

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: 7,763.88 SF (Approx.)
Office / Apartments: 4,589 SF
Commercial: 3,174 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

\$5,595,000
(MTB Financing Available)

Taxes

\$16,310.19 (2022 Annual)
388 Parliament Street: \$9,226.22
390 Parliament Street: \$7,083.97

Property Highlights

- Well located investment opportunity with tremendous upside potential
- DVP Access within 5 minutes & TTC at the door
- Parking for 8 vehicles onsite
- Property is a corner lot
- Has development potential. Existing Community Centre and library to be constructed close by
- Abundant power to the building
- Two 2 bedroom apartments with 1 kitchen and 2 washrooms in each apartment and shared deck
- 2nd floor commercial has potential to be converted to residential as does the ground floor
- Full height basement



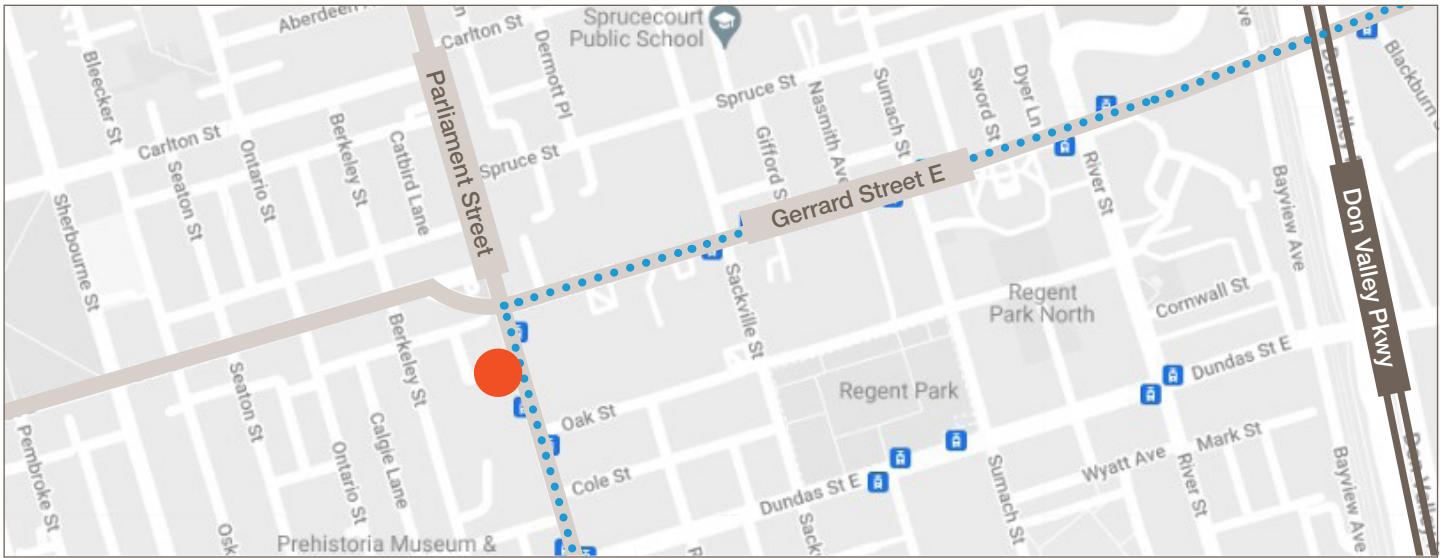
Listing Agent

Peter DeGuerre*, Senior Vice President
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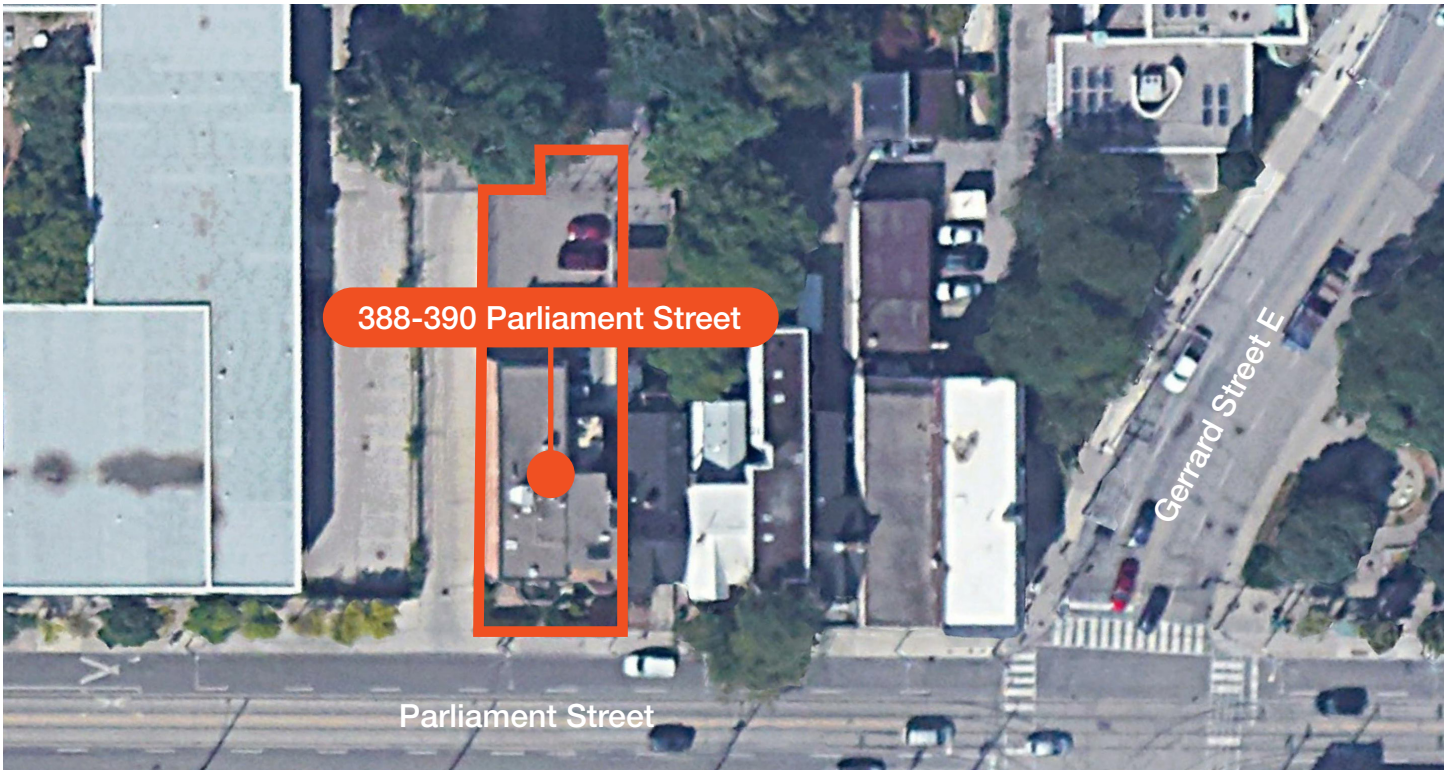
*Sales Representative



