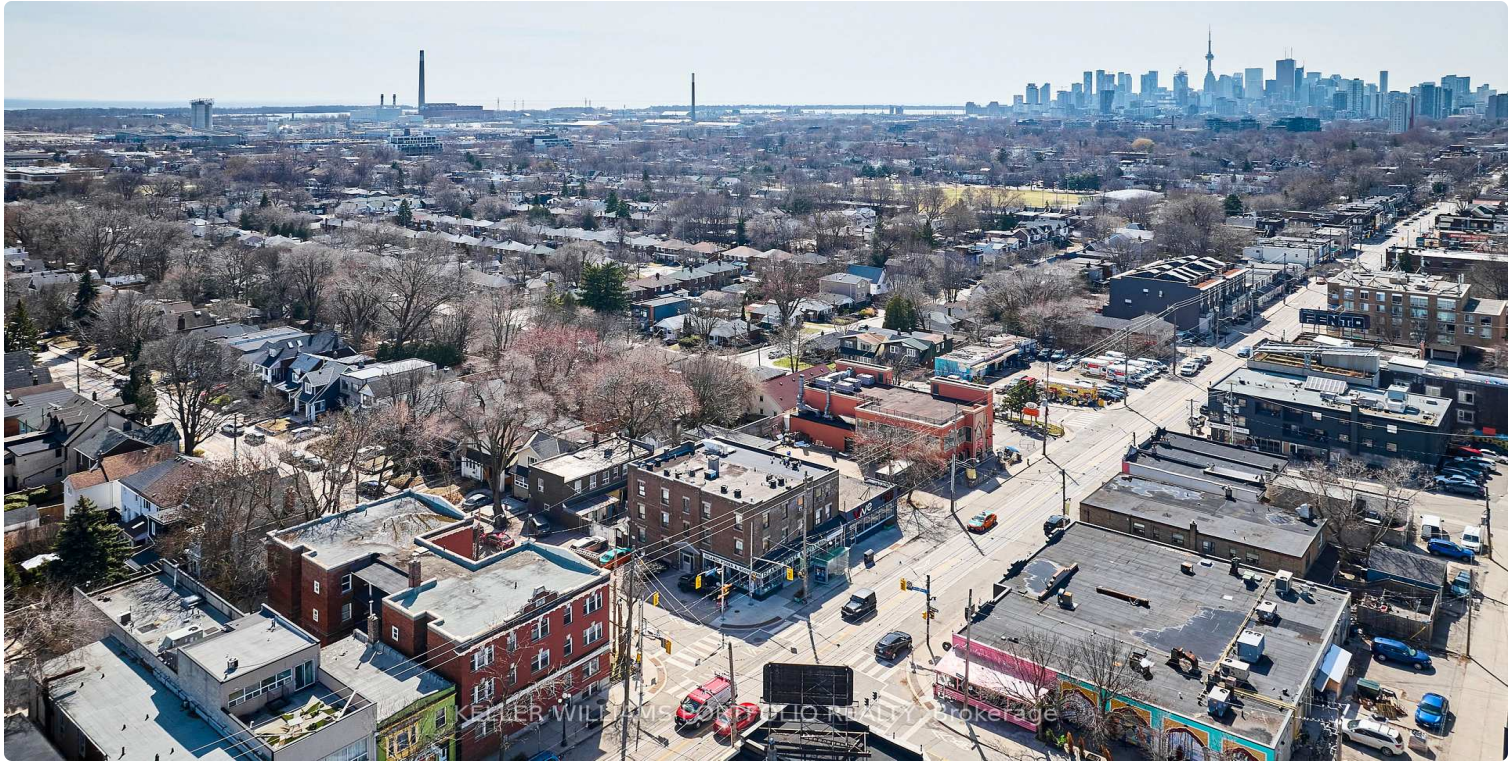


FOR SALE | INVESTMENT | MLS# E13214716

1395 Gerrard Street E, Toronto, ON M4L 1Z3

Greenwood-Coxwell, Toronto · M4L 1Z3

C$ 5,450,000

0	0	11,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

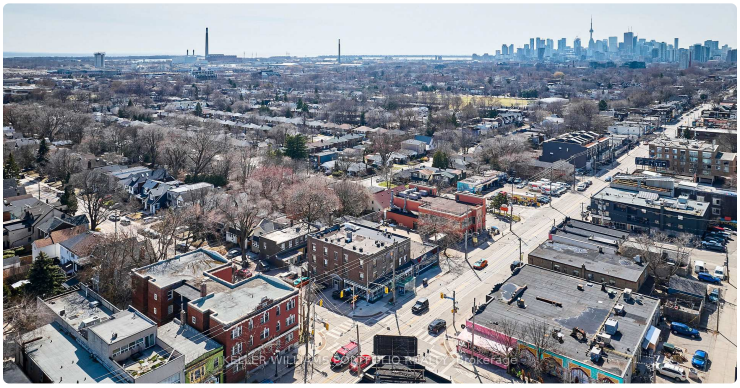
ABOUT THIS PROPERTY

Live in one of the units or Live/Work in the same building or Rent all. Excellent investment opportunity with a cap rate of 5.39%! 20 Residential Units with a mix of 4 x Studios, 11 x 1 Bedroom, 5 x 2 Bedrooms units and a commercial store with lease ending end of 2026. Currently 2 vacant units (1x1BR, 1x2BR) allowing for possible renovations to attract a higher rent. Great mix for income stability and potential for value and rental appreciation - see attached for Property Proforma. Currently self managed (proforma shown with a property management company) with a cleaning/maintenance person. Mostly month to month tenancies. This area is part of the Greenwood-Coxwell and Leslieville neighbourhoods, known for their vibrant and trendy atmosphere. Popular high demand area due to a high Walk score of 93, a Transit score for 73, and a Bike Score of 79. Allows easy access to run errands and daily living with great transit to the downtown core if needed. The neighbourhood is packed with boutique shops, gourmet restaurants, and lively cafes, making it a