



FOR SALE

COMMERCIAL RETAIL

MLS# C13752642

96 Harbord Street, Toronto, ON M5S 1G6

University, Toronto · M5S 1G6

C\$ 3,950,000

0	0	5,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Old world charm meets a modern addition in this exceptional, fully tenanted investment property, just steps from the University of Toronto, in a location that simply cannot be better. Lovingly owned and meticulously maintained by the same owners for nearly two decades, with no corners cut, the property is now ready to pass the torch to a new generation of ownership. The property comprises a beautiful detached Victorian building fronting on Harbord Street, together with a modern, newly constructed two-unit residential building at the rear with convenient laneway access. The front building features an established fine-dining restaurant on the main floor that has been ranked among Canada's top 20 restaurants, a boutique music school in the lower level, a two-bedroom apartment on the second floor, and two one-bedroom loft-style apartments on the third floor. The rear addition offers a one-bedroom apartment and a spacious three-bedroom loft apartment with two large balconies. Fully occupied by stable, long-term AAA+ tenants and generating a strong income stream with an impressive cap rate. 2 Parking. Ideally located close to TTC, shops, cafés, fine dining and professional offices.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$18,893
POSTAL CODE	M5S 1G6
NEIGHBOURHOOD	University

GALLERY





LISTING AGENT

Pavel Shaganenko

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