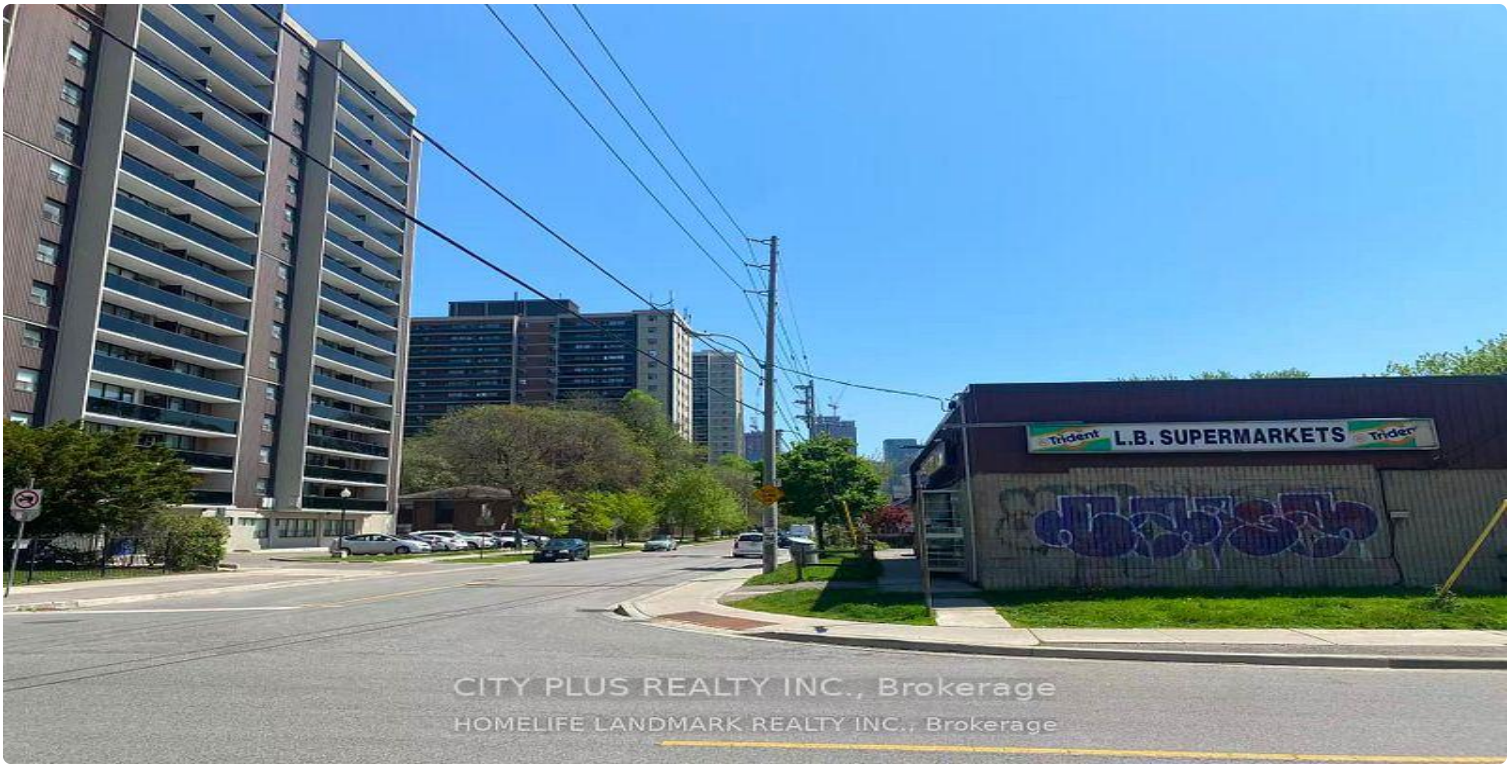




FOR SALE

INVESTMENT

MLS# E13533576

# 391 Lumsden Avenue, Toronto, ON M4C 2L6

Crescent Town, Toronto · M4C 2L6

C\$ 1,880,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 6,114 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Owned by the same owner since 1977, this is one of the very few long-established commercial freehold properties remaining in a high-density residential neighborhood surrounded by apartment buildings. The property is strategically located on the corner of Lumsden Avenue and Barrington Avenue. It features approximately 2,300 sq. ft. of above-grade commercial space plus a full basement, situated on a 6,114 sq. ft. lot. The property is currently leased to a stable tenant under a Net Lease expiring in March 2030, generating a rental income of \$5,600/month Net Rent plus \$1,500/month TMI, providing immediate and reliable cash flow for investors. An additional advantage is that the current owner also owns the adjacent property, creating a potential future assembly opportunity. For developers or long-term investors, this could represent an excellent redevelopment opportunity in the future, subject to applicable approvals.

## PROPERTY DETAILS

|                |               |
|----------------|---------------|
| PROPERTY TYPE  | Investment    |
| LISTING STATUS | For Sale      |
| PROPERTY TYPE  | Investment    |
| ANNUAL TAX     | \$17,072      |
| POSTAL CODE    | M4C 2L6       |
| NEIGHBOURHOOD  | Crescent Town |

GALLERY



## LISTING AGENT

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**Pavel Shaganenko**

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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.