



FOR LEASE

COMMERCIAL RETAIL

MLS# C13780480

# 440 Parliament Street Basement, Toronto, ON M5A 3A2

Cabbagetown-South St. James Town, Toronto · M5A 3A2

C\$ 1,875/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 0        | 1         | 558   | —       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

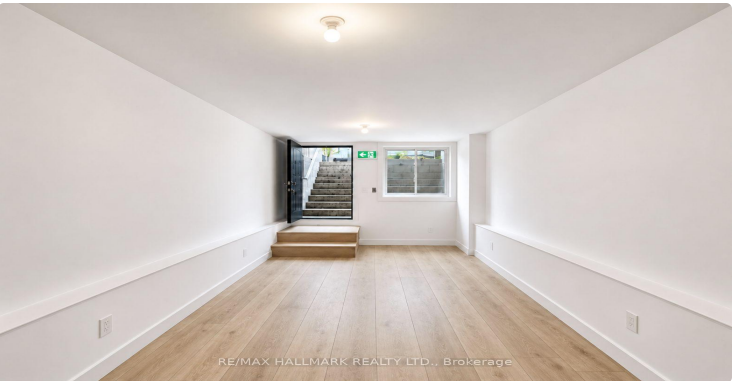
Basement of A Victorian Architectural Gem in the Heart of Historic Cabbage town, Newly renovated space W/ high ceilings, Newly Underpinned Basement and waterproofed set within a beautifully restored brick-front Victorian building featuring charming arched windows, it offers direct access from Parliament St plus a rear entrance leading to backyard laneway parking, 3 Roughed-In Washroom in an underpinned waterproofed basement, taken back to the studs providing the feel of brand-new construction while preserving signature heritage character. Renovations Include: Brand New (windows, doors, trims, concrete slab, new plumbing throughout, newly underpinned basement W/ high ceilings, separate furnace for retail, staircases, 400-amp electrical service + complete new wiring, commercial fire alarm system, fire-rated drywall + soundproof/fire-rated insulation, sump pump, new concrete slab) & more. This thoughtfully redesigned building blends historic charm with modern functionality. Each unit has separate hydro & gas meters for added convenience. Ideal for a wide range of businesses, Property offers exceptional street presence with a large storefront window facing Parliament St Located in the heart of Cabbage town, Next to shops, cafes, grocery stores, top-rated restaurants. Transit/Street Car is at your doorstep W/ major hospitals, parks, Financial District, Eaton Centre are minutes away. Customers use metered parking directly in front of the storefront + free parking on side streets

## PROPERTY DETAILS

|                |                                     |
|----------------|-------------------------------------|
| PROPERTY TYPE  | Commercial Retail                   |
| LISTING STATUS | For Lease                           |
| PROPERTY TYPE  | Commercial Retail                   |
| POSTAL CODE    | M5A 3A2                             |
| NEIGHBOURHOOD  | Cabbagetown-South St.<br>James Town |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

RE/MAX HALLMARK REALTY LTD.

**Email:** pshaganenko@gmail.com

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.