

290 GERRARD STREET E TORONTO, ON



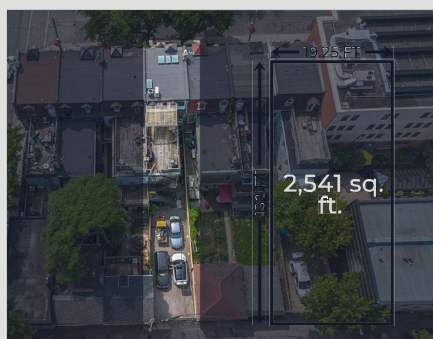
\$1,750,000

Commercial + Residential



Prime Mixed-Use Investment in the Heart of Cabbagetown

Presenting a mixed-use commercial / residential property in the vibrant heart of Cabbagetown. This unique building offers a fully leased main floor commercial unit and an upper-level residential space with significant income potential. Featuring a prime 19.25 ft x 132 ft lot with six-car rear parking & excellent exposure.



Fully operational main-floor café with high visibility & steady foot traffic

Upper levels feature 3 bedrooms recent renovations & separate entrances

Zoned CR2 with laneway suite opportunity & flexible vacant possession.

3 Bed 2.5 Bath 6 Parking



JENNIFER SYER
REAL ESTATE

REVEL.

Jennifer Syer |
REALTOR®
REVEL Realty Inc.
289-885-4663
info@jenniferrealestate.ca



\$1,750,00

© 290 GERRARD STREET E
TORONTO, ON

Key Commercial Features

- ✓ Café setup with high exposure
- ✓ 2,541 sq. ft. total building area
- ✓ Zoned CR2 (Commercial Residential)
- ✓ Rear laneway access with **laneway suite development potential**
- ✓ Flexible possession with vacant possession available

Commercial + Residential

Strategic Fit for CR Zoning

Located in a prime urban setting with high visibility and constant foot traffic, this site offers exceptional potential for future development. Its proximity to the **upcoming Ontario Line transit hub** ensures enhanced connectivity and long-term value. The area is surrounded by a vibrant mix of businesses and cultural landmarks, creating a dynamic and diverse environment. With its strategic location and urban character, the property presents excellent redevelopment opportunities for mixed-use projects, blending residential, commercial, and cultural spaces seamlessly.

Income Projection

Income Source	Monthly	Annual
Main Floor Tenant	\$4,000	\$48,000
Upper Residential Unit	\$3,500	\$42,000
Total Gross Income	\$7,500	\$90,000

Expense Estimates

Expenses ^{CAD} *estimated in	Annual
Property Taxes	\$17,262.80
Insurance	\$3,000.00
Utilities	\$3,600.00
Maintenance & Repairs	\$3,000.00
Total Expenses	\$26,862.80

Net Operating Income (Projected)
\$63,137.20

Zoning Designation: CR

By-law Reference: Toronto Zoning By-law 569-2013

Permitted Uses

Ideal for business owners and investors permitted uses include:

- Retail Store
- Office & Medical Office
- Personal Service Shop (e.g., salon, wellness)
- Financial Institution
- Restaurant & Café
- Artist Studio & Art Gallery
- Software Development & Production Studio
- Performing Arts Studio & Museum
- Library & Education Use
- Community Centre & Courts of Law

Conditional Uses

Subject to specific conditions, additional uses may include:

- Eating Establishment (including Take-out)
- Hotel & Entertainment Venues
- Funeral Home & Laboratory
- Nightclub & Outdoor Patio
- Retail Service & Service Shop
- Recreation Use & Vehicle Services
- Public Parking & Utilities
- Place of Worship & Private School

Scan Here For
Official MLS Listing



JENNIFER SYER
REAL ESTATE

REVEL.

Jennifer Syer REALTOR® | REVEL Realty Inc. | 289-885-4663 | info@jenniferrealestate.ca

\$1,750,000
290 GERRARD STREET E
TORONTO, ON

Property Features

- ✓ Mixed-Use Property: Commercial (Main Floor) + Residential (Upper Unit)
- ✓ Lot Size: 19.25 ft x 132 ft
- ✓ Parking: 6 surface spaces at rear of building
- ✓ Zoning: CR 2.5 (C2.0; R2.0) SS2
- ✓ Heating/Cooling: Forced Air Gas Heating, Central Air Conditioning
- ✓ Laneway Suite Opportunity
- ✓ Vacant possession option

Commercial + Residential



**Scan Here For
Official MLS Listing**

Located In Prime Downtown East Location!

Welcome to 290 Gerrard St E – a versatile and well-maintained mixed-use building in the heart of Cabbagetown South. The main floor features a charming, fully operational café space with high visibility and steady foot traffic – perfect for owner-operators or investors. Upstairs, the spacious upper levels offer thoughtfully laid-out residential units with separate entrances, ideal for rental income or live-work flexibility. Kitchen and floors renovated within the last 3 years on 2nd level. This is a rare opportunity to own a character-rich property that blends commercial exposure with residential convenience. Surrounded by trendy shops, transit, and thriving community energy, this property is perfect for entrepreneurs, investors, or anyone seeking a dynamic Toronto asset. Zoned CR (commercial residential), allowing for various uses and future potential.

Laneway suite development opportunity available.

Residential Unit Upstairs

This well-maintained mixed-use property offers spacious residential units with private entrances, perfect for generating rental income or accommodating live-work lifestyles. Recent enhancements, including updated kitchens and new flooring on the second level (completed within the past three years), add comfort and modern appeal.

 3 Bed  2.5 Bath  2 Units

Appliances Included:

fridge, stove, range hood, dishwasher, washer, dryer, central AC (2nd floor), and 2 mini split units



JENNIFER SYER
REAL ESTATE

290 GERRARD STREET E TORONTO, ON

Commercial + Residential



1 ➤ EAST CHINATOWN

Toronto's only Chinese Archway (Paifang), bilingual street signs, and a vibrant cultural hub with restaurants and shops

2 ➤ RIVERDALE PARK

Offers stunning views of the Toronto skyline, sports fields, and a monument to Dr. Sun Yat-Sen

3 ➤ St. Lawrence Market

Historic public market with over 200 vendors selling fresh produce, meats, and artisanal goods. A major tourist and local attraction.

4 ➤ Sankofa Square (DUNDAS SQUARE)

A central event space hosting concerts, festivals, and public art. High foot traffic and visibility

5 ➤ BIRBECK BUILDING National historic site

A beautifully preserved heritage office building with classical architecture, adding prestige to the area.

Scan Here For
Official MLS Listing



Public Transportation

Commuter Rail

Union Station Rail



6 min

1.8 mi

Toronto

6 min

1.9 mi

Up Express Union Station



7 min

2.2 mi

Exhibition Go



11 min

5.9 mi

Danforth Go Station Rail



13 min

4.3 mi

Transit/Subway



506

Wal Distance

Parliament Street @ Gerrard Street E

0 min

0.0 mi

Parliament Street @ Carlton Street

2 min

0.1 mi

Carlton Street @ Parliament Street

3 min

0.2 mi

Gerrard Street East @ Sackville Street

4 min

0.2 mi

Carlton Street @ Ontario Street

4 min

0.2 mi

Airport

Billy Bishop Toronto City

12 min

3.9 mi

Toronto Pearson International



39 min

22.8 mi

JENNIFER SYER
REAL ESTATE

REVEL.

Jennifer Syer REALTOR® | REVEL Realty Inc. | 289-885-4663 | info@jenniferrealestate.ca