



FOR SALE

DUPLEX

MLS# C13884026

15 Kensington Avenue, Toronto, ON M5T 2J8

Kensington-Chinatown, Toronto · M5T 2J8

C\$ 1,790,000

3	1	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This exceptional mixed-use **commercial/residential** property offers the perfect live-and-work opportunity in a highly desirable location. Featuring a versatile layout with commercial space on the main level and residential living above, this property is ideal for business owners, investors, or multi-generational families seeking flexibility and income potential. The main floor office space offers the possibility of adding a kitchen to create a self-contained residential unit, allowing for duplex-style living and enhanced rental income opportunities. Whether you are looking to operate your business while living on-site, generate supplementary rental income to help support your mortgage, or create a generational investment property, the possibilities here are endless. A rare opportunity to own a property that combines lifestyle, functionality, and long-term investment potential all in one.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Partially Finished
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,327
POSTAL CODE	M5T 2J8
NEIGHBOURHOOD	Kensington-Chinatown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Ground	—	—
Living Room	Ground	—	—
Dining Room	Ground	—	—
Office	Ground	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Second	—	—
Breakfast	Second	—	—
Bedroom	Second	—	—
Bedroom 2	Ground	—	—
Bedroom 3	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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