

388-390 Parliament Street Toronto, ON

Great User or Investment Opportunity

For Sale: Multi-Use



Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

388-390 Parliament Street

Multi-use building with two available vacant commercial floors plus two apartments available for sale at the corner of Parliament Street and Gerrard Street E.



Available Space

Total: 7,753.88 SF (Approx.)
Office / Apartments: 5,179 SF
Commercial: 2,589 SF



Frontage / Irregular

44.62 FT

Depth

142.30 FT



Legal Description

Pt Lt 33-34 Blk B PI D138
Toronto Pt 1&4 63R3745;
City Of Toronto



Availability

TBA



Purchase Price

\$5,950,000
(VTB Financing Available)

Taxes

\$16,310.19 (2022 Annual)
388 Parliament Street: \$9226.22
390 Parliament Street: \$7083.97



Listing Agent

Peter DeGuerre*

Senior Vice President

416.649.5903

PDeGuerre@lennard.com

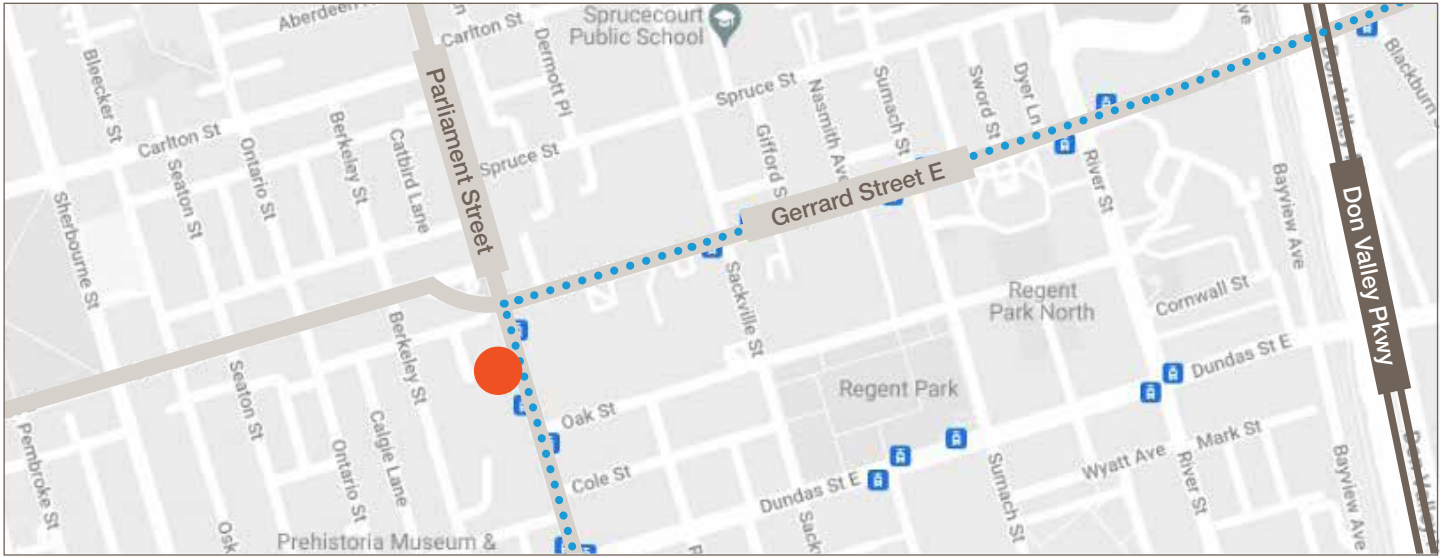
*Sales Representative

Property Highlights

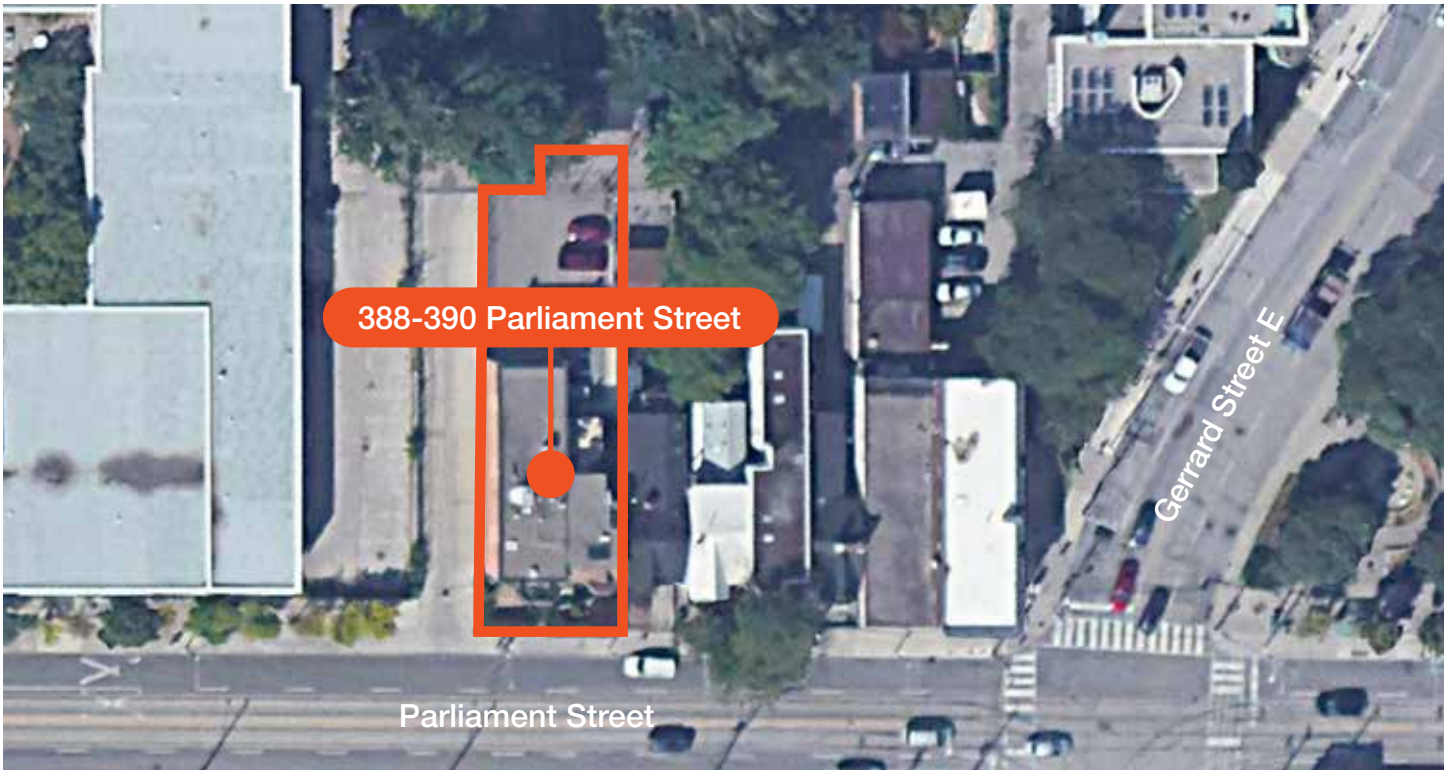
- Two 2 bedroom apartments with shared deck
- 2nd and ground floor commercial has the potential to be converted to residential or leased as commercial
- Full height basement, offering flexibility
- 6 parking spaces onsite
- Great owner or investor opportunity
- In well located area, TTC at the door
- Flexible vendor



