



For Sale: Studio with Mixed Zoning

121 Logan Avenue

Unique 2,600 SF Studio Building
with Mixed Zoning in Toronto's
South Riverdale Area



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121 Logan Avenue

2,600 SF of versatile office space available for sale near the intersection of Eastern Avenue & Carlaw Avenue.



Available Space
2,600 SF



Purchase Price
\$2,133,000

Taxes
14,467.50 (2025)



Availability
60-90 days



Property Highlights

- Unique R2 20.6 and I1 D2.12 zoning provides many possibilities
- Existing improved 1 story 2600 SF studio / office building
- Parking for up to 8 cars
- Huge outdoor deck
- Walking distance to nearby transit on Queen Street E
- Close proximity to East Harbour Transit Hub
- Minutes to downtown Toronto



Listing Agent

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Amenity Map




Restaurants/Fast Food

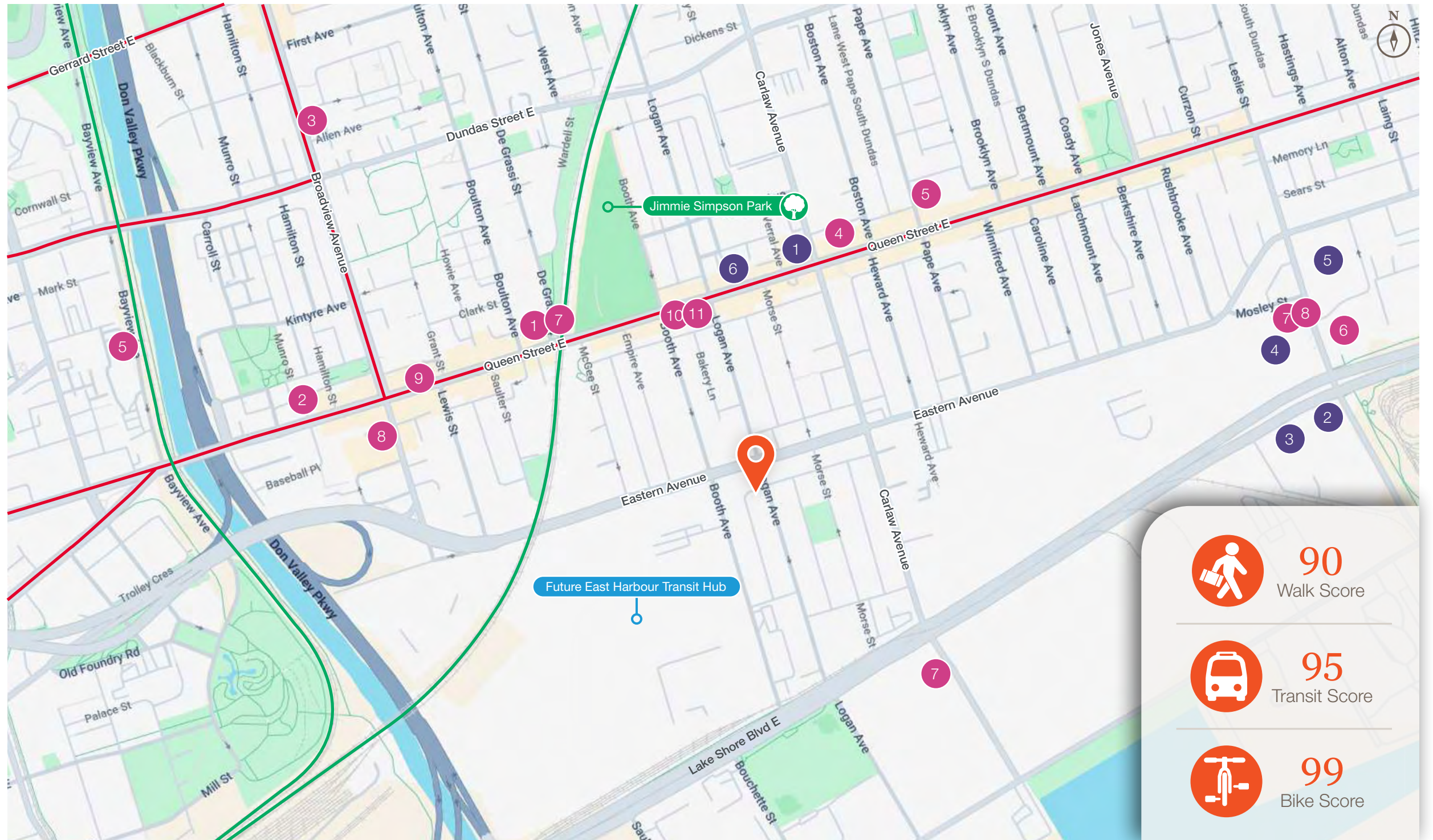
- 1 Tabule
- 2 White Lily Diner
- 3 Lady Marmalade
- 4 Restaurant Ricky+Olivia
- 5 Slowhand Sourdough Pizza
- 6 Starbucks Coffee
- 7 Tim Hortons
- 8 Wendy's
- 9 Osmow's
- 10 Subway
- 11 A&W

