



FOR SALE

STORE W APT/OFFICE

MLS# C13768688

186-188 Strachan Avenue, Toronto, ON M6J 2S9

Niagara, Toronto · M6J 2S9

C\$ 4,450,000

0	0	5,000	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

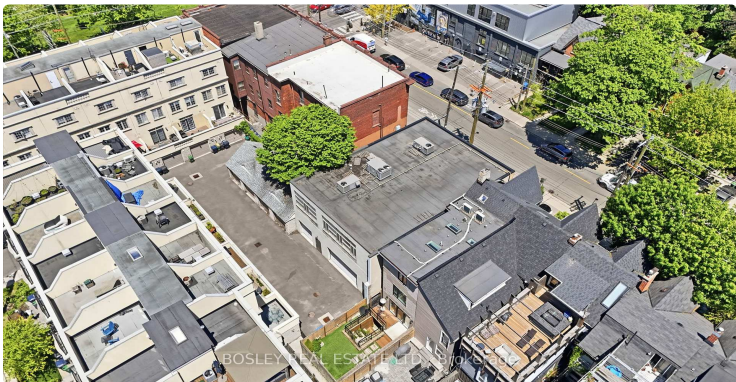
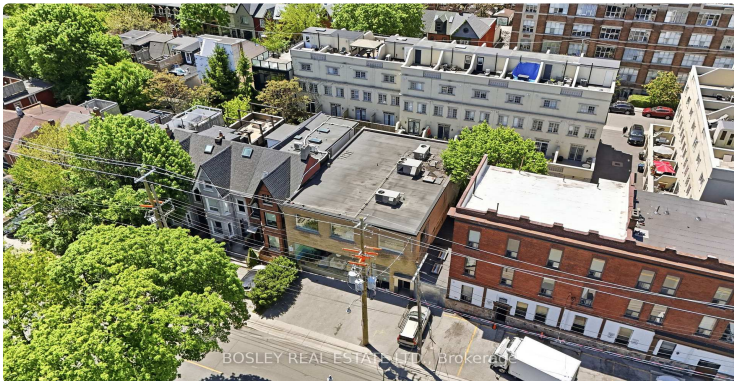
ABOUT THIS PROPERTY

That yellow brick building you've always admired at 186-188 Strachan is officially on the market. The selling of this coveted building presents a rare opportunity to acquire a prominent mixed-use commercial property in one of Toronto's most desirable urban neighbourhoods. Located just South of Queen Street West & steps from the Gates of Trinity Bellwoods Park, the property benefits from exceptional exposure, flexible CR3 zoning, & strong appeal to investors, owner-users, & developers alike. The property features an approximate 5,000 sq. ft. two-storey mixed-use commercial building situated on a 52.95 ft x 65.39 ft lot with approximately 3,462sq. ft. of site area. Currently used as one retail space and with two office spaces above. Positioned within the highly sought-after Queen West/Trinity Bellwoods corridor, the area is surrounded by busy retail, hospitality, residential, and creative commercial uses, with excellent connectivity to the downtown core, King West, Liberty Village, and Ossington districts. Ideal for investors seeking stable long-term income from a mixed-use asset with retail and upper-floor commercial or studio leasing potential. The property also offers an exceptional opportunity for owner-users, including creative office, hospitality, wellness, fitness, design studio, and boutique retail operators seeking flagship space with operational flexibility in a high-profile urban location. Flexible CR3 zoning further supports long-term intensification and adaptive reuse potential, adding significant value for redevelopment-minded purchasers. Exceptional opportunity for repositioning, long-term growth, and value appreciation in one of Toronto's most dynamic commercial and residential areas. Currently vacant except for one of the upper Architect's office that is on a month to month lease. See attached feature sheet.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
AGE	51-99 years
ANNUAL TAX	\$46,829
POSTAL CODE	M6J 2S9
NEIGHBOURHOOD	Niagara

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.