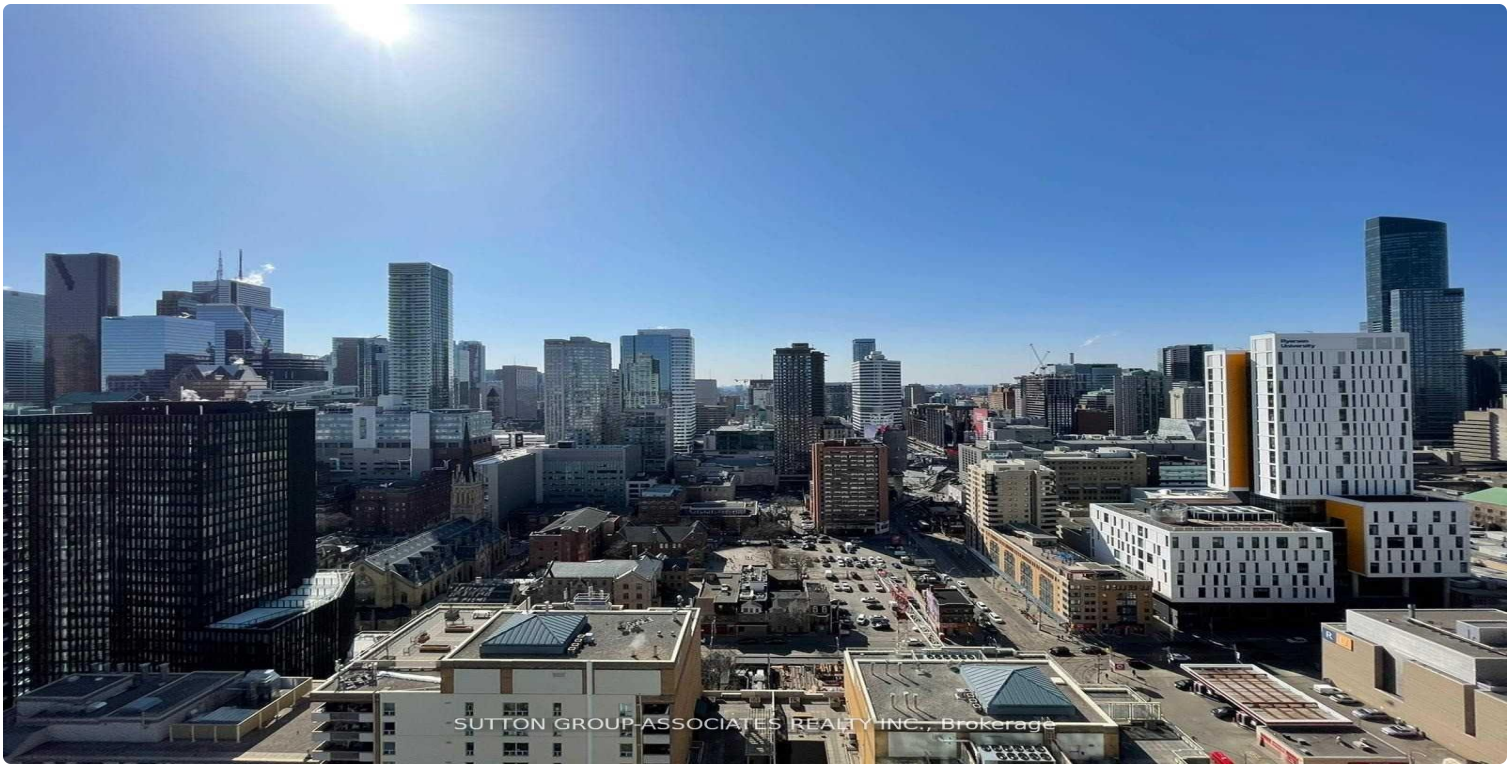




SUTTON GROUP-ASSOCIATES REALTY INC., Brokerage

FOR LEASE

COMMON ELEMENT CONDO

MLS# C14107192

77 Mutual Street 3107, Toronto, ON M5B 2A9

Church-Yonge Corridor, Toronto · M5B 2A9

C\$ 2,200/mo

1	1	250	0	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Experience elevated downtown living in this stunning higher-floor unit at the luxury Max Condos, offering breathtaking, unobstructed west-facing views of the city skyline. This modern suite features a functional open-concept layout with high ceilings, laminate flooring throughout, and a spacious bedroom and living area that seamlessly blend comfort with style. The sleek gourmet kitchen is equipped with built-in appliances and contemporary finishes, ideal for both everyday living and entertaining. Floor-to-ceiling windows flood the space with natural light, while the private open balcony provides the perfect spot to relax and take in the panoramic city views. Currently tenanted with vacant possession available, this unit offers both investment potential and a move-in-ready option. Max Condos provides exceptional amenities including a 24-hour concierge, business centre, fitness facilities, and more. With a near-perfect Walk and Transit Score of 97, youre just steps away from Ryerson University, George Brown College, Dundas Square, the Eaton Centre, subway access, grocery stores, shops, restaurants, and everything downtown Toronto has to offer. Live life to the Max in one of the citys most central and vibrant neighbourhoods.

