



FOR SALE

STORE W APT/OFFICE

MLS# C14033028

492 Manning Avenue, Toronto, ON M6G 2V7

Palmerston-Little Italy, Toronto · M6G 2V7

C\$ 1,899,000

4	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A LITTLE ITALY UNICORN. AND YES, THEY REALLY DO EXIST! Part home, part business, part investment opportunity and ALL kinds of fabulous! Tucked away on a quiet residential street in the heart of Palmerston-Little Italy, this rare mixed-use gem is anything but ordinary. Up front, a street-level commercial space with a long history as a successful neighbourhood salon. Behind it and above, a 3-bedroom residence offering the ultimate live-work lifestyle, with vacant residential possession on closing. And there's MORE! A fully finished lower level with kitchen, new 3-piece bathroom, living space and TWO separate exits/walkouts adds another layer of incredible flexibility. Out back? A deep, grassy backyard and a substantial 2-car block garage. Seriously, what's not to love? Steps to Clinton Public School, half a block to Harbord Collegiate, and an easy stroll to U of T, Central Tech, fabulous cafés, restaurants and all the flavour of Little Italy. The property is identified under City of Toronto Zoning Exception R 735 (Chapter 900.2.10), with reported longstanding non-residential use permissions and a 0.6 FSI density rating, all subject to independent verification. Dreaming of running your business steps from home? Investing in something truly distinctive? Or creating your own urban masterpiece? Here's your chance to think outside the ordinary. Because cookie-cutter is boring. And this property is anything but! Buyer to verify zoning, permitted uses and any proposed alterations with the City of Toronto.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

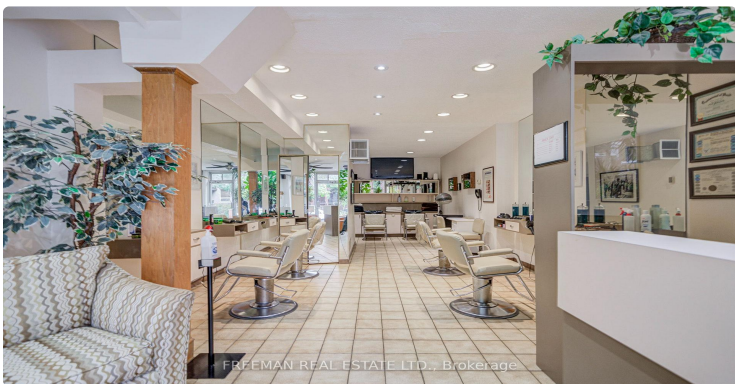
PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Apartment, Finished with Walk-Out
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$10,834
POSTAL CODE	M6G 2V7
NEIGHBOURHOOD	Palmerston-Little Italy

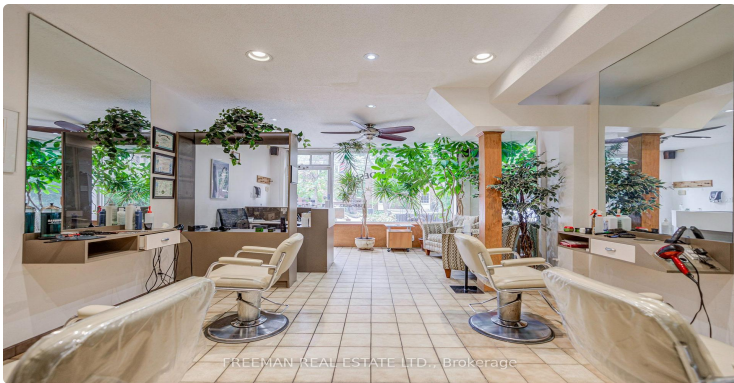
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Other	Main	—	Tile Floor, Open Concept, 2 Pc Ensuite

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, W/O To Yard, Combined w/Dining
Dining Room	Main	—	Combined w/Living, W/O To Yard
Kitchen	Main	—	Open Concept, Combined w/Dining, Family Size Kitchen
Foyer	Main	—	W/O To Patio
Primary Bedroom	Second	—	Walk-In Closet(s), East View, Hardwood Floor
Bedroom 2	Second	—	South View, Hardwood Floor
Bedroom 3	Second	—	West View, Hardwood Floor
Foyer	Lower	—	Window, Walk-Out, Tile Floor
Living Room	Lower	—	Open Concept, Combined w/Office, Tile Floor
Kitchen	Lower	—	Combined w/Dining, Family Size Kitchen, Fireplace
Bedroom	Lower	—	Closet, Tile Floor, W/O To Yard
Cold Room/Cantina	Lower	—	B/I Shelves
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GALLERY





LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.