

5,700 SF
MIXED-USE OPPORTUNITY



FOR SALE

1450 GERRARD ST E
TORONTO, ON

Bram Zeidenberg, Broker
416.788.7308
bram@capitalcityrealty.ca

Royal LePage® Estate Realty, Brokerage
1052 Kingston Road, Toronto, ON
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\$2,550,000.00

PROPERTY FEATURES

- Prominent 3-storey mixed-use building at N/W corner of Gerrard St E & Craven Rd with high foot and vehicle traffic in the heart of Gerrard India Bazaar and Leslieville.
- Established retail tenant 'Victoria Whole Foods' occupies 1,900 SF main floor storefront w/kitchen at rear + full 1,900 SF basement.
- Upper 2 floors feature 4 spacious 2-bedroom apartments across ~3,800 SF.
- Third-floor apartments feature newer, modern finishes with in-suite laundry. All units feature separately metered hydro and gas.
- Directly on the 506 Gerrard streetcar route with quick connections to Coxwell station and direct transit to downtown.
- Minutes to Greenwood Park, Monarch Park, local schools, restaurants, and vibrant neighbourhood amenities.
- Dimensions: 23.66 Ft x 86 Ft Lot; 5,700 SF Building (1,900 per floor + full basement) - as per MPAC.
- Zoning: CR2.0 (c1.0;r2.0) SS2 (x1573)
- Taxes: \$14,313.05 (2026).
- Excellent mixed-use holding property with solid cash flow and future value-add potential.

CONTACT LISTING BROKER FOR MORE INFORMATION OR TO
ARRANGE A SHOWING.

PLEASE DO NOT GO DIRECT OR SPEAK WITH TENANTS.

