



FOR LEASE

CONDO APARTMENT

MLS# C13858782

47 Mutual Street 3001, Toronto, ON M5B 2A8

Church-Yonge Corridor, Toronto · M5B 2A8

C\$ 2,550/mo

2	2	550	1	0-5	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to "The Garden District" condos, located at the intersection of Mutual and Shuter Streets in downtown Toronto! This modern, two-year-old building features a highly efficient open-concept layout that maximizes space. The south-facing unit is bathed in natural light and boasts a spacious private balcony. It includes a versatile den suitable for use as a home office or a second bedroom. Enjoy a prime downtown location with everything within walking distance: No Frills supermarket, various shops, restaurants, universities, and essential amenities. Public transit is easily accessible, with Queen and Dundas subway stations, the Eaton Centre, TMU (Toronto Metropolitan University), and St. Michael's Hospital all just a short walk away. The Financial District is also only minutes away, offering the ultimate in urban convenience. Residents have access to over 6,600 square feet of premium building amenities, including a fitness center, party lounge, outdoor terrace, children's playroom, and pet spa. 1 Parking (\$250/month) is available for rent. (If rented together with a parking space, the monthly rent can be reduced from \$2,800 to \$2,700).

FEATURES

- ✓ Garage
- ✓ New Build

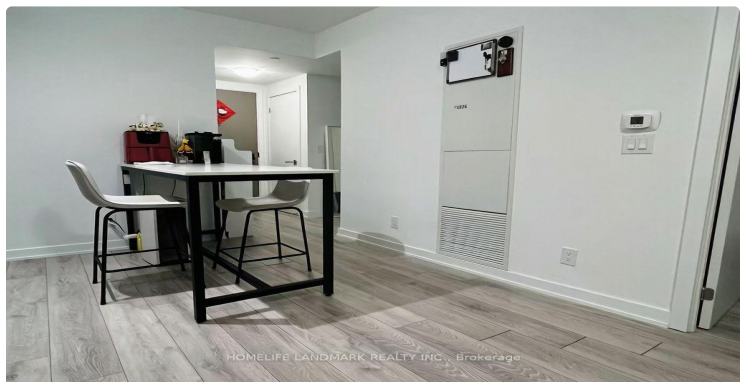
PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	0-5 years
AREA RANGE	500-599 sqft
PARKING	1 spaces
POSTAL CODE	M5B 2A8
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining
Dining Room	Flat	—	Combined w/Sitting
Primary Bedroom	Flat	—	—
Den	Flat	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE LANDMARK REALTY INC.

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.