



RE/MAX HALLMARK REALTY LTD., Brokerage

FOR SALE

STORE W APT/OFFICE

MLS# E14097466

1487 Gerrard Street E, Toronto, ON M4L 2A4

Greenwood-Coxwell, Toronto · M4L 2A4

C\$ 1,300,000

0	0	2,800	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

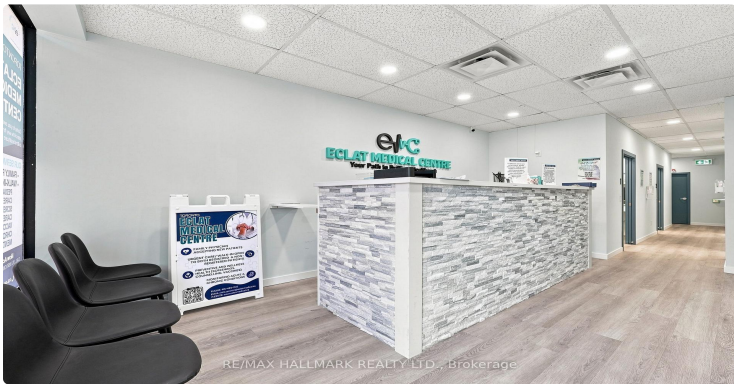
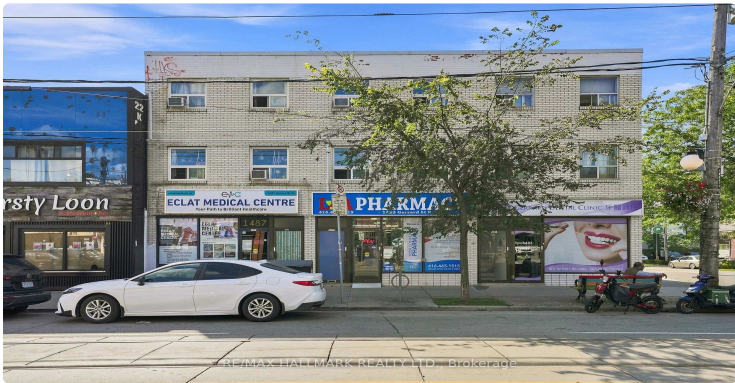
ABOUT THIS PROPERTY

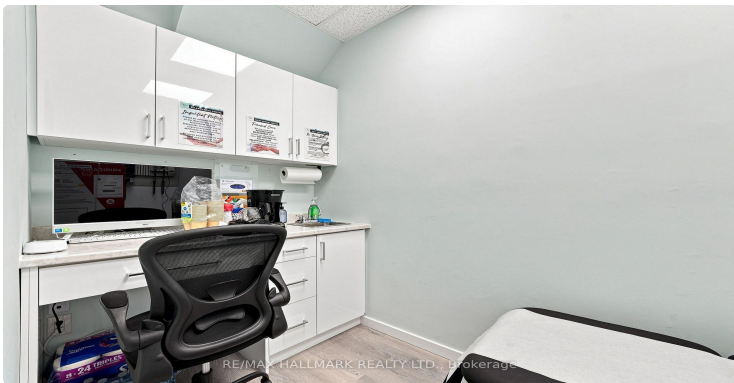
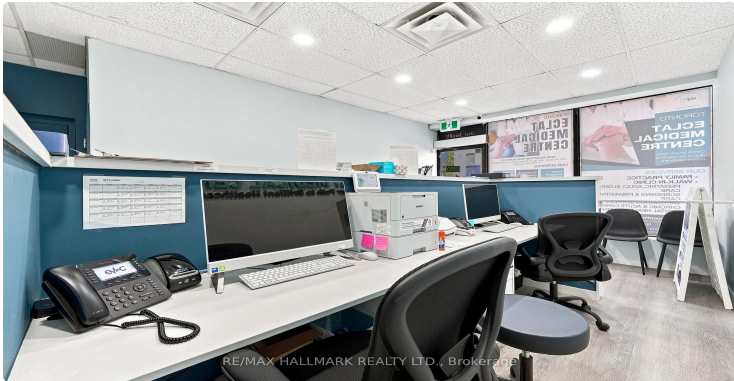
1487 Gerrard Street East offers an exceptional mixed-use income property with built-in stability and significant future upside. Located in the vibrant Gerrard India Bazaar and Greenwood-Coxwell corridor, this property features a strong commercial anchor, two expansive multi-level residential apartments, and dedicated rear parking. Crucially, with the adjacent property also available for sale, this site unlocks a rare land assembly opportunity for developers or a forward-thinking investor to assemble a wider, more versatile footprint on a major Toronto arterial road. A combined footprint opens the door to future mid-rise development, comprehensive commercial expansion, or a larger multi-residential build in a city actively pushing for density along established streetcar and transit routes. Currently tenanted by a stable, reliable business, providing predictable, long-term commercial income with an established footprint in the neighbourhood. Unlike standard compact city apartments, the upper levels house two spacious, two-story residential units. Each apartment features a generous two-bedroom, one-bathroom layout, highly appealing to young professionals and families seeking space. The Greenwood-Coxwell and Gerrard East corridor is one of Toronto's most active pockets for urban renewal, community investment, and infrastructure upgrades. The area is positioned to benefit heavily from upcoming transit expansions, including the future Ontario Line which will feature a major transit hub slightly west at Gerrard and Carlaw. The City of Toronto is prioritizing the Gerrard Street East corridor for ongoing revitalization, bringing upgraded streetscapes, pedestrian improvements, and better active transit infrastructure directly to the area. Surrounded by the eclectic dining and retail of the Gerrard India Bazaar, with Leslieville just to the south and the Danforth to the north, the location attracts a steady stream of foot traffic and premium residential tenant demand.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$10,006
POSTAL CODE	M4L 2A4
NEIGHBOURHOOD	Greenwood-Coxwell

GALLERY





LISTING AGENT

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.