FOR LEASE | CONDO APARTMENT | MLS# C14112776

30 Mutual Street E0208, Toronto, ON M5B 2A7

Church-Yonge Corridor, Toronto · M5B 2A7

C$ 2,128/mo

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

ABOUT THIS PROPERTY

RENT: $2,405/month. SPECIAL OFFER: Sign a 13-month lease and get 1.5 months FREE. That means you pay rent for 11.5 months instead of 13, which works out to an average of $2,128/month over the lease. Longer leases get more free rent: 18 months, 2.5 months free (5% increase months 13-18) + 6 months free parking; 24 months, 3 months free (5% increase months 13-24) + 12 months free parking. 4 months free parking on 13 months. Free parking if applicable. Free internet included. Offer subject to change. Elm-Ledbury, Fitzrovia's flagship rental community at Queen and Church. Suites by interior designers Figure3 feature 9' smooth ceilings, quartz countertops and full-height backsplashes, stainless steel KitchenAid appliances, panelled dishwasher, in-suite full-size washer and dryer, luxury vinyl tile flooring, porcelain tile bathrooms, custom window coverings, blackout bedroom blinds, upgraded closet organizers, Wi-Fi enabled Nest thermostat and keyless smart lock entry; select suites add kitchen islands, wine refrigerators, mudroom benches and double vanities. Award-winning amenities: LIDO rooftop infinity pool with cabanas; The Temple fitness centre with yoga, spin and reformer Pilates; Raptors basketball court; ski and F1 simulators; sports lounge; penthouse movie theatre; Battersea Bridge wine lounge; Sky Lounge and entertainment kitchen; 24-hour co-working lounge; rooftop BBQ terrace with fire pits; paw spa and skyline dog run. On site: 10 DEAN Cafe & Bar, Greenhouse Juice, Bloomsbury Academy early childhood education and complimentary virtual healthcare from Cleveland Clinic Canada. Pet friendly, furnished options available. Steps to Queen Station, the Eaton Centre, St. Lawrence Market, Toronto Metropolitan University, George Brown and the Financial District. Showings by appointment through the on-site leasing office; hours Mon to Fri 9:00AM-7:00PM, Sat and Sun 10:00AM-5:00PM. Unit photos are representative. Actual unit may differ.

FEATURES

- ✓ Hospital
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	0-499 sqft
POSTAL CODE	M5B 2A7
NEIGHBOURHOOD	Church-Yonge Corridor

GALLERY

SOTHEBY'S INTERNATIONAL REALTY CANADA, Brokerage

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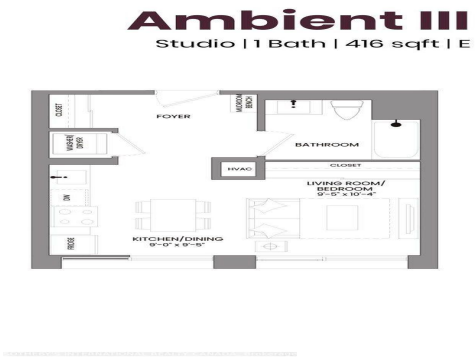
Ambient III
Studio | 1 Bath | 416 sqft | E
CLOSET
FOYER
WINDOW SILL
WASHER DRYER
BATHROOM
HVAC
CLOSET
LIVING ROOM/ BEDROOM 9'-5" x 10'-4"
SINK
KITCHEN/DINING 9'-0" x 9'-5"
FRIDGE

LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.