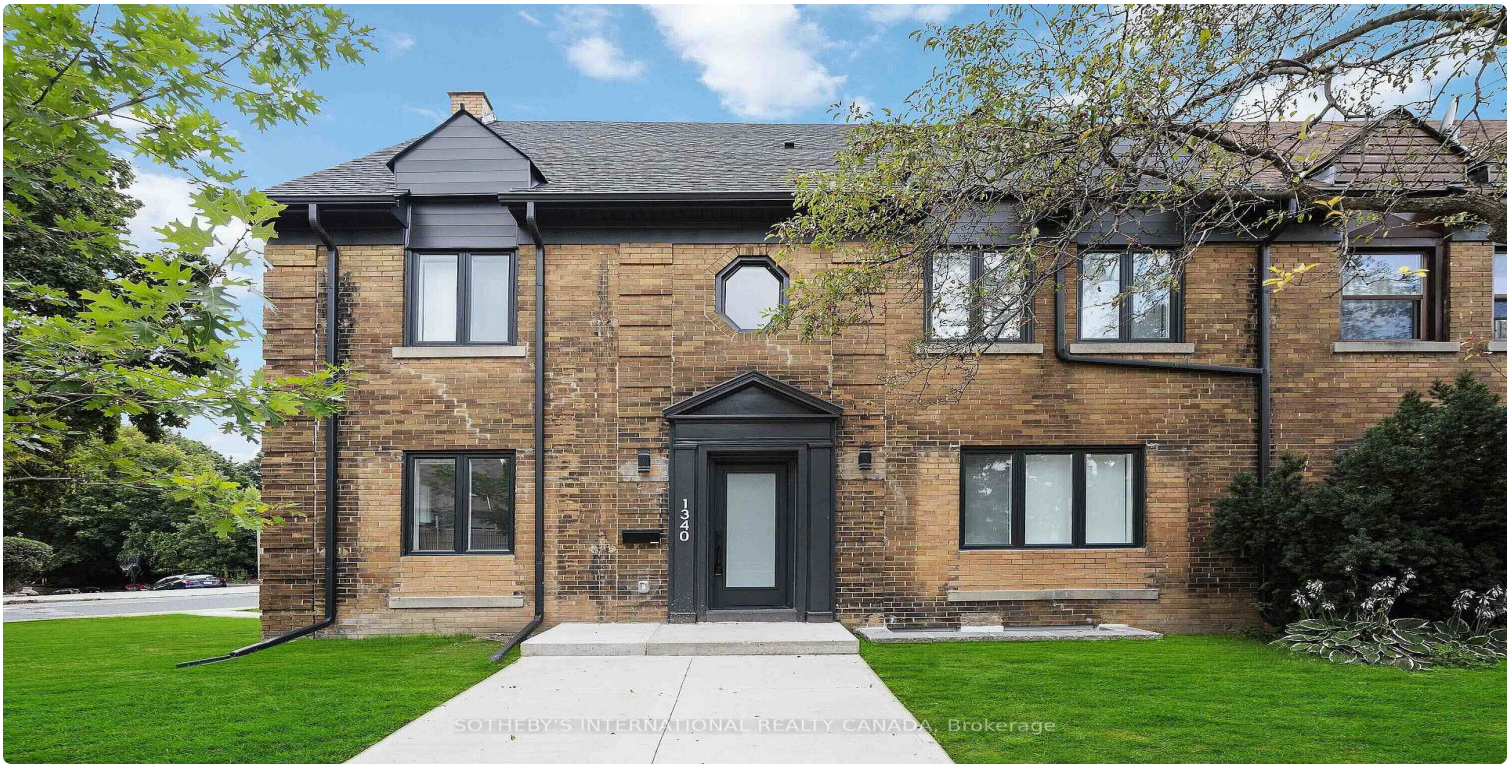




FOR LEASE

MULTIPLEX

MLS# C13808742

# 1340 Avenue Road B, Toronto, ON M5N 2H2

Lawrence Park South, Toronto · M5N 2H2

C\$ 1,695/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 1        | 1         | 900   | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

This functional and bright renovated suite, with top-of-the line finishes features pot lights throughout and tile flooring. Enjoy the custom kitchen boasting built-in stainless steel appliances and beautiful quartz countertop for a seamless cooking experience. The bedroom comes with a built-in closet. With the convenience of an in-unit washer and dryer, daily chores become effortless. The 4 pc bathroom features a shower/tub for the ultimate relaxation. Located in the beautiful Lawrence Park area just steps to shopping, restaurants and entertainment as well as parks, tennis Courts and quick access to TTC. Available for move-in. Parking is \$80 extra. \*\* Unit has been professionally cleaned and painted\*\* \*This is a walk-in unit. One months free rent to qualified tenants.

