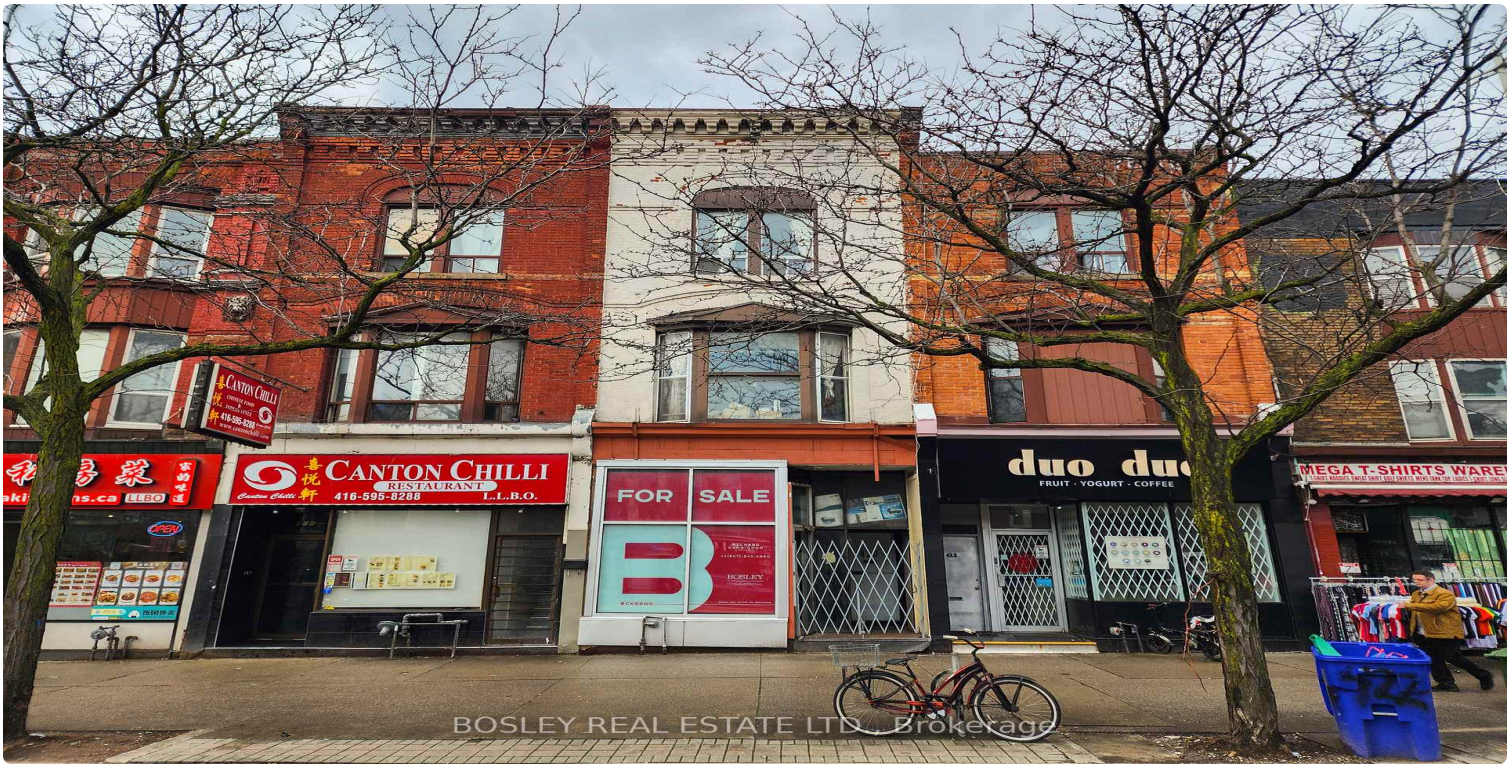




FOR SALE

COMMERCIAL RETAIL

MLS# C13816384

420 Spadina Avenue, Toronto, ON M5T 2G7

Kensington-Chinatown, Toronto · M5T 2G7

C\$ 1,835,000

0	0	2,679	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Opportunity Knocks With Vacant Possession At Closing - your chance to secure a stand out property on iconic Spadina Avenue, perfectly positioned in the heart of Toronto. Ideal for owner-operators and strategic investors alike, this mixed-use building offers remarkable scope for renovation, redevelopment, and long-term value growth. Recent upgrades - including a new roof and third-floor patio (2022), basement sprinklers, and a main floor security system provide a solid framework for your next evolution of the space. The property features over1,000 sq. ft. of vacant retail space ready for occupancy, complemented by basement storage and a spacious 1,600+ sq. ft. residential apartment above. This flexible layout invites the creation of a contemporary live-work environment, boutique retail concept, or fully leased investment property. The top two floors can easily be reconfigured into two distinct residential units, broadening income potential, while parking for up to four vehicles adds everyday convenience rarely found downtown. Set within one of Toronto's most dynamic neighbourhoods, steps to TTC, the subway, U of T, the Gardiner and more, this address delivers both a prime location and compelling opportunity. Whether you're envisioning a flagship operation, a modern live-work space, or a strategic addition to your real estate portfolio, this Spadina Avenue property stands ready to perform.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$26,038
POSTAL CODE	M5T 2G7
NEIGHBOURHOOD	Kensington-Chinatown

LISTING AGENT

Pavel Shaganenko

BOSLEY REAL ESTATE 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.