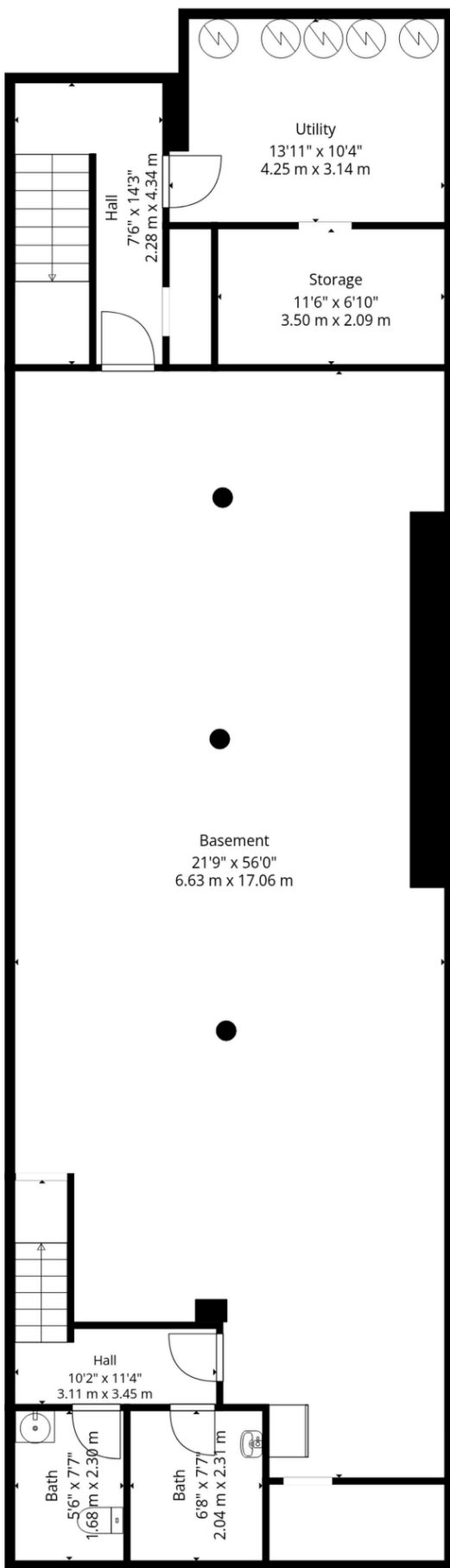
PROPERTY OVERVIEW



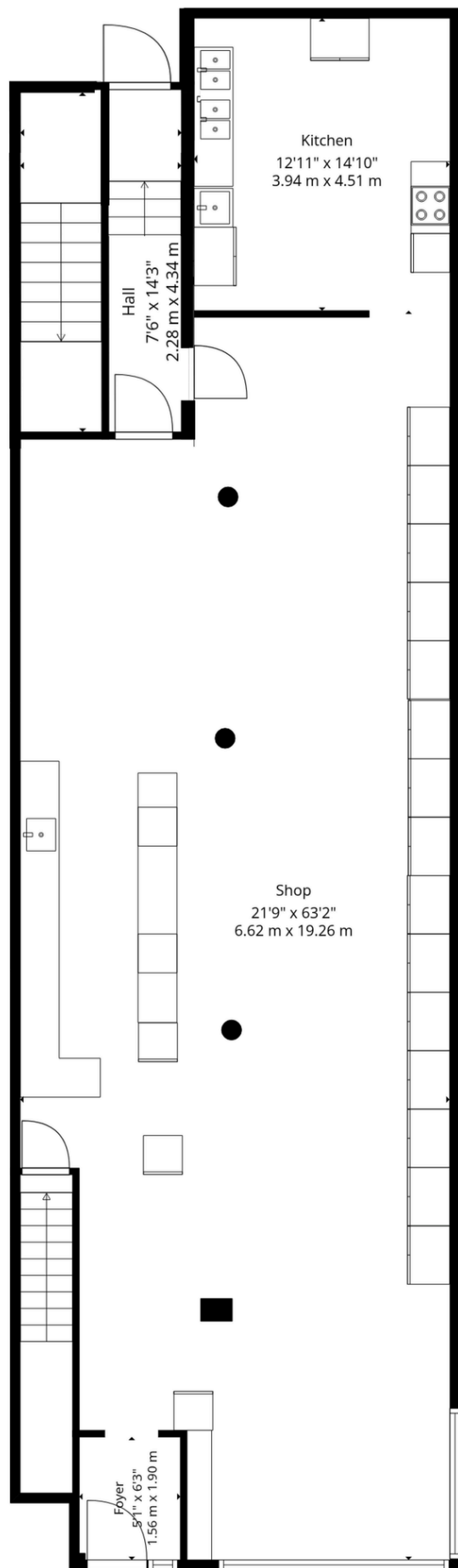
