room	Second	—	Separate Room, Window, Vinyl Floor
Bedroom	Second	—	Window, Double Closet, Vinyl Floor
Bedroom	Second	—	Window, Vinyl Floor

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.