



Development potential –
image for concept only

FOR SALE

COMMERCIAL RETAIL

MLS# C14106828

359 Spadina Avenue, Toronto, ON M5T 2G3

Kensington-Chinatown, Toronto · M5T 2G3

C\$ 6,500,000

0	0	15,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered for Sale 3 building with Mixed-use commercial and residential. Current property has Commercial units at Ground-level retail units with established tenants providing stable monthly rental income and Residential at Upper-level residential apartments offering consistent occupancy and cash flow. Prime Location:Situated in one of Torontos most vibrant corridors, with high pedestrian and vehicular traffic, excellent transit access, and proximity to the citys cultural, shopping, and entertainment hubs. Development opportunity for a 60-unit apartment development of 15 floors allowing the buyer to significantly enhance the properties long-term value and income potential. Close to U oT which is host over 60.000 students makes high value for the property.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$85,572
POSTAL CODE	M5T 2G3
NEIGHBOURHOOD	Kensington-Chinatown

LISTING AGENT

Pavel Shaganenko

RE/MAX ATRIUM HOME REALTY

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