PROPERTY PHOTOS

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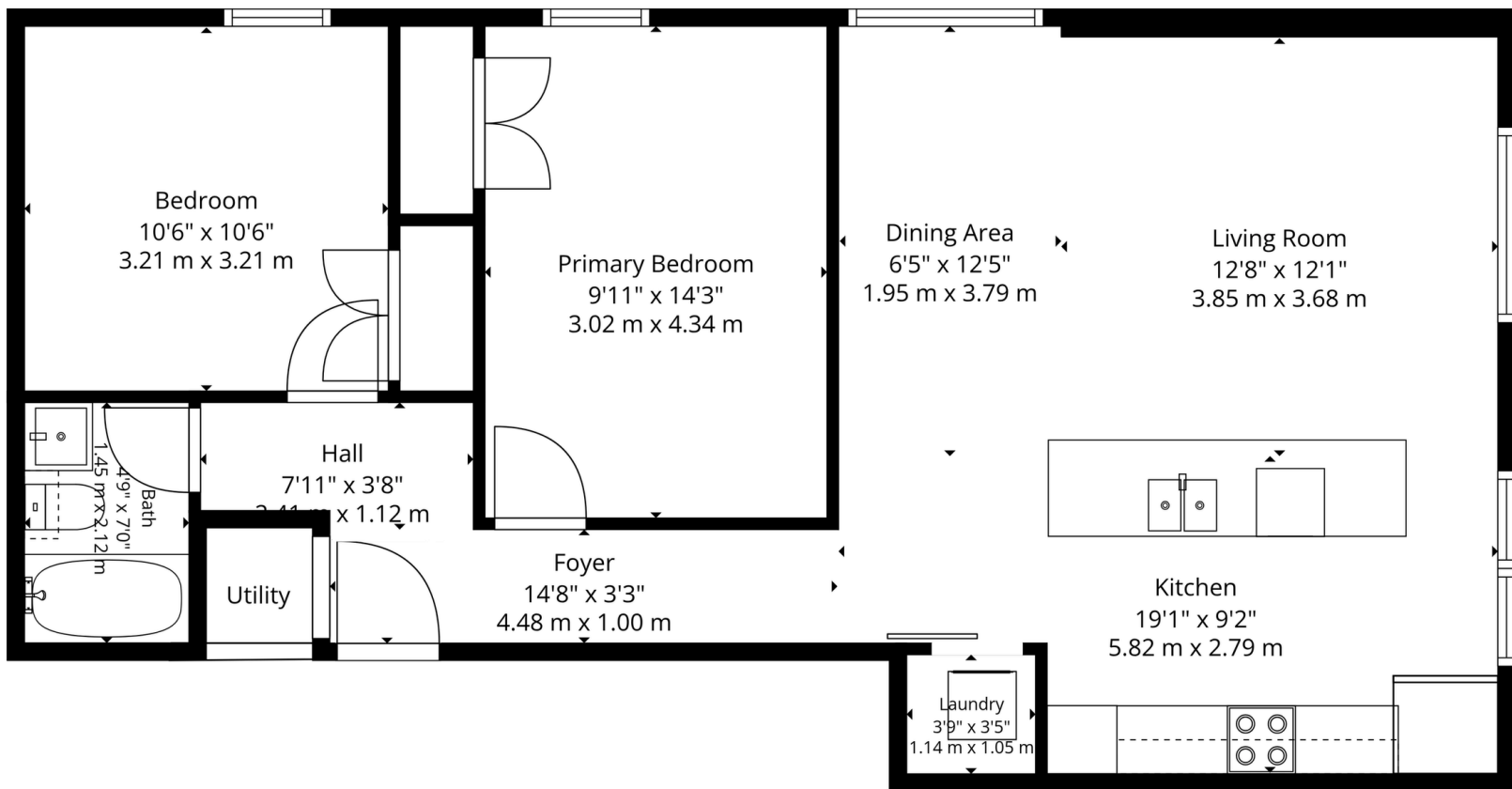


