



FOR SALE

INVESTMENT

MLS# C14095404

325 Bay Street 1905, Toronto, ON M5H 4G3

Bay Street Corridor, Toronto · M5H 4G3

C\$ 725,000

0	1	654	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Own a luxury hotel suite at The St. Regis Toronto. Suite 1905 is an authentic, hotel suite placed directly in the St. Regis Rental Program and operated entirely by the hotel. It offers true turn-key passive income where Marriott manages the bookings, guest check-ins, housekeeping, and front-desk services, leaving you with zero tenant screening, zero maintenance calls, and zero landlord responsibilities. Based on full 2025 financials, this asset delivers an attractive 5.28% capitalization rate for an HST-registered buyer. It represents a rare opportunity to own a reliable, cash-flowing commercial asset inside one of Canada's premier five-star luxury addresses on Bay Street, with complete financial statements available to qualified purchasers. Unlike traditional residential real estate, this investment allows you to enjoy the property personally. In 2025, the suite experienced an approximate 21.5% vacancy rate (roughly 78 nights across the year), giving you the flexibility to book and stay in your suite under the program's owner-stay terms. You can use it as your private downtown Toronto pied-a-terre for business trips, weekend getaways, or special evenings in the city. Ownership also comes with lifetime Marriott Bonvoy Platinum Elite status for you and your spouse, providing complimentary room upgrades, executive lounge privileges, and preferred owner rates across Marriott properties and Homes and Villas worldwide. The 654-square-foot suite features floor-to-ceiling windows, a plush king bed, an integrated living and workspace, a wet bar with refrigeration, a locked private owner's closet, and a five-piece bath with a deep soaker tub and separate glass rain shower. Routine upkeep is funded through a dedicated furniture, fixtures, and equipment reserve, ensuring the suite remains in brand-standard condition without surprise out-of-pocket costs.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$2,485
POSTAL CODE	M5H 4G3
NEIGHBOURHOOD	Bay Street Corridor

GALLERY





Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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.