hotspot for food lovers and shoppers. Residents enjoy easy access to parks and beaches, offering great outdoor spaces for relaxation and recreation. The area has a mix of historic charm and modern conveniences, making it a desirable place to live. Close to many schools in the area providing a mix of academic, technical, and arts-focused programs. See attached floor plans - not exactly as shown as some kitchens may have been altered. Major renovation and new addition done in 2012 with permits. See upgrades/updates on attached document.

PROPERTY DETAILS

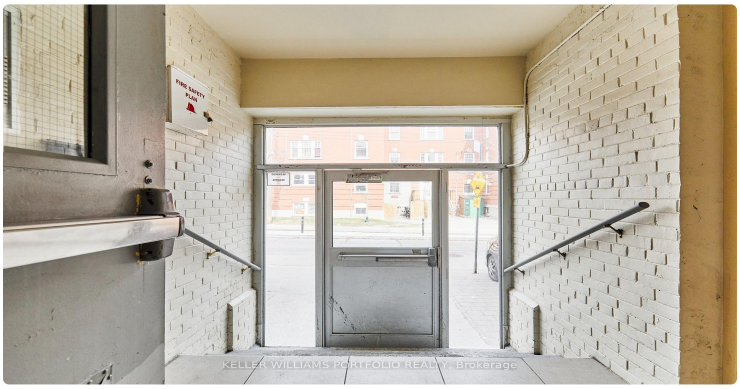
PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	$24,891
POSTAL CODE	M4L 1Z3
NEIGHBOURHOOD	Greenwood-Coxwell

GALLERY


KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

EXIT
KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

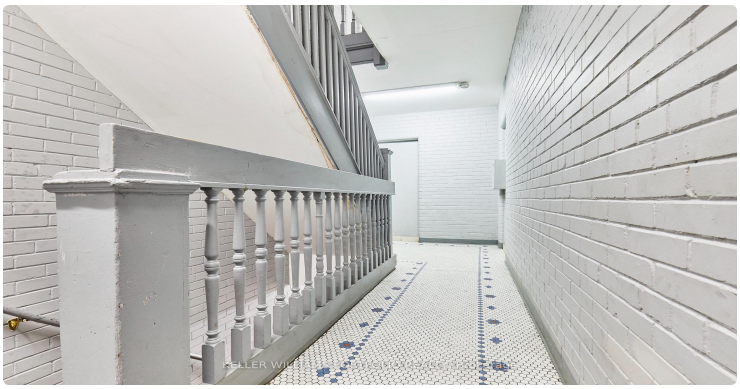

KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

LAUNDRY
KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

KELLER WILLIAMS PORTFOLIO REALTY, Brokerage

KELLER WILLIAMS PORTFOLIO REALTY, Brokerage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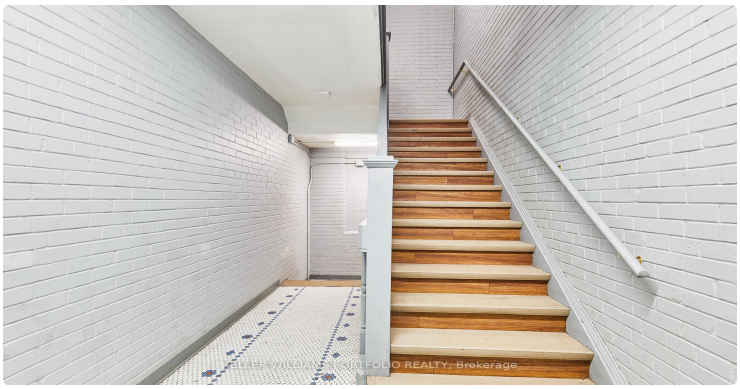
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LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS PORTFOLIO REALTY

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.