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Public Transit
- ✓ School

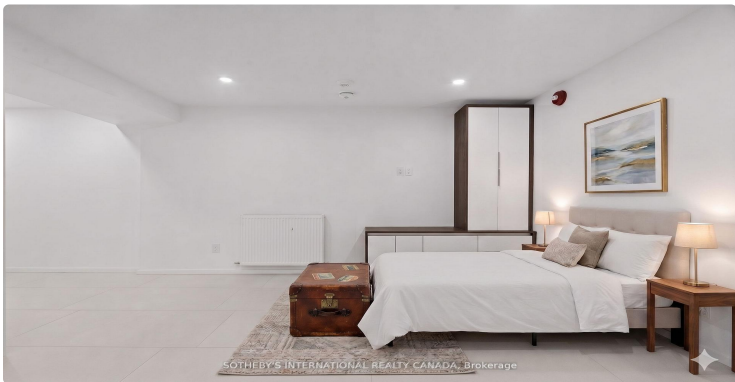
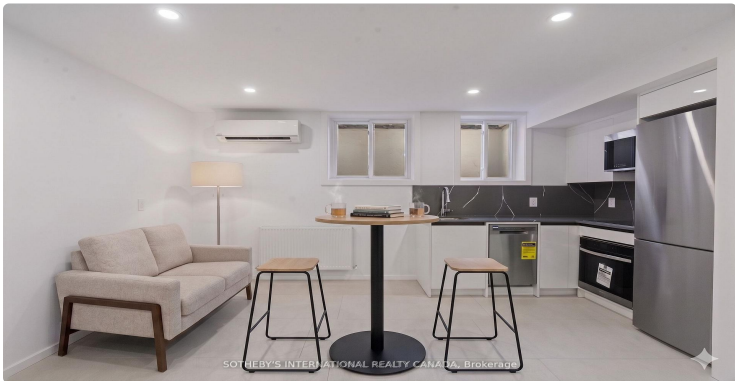
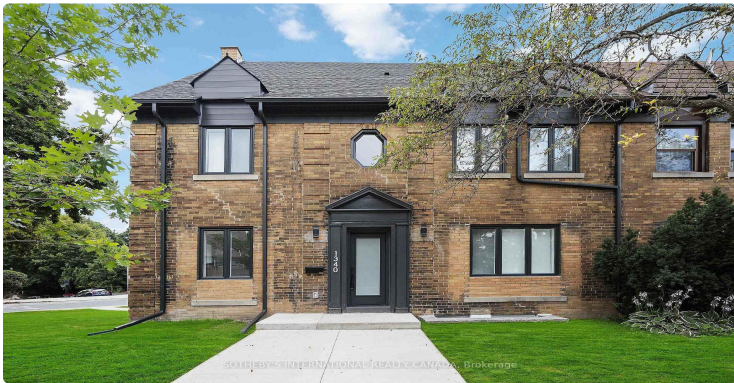
### PROPERTY DETAILS

|                |                             |
|----------------|-----------------------------|
| PROPERTY TYPE  | Multiplex                   |
| LISTING STATUS | For Lease                   |
| STYLE          | 3-Storey                    |
| PROPERTY TYPE  | Multiplex                   |
| BASEMENT       | Separate Entrance, Finished |
| FACING         | West                        |
| AREA RANGE     | 700-1100 sqft               |
| PARKING        | 1 spaces                    |
| POSTAL CODE    | M5N 2H2                     |
| NEIGHBOURHOOD  | Lawrence Park South         |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|------|-------|------------|----------|
| —    | —     | —          | —        |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

SOTHEBY'S INTERNATIONAL REALTY CANADA

**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.