Basement



Main Floor Retail + Basement

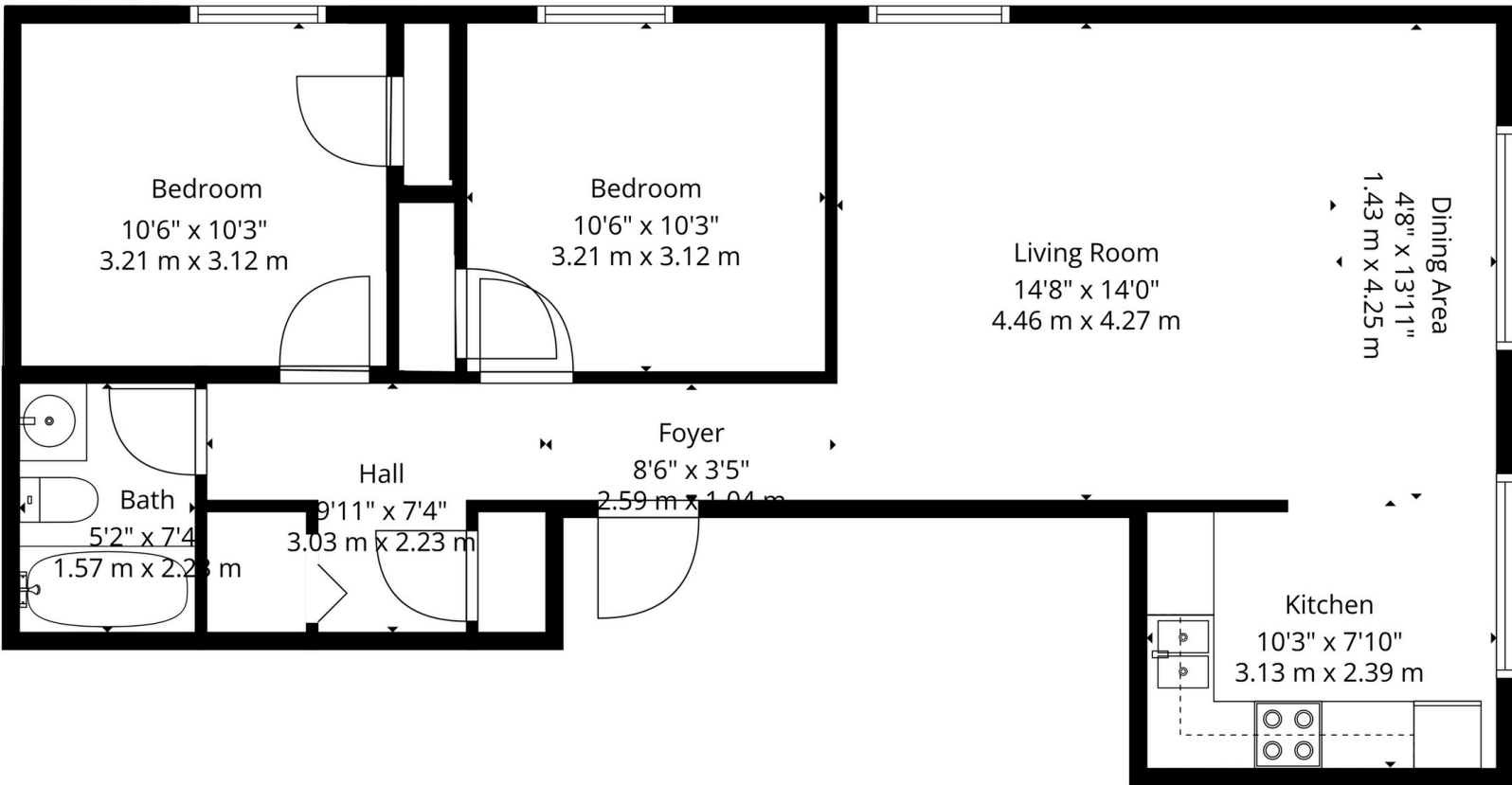
Apt 1, 3rd Floor



TOTAL: 879 sq. ft, 82 m2
1st floor: 879 sq. ft, 82 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

