



FOR SALE

STORE W APT/OFFICE

MLS# E13611402

1450 Gerrard Street E, Toronto, ON M4L 1Z8

Greenwood-Coxwell, Toronto · M4L 1Z8

C\$ 2,550,000

0	0	5,700	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely Available Corner Mixed-Use Building at Gerrard & Craven! High-visibility 3-storey property with 5,700 sq. ft. above grade plus a full 1,900 sq. ft. basement (as per MPAC). Features established ground-floor retail (Victoria Whole Foods) paired with 4 residential units above (including 2 newer units featuring modern finishes, open-concept kitchens, skylights, and in-suite laundry). Separately metered gas/hydro and individual HWTs for all tenants. High-foot-traffic location in Leslieville/Greenwood-Coxwell and within the Gerrard India Bazaar BIA. Located right on the 506 streetcar line, minutes to Coxwell station & Greenwood Park. A fantastic, high-exposure asset with solid in-place income and outstanding value-add potential! Please do not go direct or disturb the tenants. Financials and full data room available.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$14,313
POSTAL CODE	M4L 1Z8
NEIGHBOURHOOD	Greenwood-Coxwell

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE ESTATE REALTY

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