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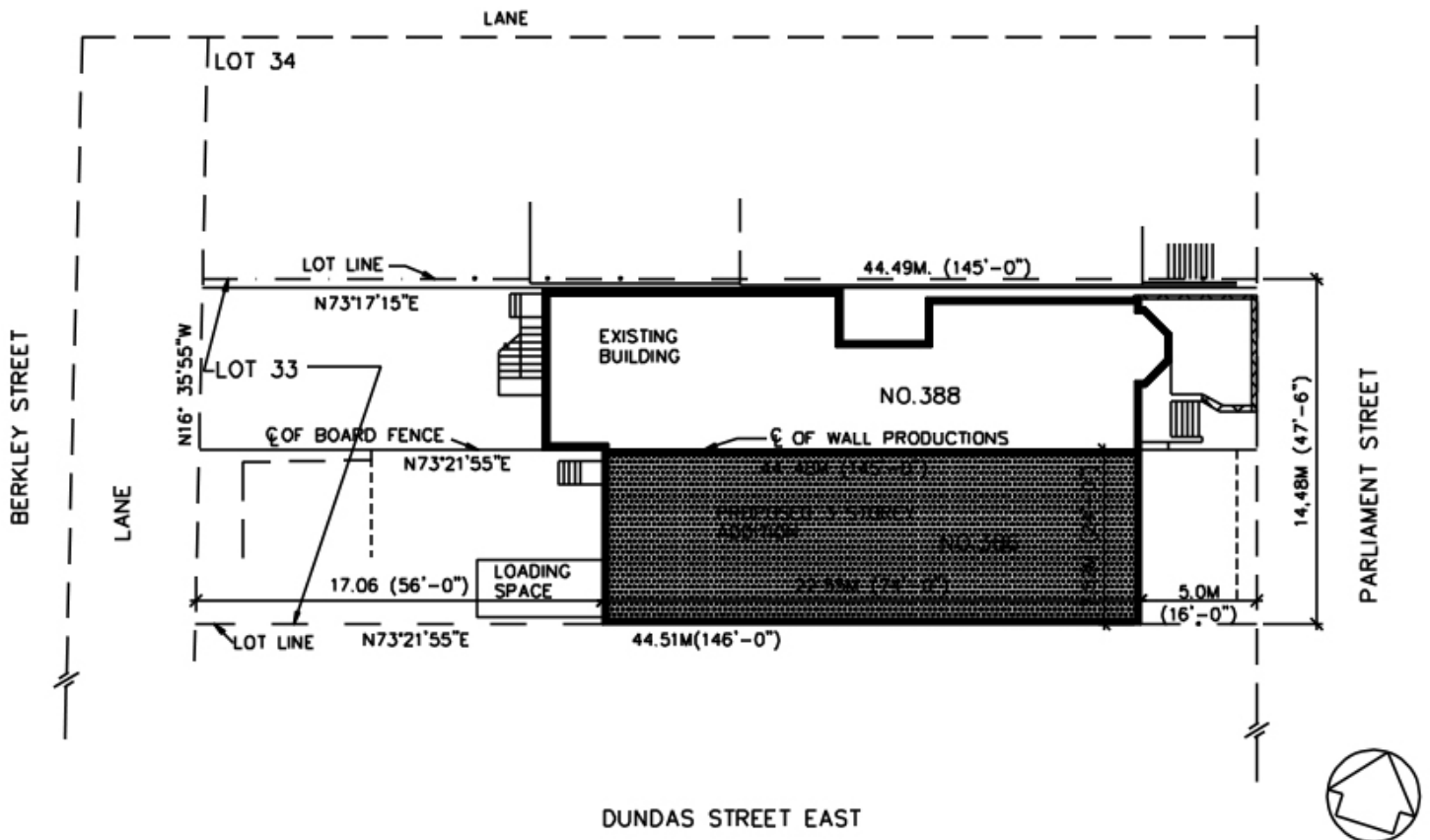
 388-390 Parliament Street  TTC Transit



