



FOR SALE

CONDO TOWNHOUSE

MLS# C13823888

75 St Nicholas Street TH1, Toronto, ON M4Y 0A5

Bay Street Corridor, Toronto · M4Y 0A5

C\$ 1,268,000

1	1	750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Unbeatable Location & Versatile 760 SQFT Live/Work Space near Yonge & Bloor!Rare opportunity to own a commercial two-storey condo live/work unit in downtown Toronto at 75 St. Nicholas St. Nestled right beside the vibrant Yonge-Bloor commercial district, this ****high-rise condo ground-floor live/work property**** delivers unbeatable street-level commercial exposure paired with premium urban living space.Total Space: 760 sqft with flexible, functional layouts.Ground Floor Retail (347 sqft): Street-access commercial space on historic St. Nicholas St. Features a kitchen area, with adaptable interior space - ideal for a boutique cafe, specialty food shop, beauty salon or professional office.Second Floor Living (413 sqft): Private and spacious 1-bedroom, 1-bath suite. Perfect for owner-operators, or can be rented separately to boost your investment returns.****Key Highlight****: This property is not subject to the foreign buyer restrictions. Please consult a qualified real estate lawyer for full legal confirmation.****Prime Location & Neighbourhood Amenities****:Steps to the Yonge-Bloor commercial hub, Bloor-Yonge & Wellesley subway stations, University of Toronto, Yorkville luxury shopping district, ROM, grocery stores, pharmacies, dozens of restaurants, cafes and major banks. Queen's Park green space is nearby, and the building features full high-rise condo amenities including 24-hour concierge. Exceptional pedestrian traffic and strong demographic base.Whether you are an investor looking for steady rental income or an entrepreneur searching for a dedicated live/work space, this one-of-a-kind downtown unit is a must-see.Excellent transit connectivity: TTC subway, streetcars and bus routes within steps, easy access to downtown core, financial district and highways.- Zoning permits live/work operation; no restrictive heavy business limitations.- Great visibility from street, ample window display space for your brand.

PROPERTY DETAILS

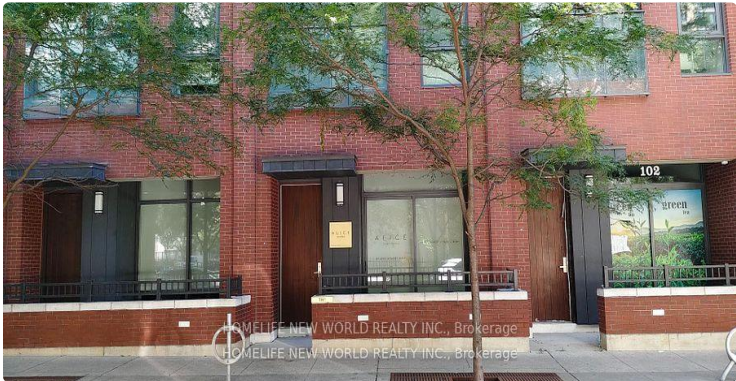
PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	700-799 sqft
ANNUAL TAX	\$4,300
POSTAL CODE	M4Y 0A5
NEIGHBOURHOOD	Bay Street Corridor

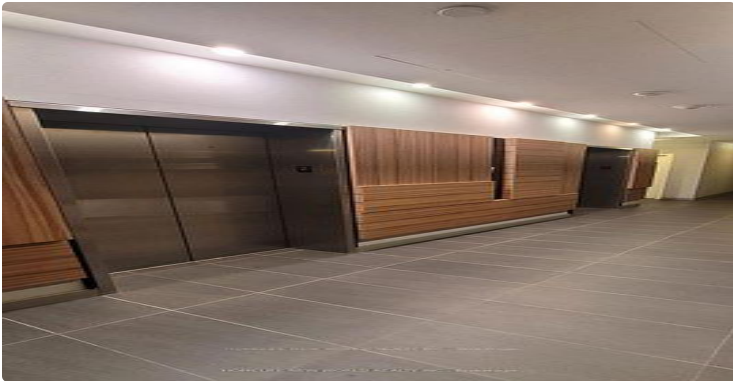
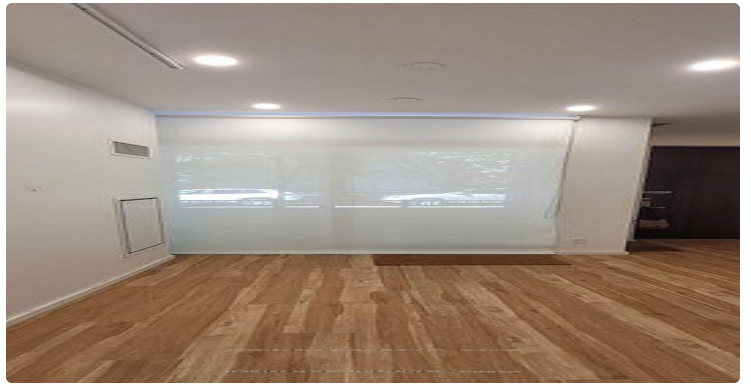
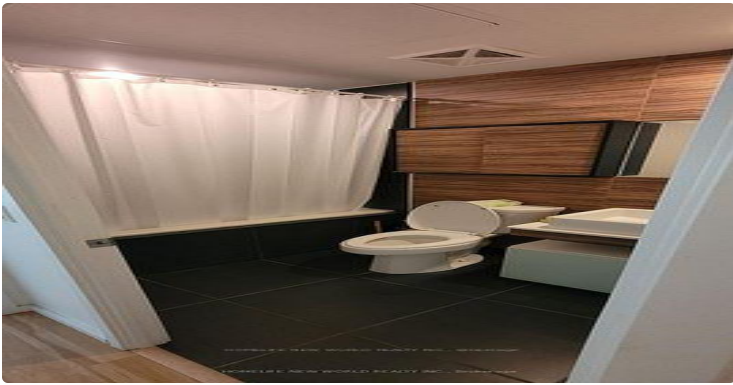
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Laminate, Large Window
Living Room	Main	—	Combined w/Dining, Combined w/Kitchen, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Living, Combined w/Kitchen, Laminate
Kitchen	Main	—	—
Other	Main	—	Juliette Balcony, West View

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.