Shopping/Retail

- 1 Shoppers Drug Mart
- 2 Canadian Tire
- 3 Farm Boy
- 4 FreshCo
- 5 Loblaws
- 6 Value Village

Legend

-  TTC Streetcar Lines
-  GO Transit Lines
-  121 Logan Avenue



Area Overview

121 Logan Avenue is located at the western edge of Toronto's highly desirable Leslieville/Riverside neighbourhood, just east of the Don River and minutes from downtown. The property sits in one of the city's most walkable and vibrant east-end communities, known for its blend of historic charm, trendy restaurants, independent shops, parks, and strong community atmosphere.

Neighbourhood Character

The area offers a unique mix of restored Victorian homes, modern townhomes, loft conversions, and newer condominium developments. Riverside and Leslieville have evolved from their industrial roots into one of Toronto's most sought-after residential neighbourhoods while maintaining a strong sense of local identity and community.

Dining, Shopping & Entertainment

Residents enjoy immediate access to the Queen Street East corridor, which features an extensive collection of cafés, restaurants, breweries, bakeries, boutiques, and local retailers. The neighbourhood is particularly known for its independent businesses, vibrant food scene, and cultural attractions. Nearby entertainment venues and community events contribute to a lively yet neighbourhood-oriented atmosphere.

Demographics

Within Trade Area (1 km Radius)



Total
Population
15,984



Employment
Rate
68%



Higher
Education
94%



Average
Age
40



Average Household
Income
\$136,615



Total
Households
7,931



Future Nearby Transit

East Harbour – Transit-Oriented Community

The proposed transit-oriented community at the 29-acre East Harbour site would include:

- approximately 4,000 new homes, including affordable homes
- the creation of a major employment centre expected to support more than 50,000 jobs in the area
- community amenities surrounding a transit hub — connecting GO Train, Ontario Line subway and streetcar services

About the Project

The East Harbour Transit-Oriented Community (TOC) will support local transit needs in a new community, as well as, regional connectivity, including incorporating the GO Train (Lakeshore East and the Markham/Stouffville line), SmartTrack services, future TTC light rail transit (linking the Queens Quay LRT with Broadview Avenue) and the Ontario Line subway. The site will represent a complete community and with a diverse range of commercial space, residential space, retail, food, cultural uses and outdoor space.

Features

- Over 4,000 high-quality and diverse residential units
- Features a major employment centre expected to bring more than 50,000 jobs to the area
- Over 3.5 acres of parks and plazas will offer vibrant public spaces and strong neighbourhood connections
- Active transportation supported through network of spaces for walking and cycling
- Sustainable design and construction featuring energy-efficient buildings, active transportation routes, and a multi-modal transit hub.