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

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Site Plan

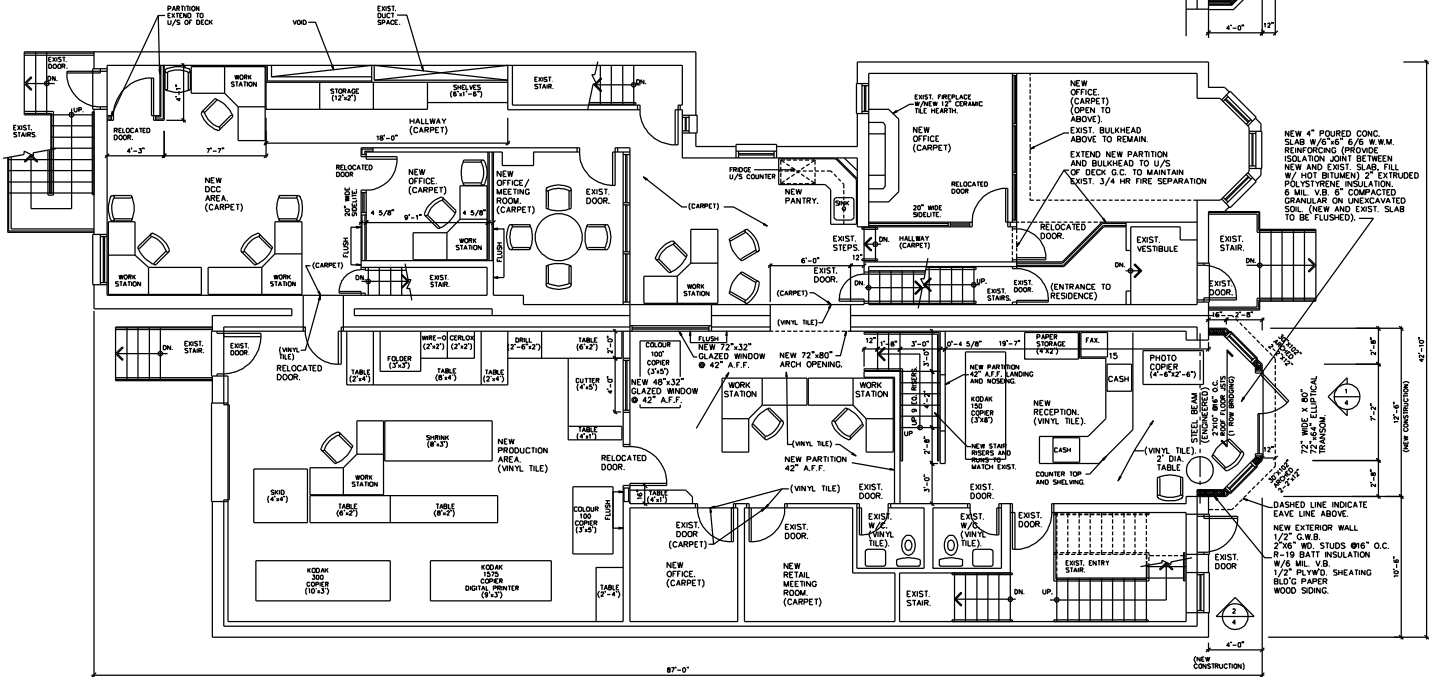
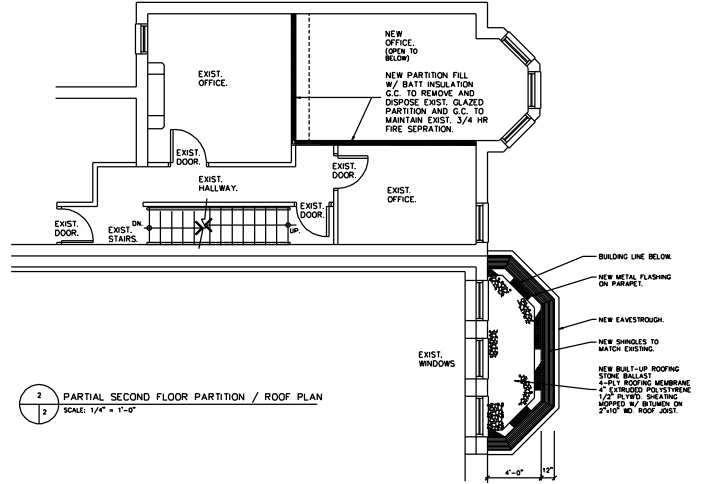