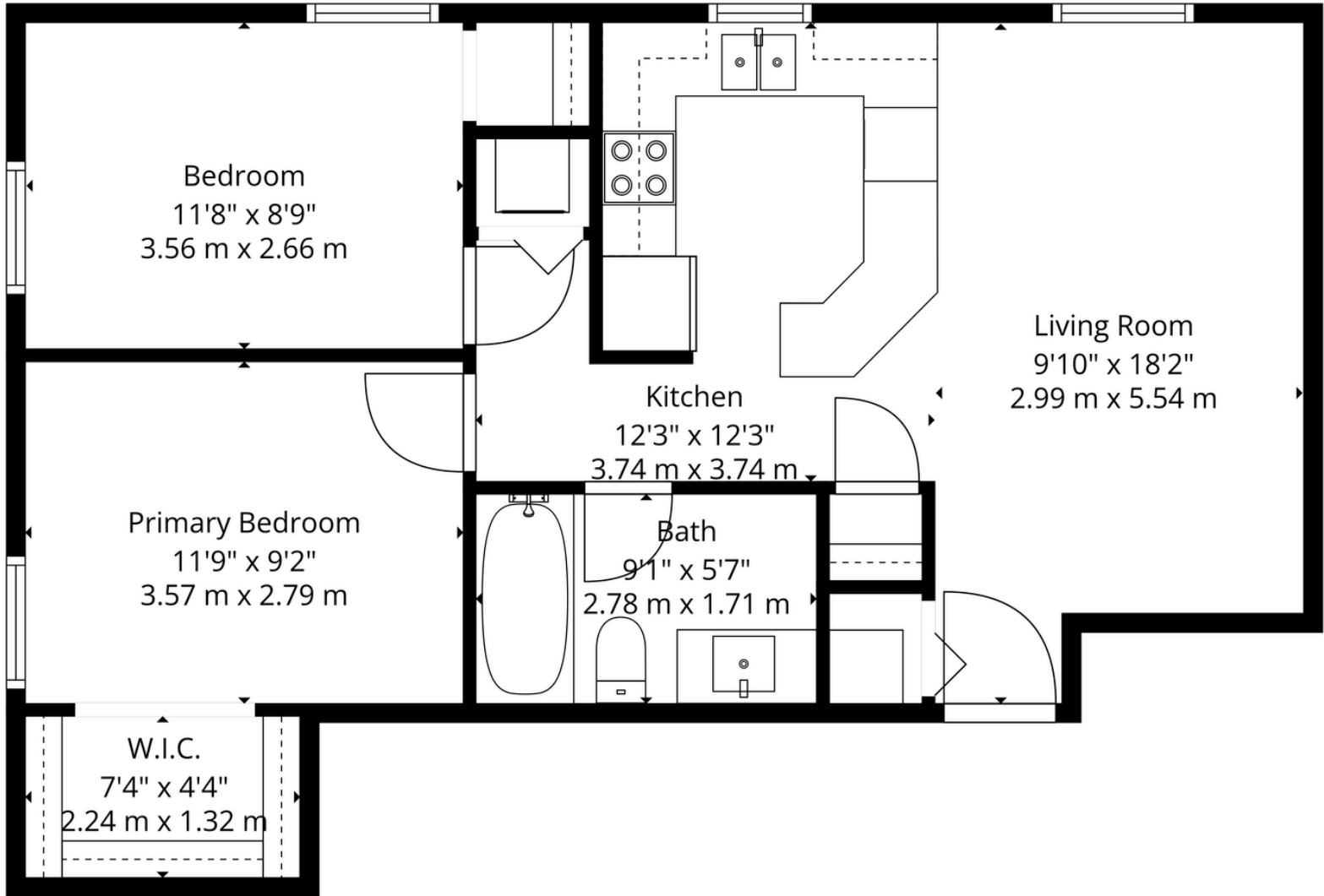
Apt 3, 2nd Floor



TOTAL: 794 sq. ft, 66 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

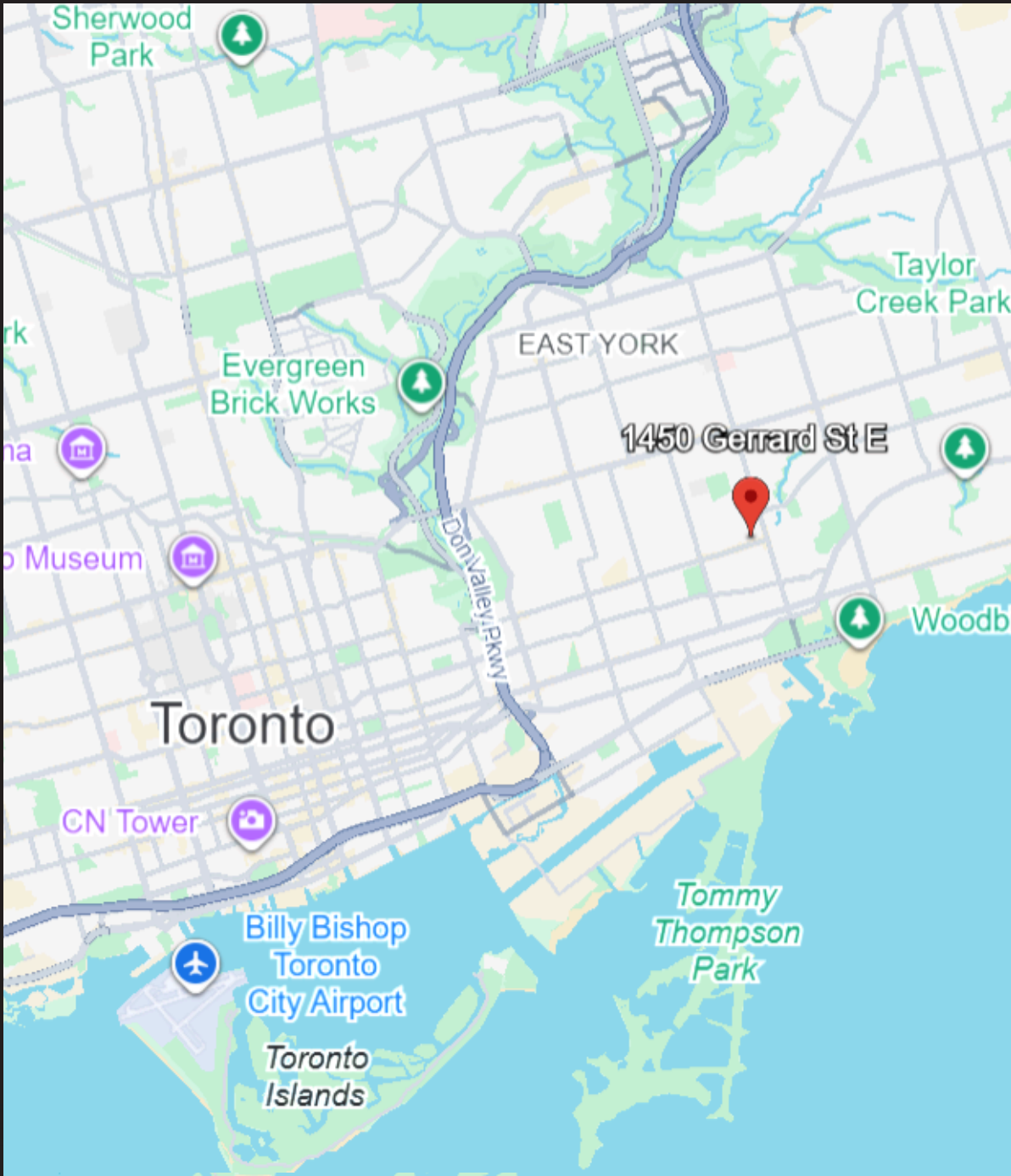
Apt 4, 3rd Floor



TOTAL: 699 sq. ft, 65 m2

1st floor: 699 sq. ft, 65 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



LOCATION MAP

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