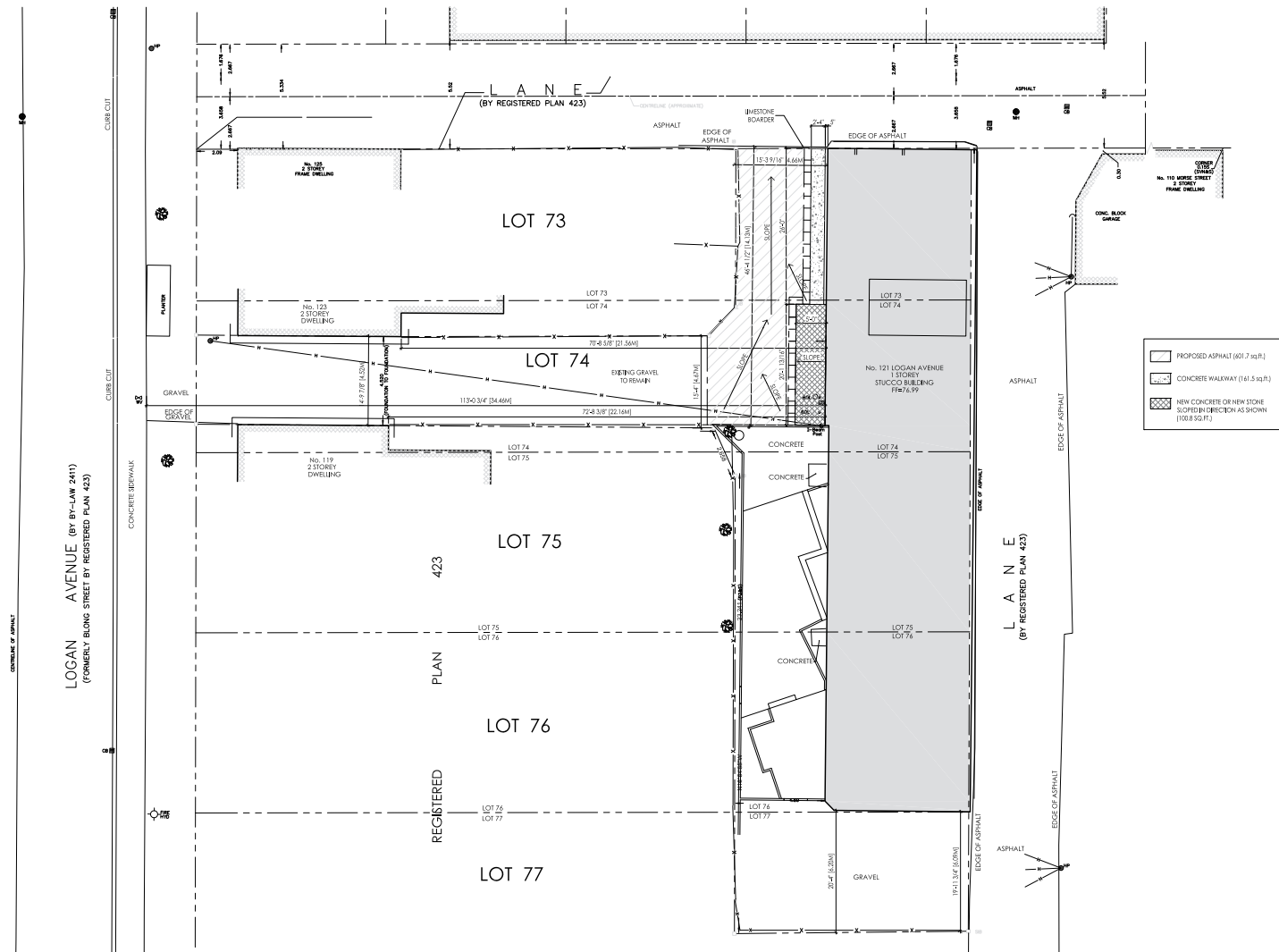


East Harbour Master Plan



Site & Floor Plans

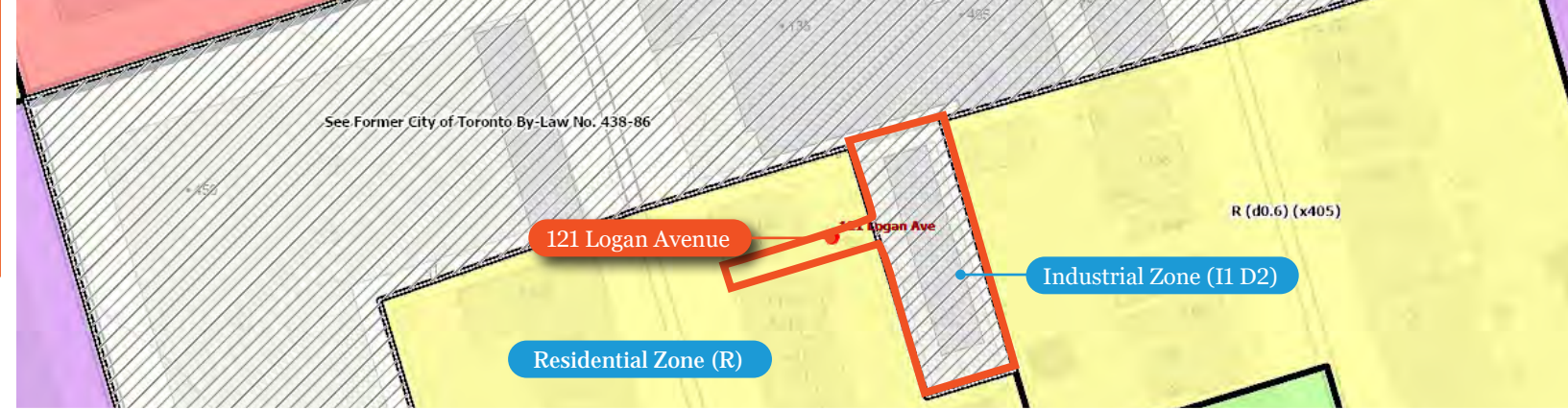
Site Plan



Floor Plan:



Zoning



Residential Zone (R)

Permitted Uses

The following uses are permitted in the R zone:

- Dwelling Unit in a permitted residential building type in Clause 10.10.20.40.
- Municipal Shelter
- Park [By-law: 545-2019]

Permitted Use - with Conditions

The following uses are permitted in the R zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.10.20.100:

- | | |
|--|--|
| <ul style="list-style-type: none">• Ambulance Depot (1)• Cogeneration Energy (2)• Community Centre (3)• Day Nursery (4)• Fire Hall (1)• Garden Suite (20)• Group Home (5)• Home Occupation (6)• Laneway Suite (19)• Library (3)• Multi-tenant House (13)• Place of Worship (8)• Police Station (1) | <ul style="list-style-type: none">• Private Home Daycare (9)• Public Utility (10, 11)• Renewable Energy (2)• Retail Store (12)• Secondary Suite (14)• Seniors Community House (15)• Short-term Rental (18)• Tourist Home (16)• Transportation Use (17) |
|--|--|
- [By-law 1453-2017] [By-law 545-2019] [By-law 1092-2021]
[By-law: 101-2022] [By-law: 156-2023]

Permitted Residential Building Types - R Zone

In the R zone, a dwelling unit is permitted in the following residential building types:

- (A) Detached House;
- (B) Semi-Detached House;
- (C) Townhouse;
- (D) Duplex;
- (E) Triplex;
- (F) Fourplex; and
- (G) Apartment Building.

Exceptions: Despite regulations 900.1.10(3) and 900.1.10(4)(A), a duplex, triplex, fourplex, townhouse, or apartment building is a permitted residential building type if it complies with the regulations for the R zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance.