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Floorplan - Main Floor

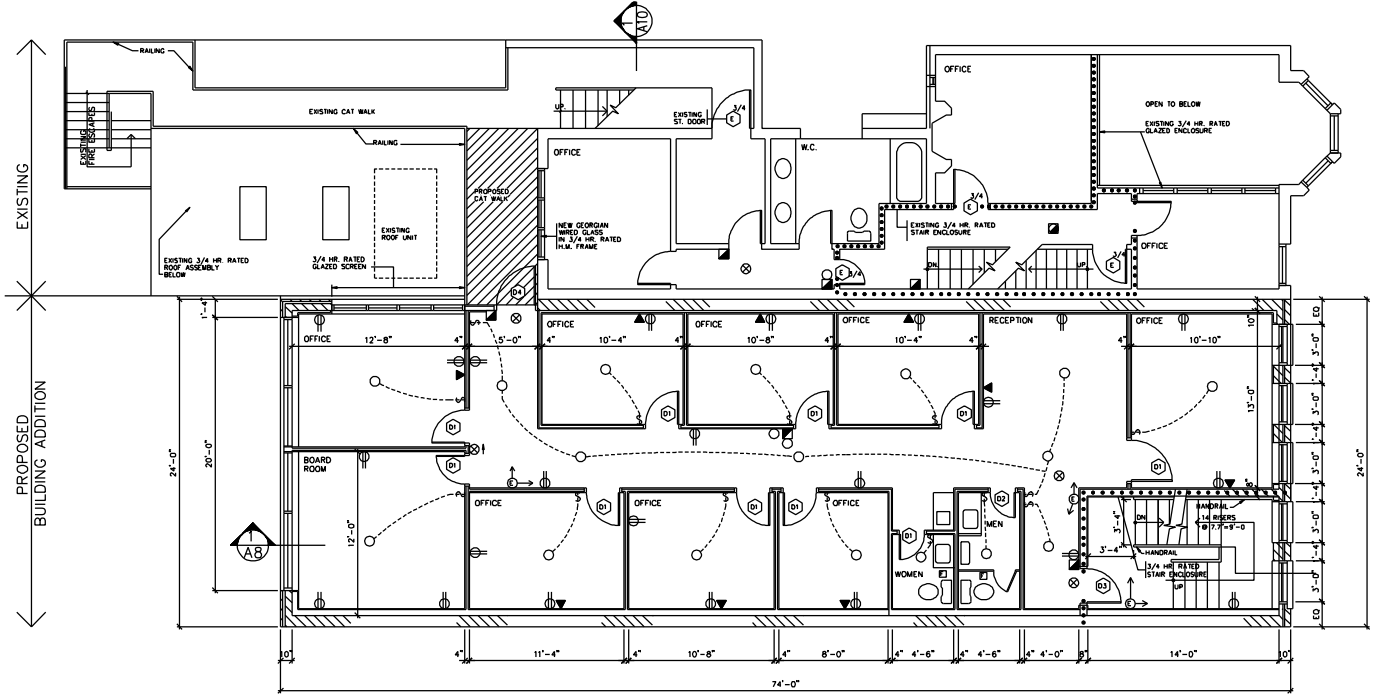
LEGENDS:

- NEW PARTITION TO 1/5 OF CEILING ABOVE CONSTRUCTED OF 3 5/8" METAL STUD FRAMING (UNLESS OTHERWISE NOTED) AS RIGID FOR 1/2" G.W.B. (BOTH SIDES) FLEED, TAPED AND SANDED SMOOTH READY FOR FINISHES NOTED.
- EXIST. PARTITION TO REMAIN (SEE DEMOLITION DWG.)

