



FOR SALE

OTHER

MLS# W13632128

17 Paton Road, Toronto, ON M6H 1R7

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1R7

C\$ 4,500,000

0	0	—	8	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to acquire a circa 1927 brick-and-beam industrial building in downtown Toronto. This 3.5-storey mixed use property features character rich industrial architecture and has historically been occupied as live/work residential units. Flexible mixed use industrial/residential zoning permits a variety of potential uses, including owner-occupancy, creative office, studio, residential conversion, or redevelopment, subject to applicable approvals. 17 Paton Road occupies a prime downtown location and offers significant redevelopment potential. For purchasers seeking a larger development footprint, the adjacent properties at 21 and 23 Paton Road (listed separately on MLS) may be available for assembly. The property currently requires substantial renovations before occupancy or continued use. The building's main entrance is located on the north side facing Paton Road and provides access to the front stairwell serving the northern units on each floor. A secondary entrance at the southwest corner provides access to the rear stairwell serving the southern units. The building contains five units per floor, ranging from studio to two-bedroom layouts, generally configured as residential live-work accommodations with kitchens and three-piece washrooms. Property is being sold on an "as is, where is" basis, with no representations or warranties by the Seller.

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Other
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Other
FACING	North
AGE	51-99 years
AREA RANGE	5000 + sqft
PARKING	8 spaces
ANNUAL TAX	\$19,245
POSTAL CODE	M6H 1R7
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY



LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.