[By-law: 474-2023] [By-law: 1062-2025(OLT); 608-2024]

Industrial Zone (I1 D2)

Non-Residential - Permitted Uses

The following uses are permitted in the I1 zone:

Parks, Recreation, Places of Amusement and Assembly

- Parks

Community Services, Cultural and Arts Facilities

- Clinic
- Community health centre (1994-0532)
- Day Nursery

General Institutions

- Post Office
- Union Hall

Retail and Service Shops

- Branch of a bank or financial institution
- Brew-On-Premises Establishment
- Dry-Cleaning Shop
- Duplicating Shop
- Newsstand
- Personal Grooming Establishment
- Showroom (527-1998)
- Service, Rental or Repair Shop
- Tailoring Shop

Workshops and Studios

- Artist Live / Work Studio
- Artist's or photographer's studio
- Communications and Broadcasting Establishment
- Custom Workshop
- Designer's studio
- Industrial Computer Service
- Laboratory, class A
- Performing Arts Studio
- Publisher
- Software, Design and Development Establishment

Automobile Related Uses

- Parking Area
- Parking Garage
- Private Garage

Public

- City Yard, Class A
- Waterworks

Warehousing and Storage

- Cold Storage Plant
- Storage Warehouse, Class A
- Wholesaling Establishment - General

Industrial Workshops

- Bookbinder's Shop
- Carpenter's Shop
- Contractor's Shop, Class A
- Sheet Metal Shop
- Welder's Shop

Transportation, Distribution and Related Uses

- Public Transit
- Railway Tracks

Manufacturing and Related Uses

- Brewery
- Ceramics Factory
- Fur Goods Factory
- Garment Factory
- Manufacturing Plant
- Packaging Plant
- Pharmaceutical Factory - Secondary
- Plastic Products Factory - Secondary
- Printing Plant
- Winery

Miscellaneous Uses

- Commercial School
- Crisis Care Facility
- Market Gardening
- Ornamental Structure

Photo Gallery

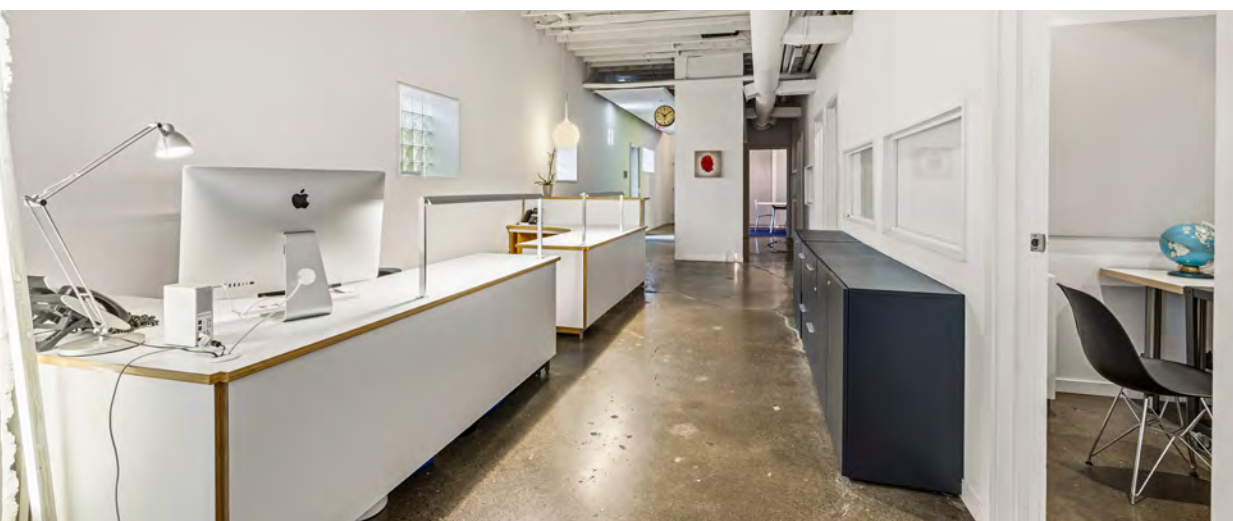


Photo Gallery



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