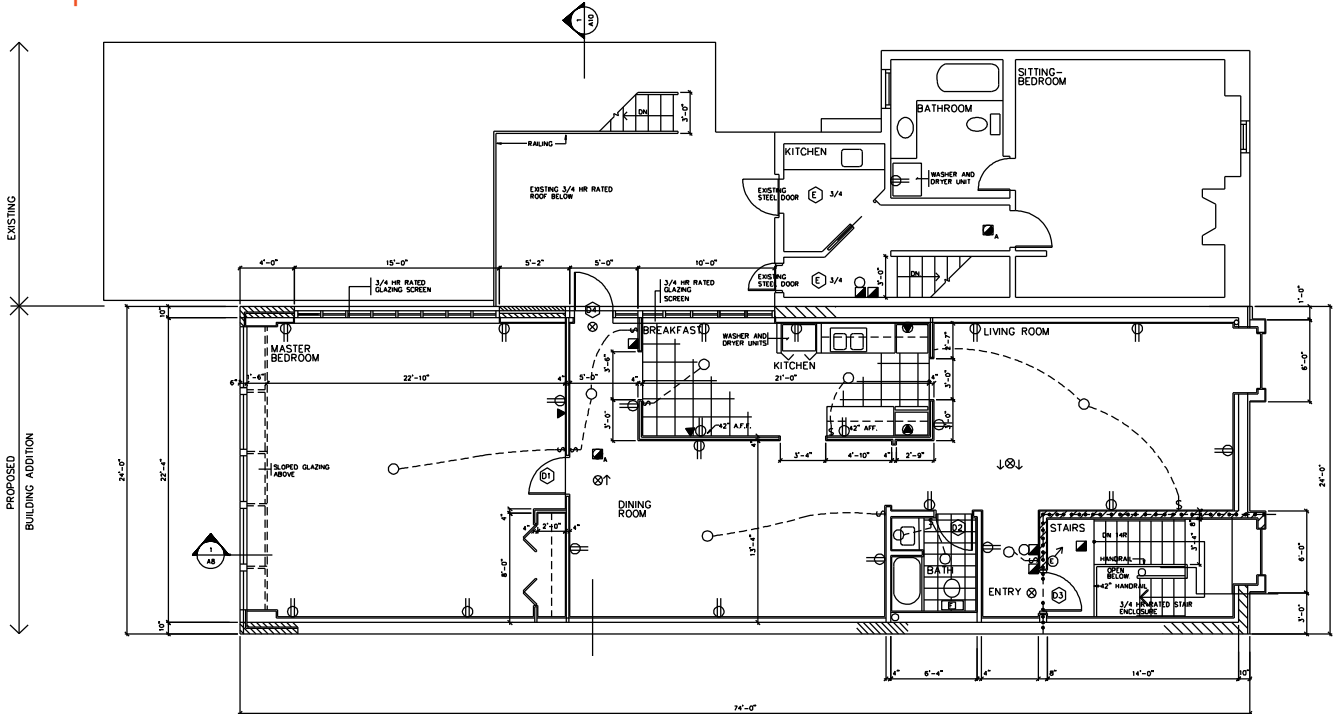


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Floorplan - 2nd Floor

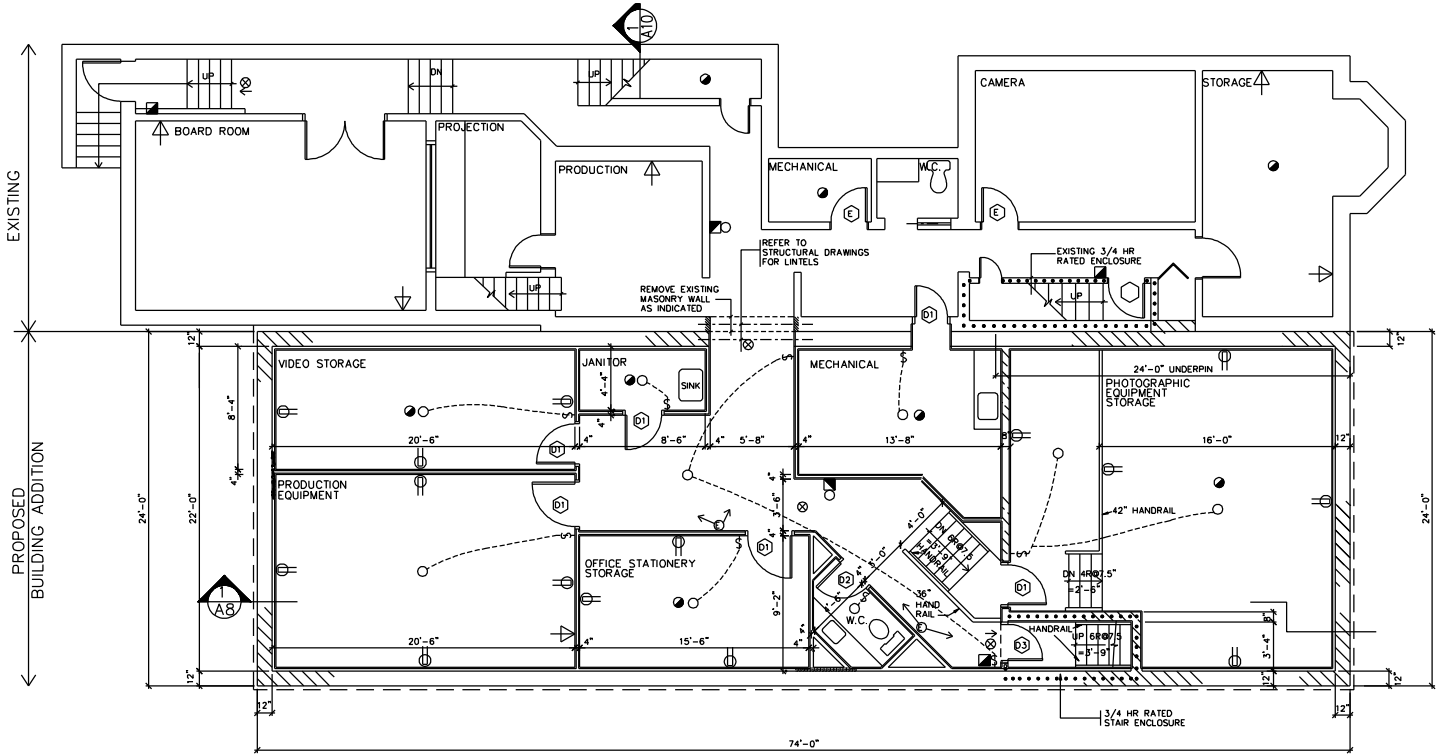


Floorplan - 3rd Floor



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Floorplan - Basement





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