



FOR SALE

OTHER

MLS# E12971250

1415 Gerrard Street E, Toronto, ON M4L 1Z5

Greenwood-Coxwell, Toronto · M4L 1Z5

C\$ 3,749,990

11	8	—	3	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Turn-key mixed-use investment opportunity in prime downtown Toronto (1 Commercial + 5 Residential). Fully renovated building featuring a large main-floor commercial unit with a full basement plus five high-end residential apartments above. Situated on a high-exposure corner lot with over 7,000 sq. ft. of leased space and three on-site parking spaces, this is a low-maintenance, cash-flowing asset ideal for investors. The government-subsidized daycare tenant has recently signed a 10-year lease extension with scheduled rent increases from \$32.00 to \$44.00 per sq. ft. net over the lease term. All residential units are exempt from rent control, allowing annual rent increases as permitted under Ontario's post-November 2018 rules. The property currently generates approximately \$220,000 NOI with a 5.54% cap rate, increasing to approximately \$230,000 NOI and a 5.78% cap rate next year through scheduled rent increases. The seller is offering a 75% Vendor Take-Back (VTB) mortgage at 6.49% interest, fully open for two years to qualified buyers, allowing for positive cash flow while servicing debt. Simply acquire and enjoy this fully upgraded, income-producing asset. Contact us today for the full listing package!

FEATURES

- ✓ Basement
- ✓ Garage

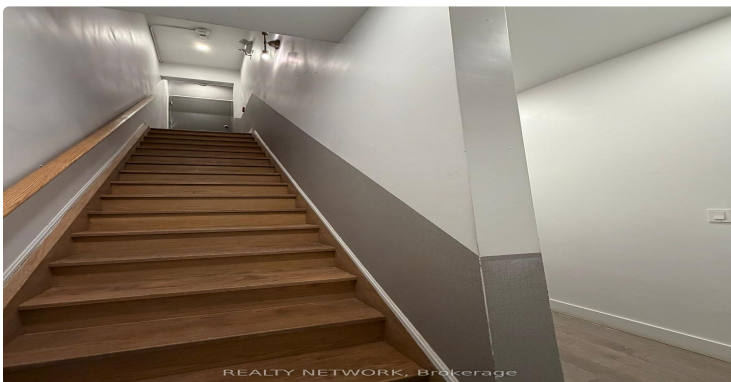
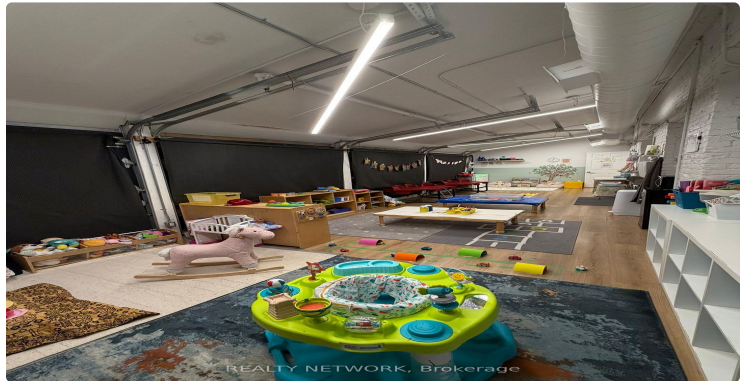
PROPERTY DETAILS

PROPERTY TYPE	Other
LISTING STATUS	For Sale
STYLE	Other
PROPERTY TYPE	Other
BASEMENT	Full, Partially Finished
FACING	South
AGE	51-99 years
AREA RANGE	5000 + sqft
PARKING	3 spaces
ANNUAL TAX	\$1,330,000
POSTAL CODE	M4L 1Z5
NEIGHBOURHOOD	Greenwood-Coxwell

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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GALLERY





LISTING AGENT

Pavel Shaganenko

REALTY NETWORK

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.