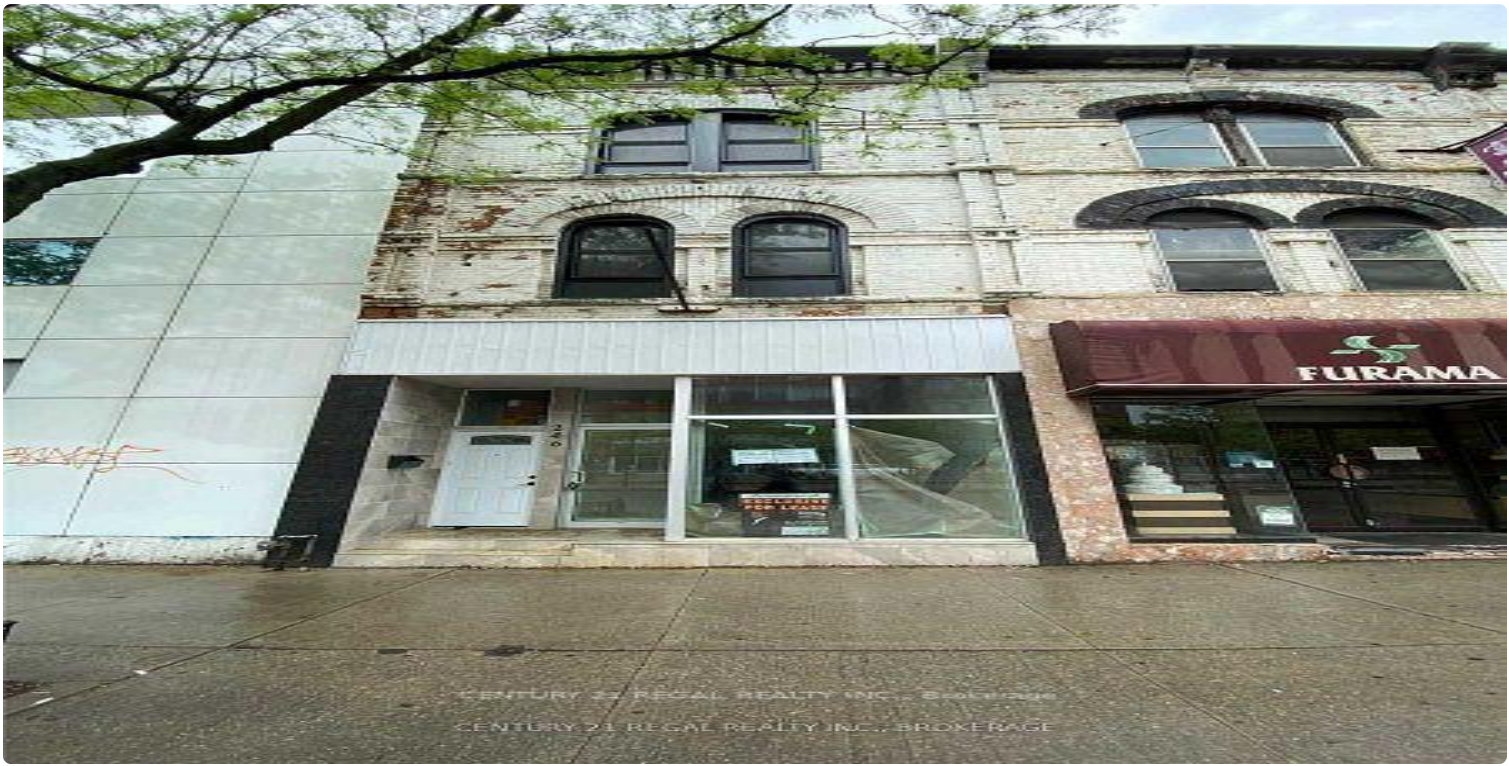




FOR SALE

STORE W APT/OFFICE

MLS# C13812010

246 Spadina Avenue, Toronto, ON M5T 2C2

Kensington-Chinatown, Toronto · M5T 2C2

C\$ 2,350,000

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

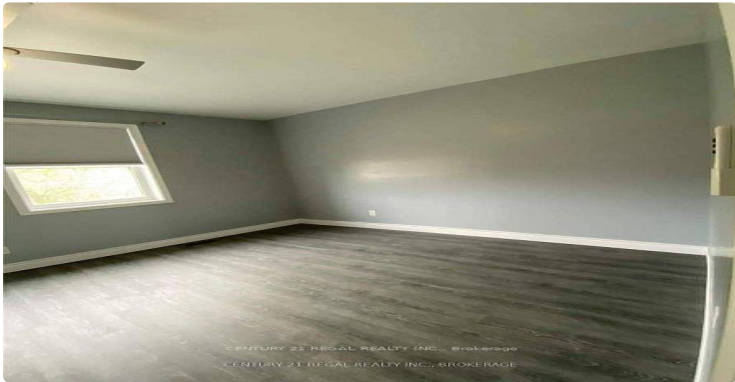
ABOUT THIS PROPERTY

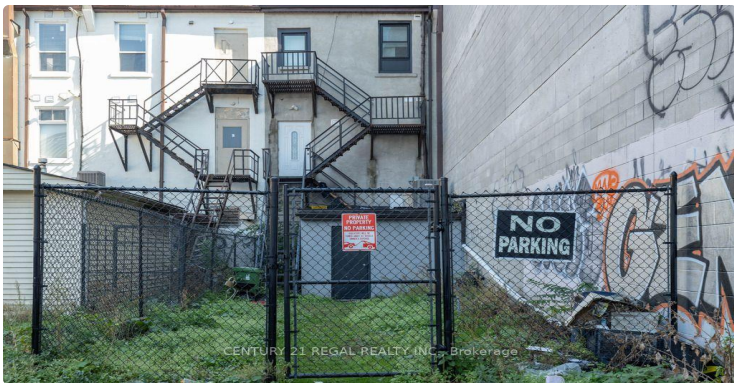
Exceptional mixed-use opportunity at 246 Spadina Ave, Toronto! This prominent property features a spacious main storefront of over 2,000 sq. ft., offering excellent flexibility for a variety of retail, commercial, office, showroom, or service uses. The property also includes a recently updated 2-bedroom apartment with 2.5 washrooms, providing comfortable residential accommodation or additional income potential. Enjoy the added convenience of ample parking at the rear, a valuable feature in this central Toronto location. With a strong combination of commercial space, residential accommodation, parking, and prominent street presence, this property offers a unique opportunity for an owner-user or investor. Seller is open to considering Vendor Take-Back (VTB) financing for qualified buyers, subject to mutually acceptable terms. A versatile property with tremendous potential and multiple possibilities. Great opportunity awaits the right buyer!

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$23,679
POSTAL CODE	M5T 2C2
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 REGAL REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.