



FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13832346

506 Adelaide Street W, Toronto, ON M5V 1T5

Waterfront Communities C1, Toronto · M5V 1T5

C\$ 2,100,000

4	3	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Mixed-use investment opportunity in Toronto's King West/Fashion District. The main floor and basement provide retail commercial space, with one residential unit on each of the second and third floors. Both residential units have been recently updated; the second-floor unit is expected to be vacant by November 30. Annual income is approximately \$141,000, providing strong holding income and a reported cap rate above 5%. The property's historic character and Adelaide Street West location add long-term appeal. Potential for future redevelopment or adaptive reuse, subject to heritage requirements?merolinx approval and municipal approvals. One year FREE Property Management included, Ask LA for details. NOTE: One seller is a Registered Real Estate Saleperson. 2421 sq feet (2949 including basement)

FEATURES

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

PROPERTY DETAILS

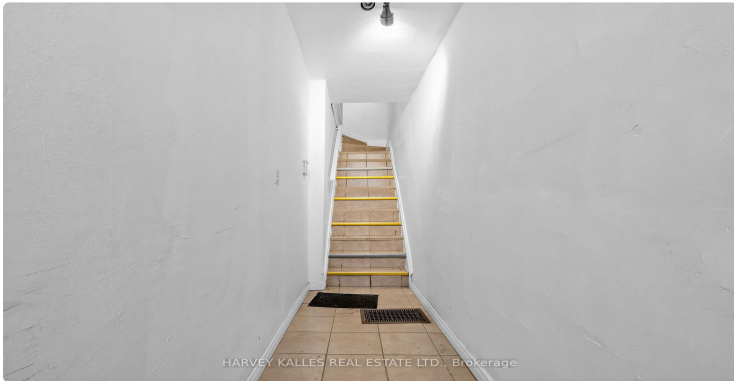
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Unfinished
FACING	North
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$23,560
POSTAL CODE	M5V 1T5
NEIGHBOURHOOD	Waterfront Communities C1

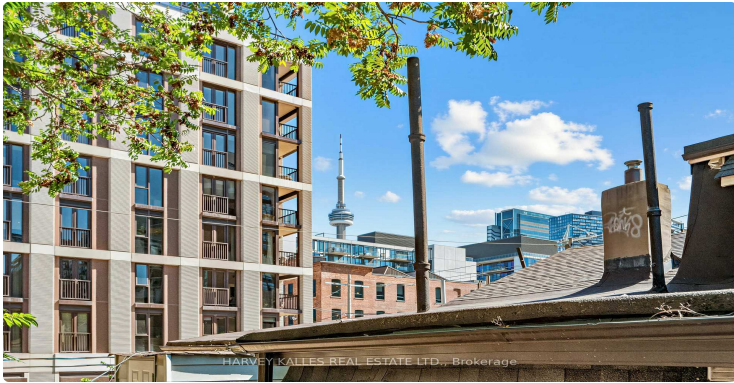
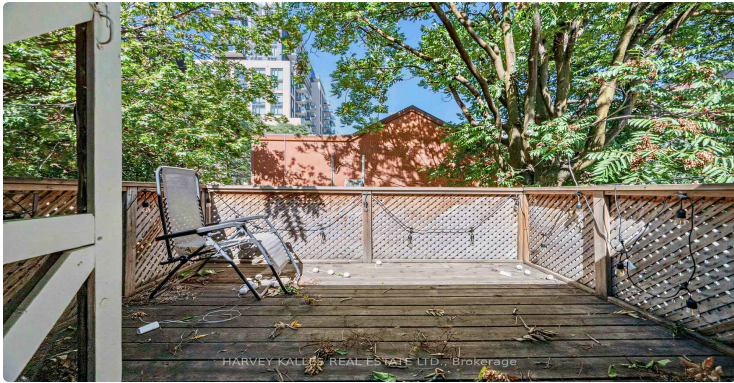
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Other	Main	—	Hardwood Floor, Large Window
Other	Main	—	Hardwood Floor
Other	Main	—	Hardwood Floor
Other	Main	—	Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Second	—	Combined w/Kitchen
Kitchen	Second	—	Tile Floor, Combined w/Living, W/O To Terrace
Bedroom	Second	—	Closet, Window
Bedroom	Second	—	Window
Kitchen	Third	—	Tile Floor, Double Sink, Window
Bedroom	Third	—	Window
Bedroom	Third	—	Window
Other	Lower	—	Unfinished

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.