FEATURES

- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School

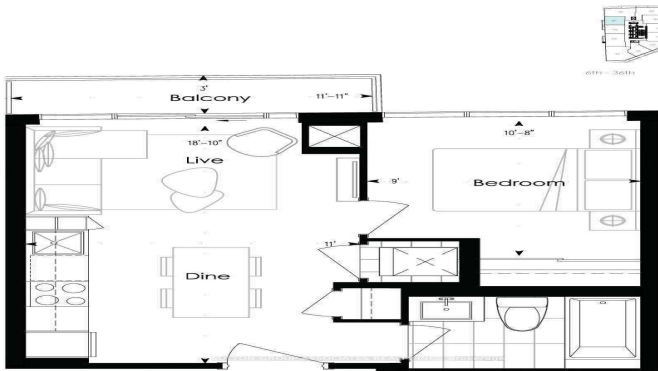
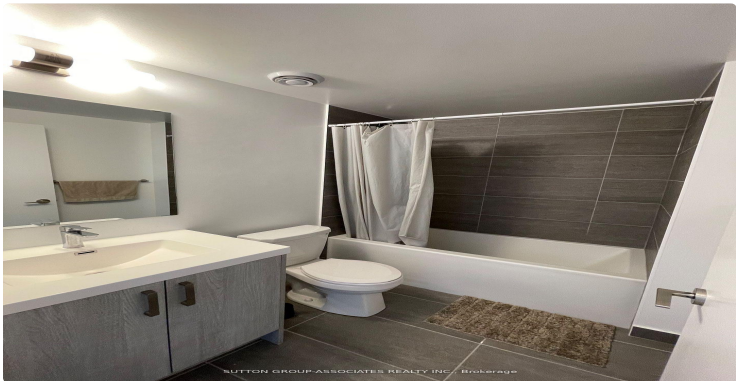
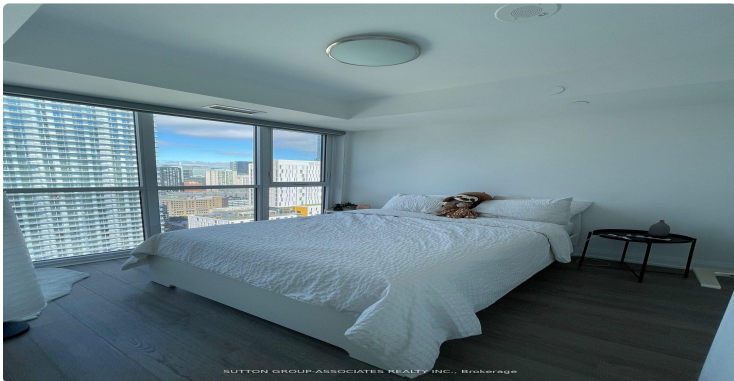
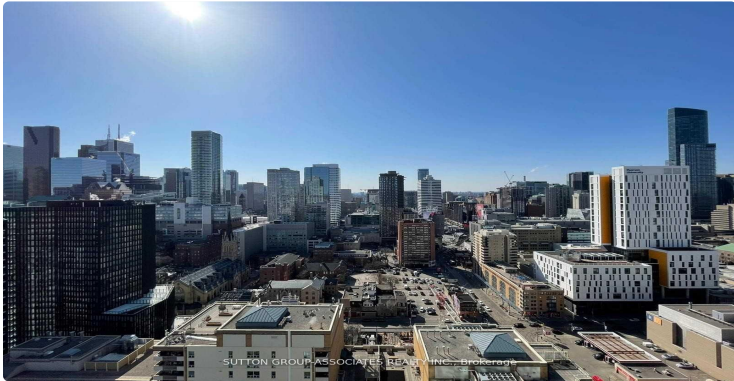
PROPERTY DETAILS

PROPERTY TYPE	Common Element Condo
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Common Element Condo
AREA RANGE	0-499 sqft
POSTAL CODE	M5B 2A9
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, Laminate, Window
Kitchen	Flat	—	Combined w/Dining, Laminate
Dining Room	Flat	—	Combined w/Kitchen, Laminate
Bedroom	Flat	—	Closet, Laminate, Large Window

GALLERY



LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ASSOCIATES REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.