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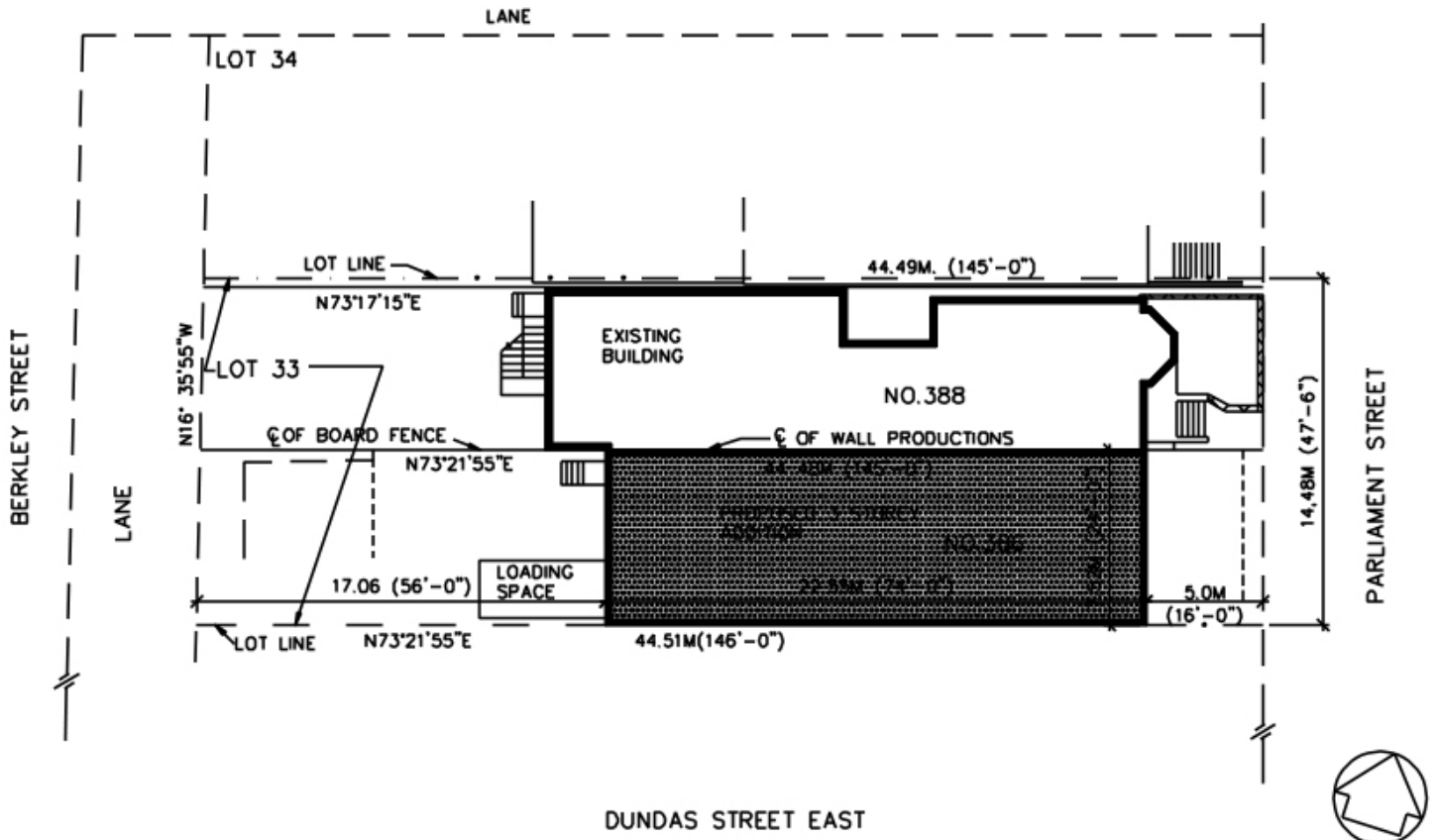
 388-390 Parliament Street  TTC Transit



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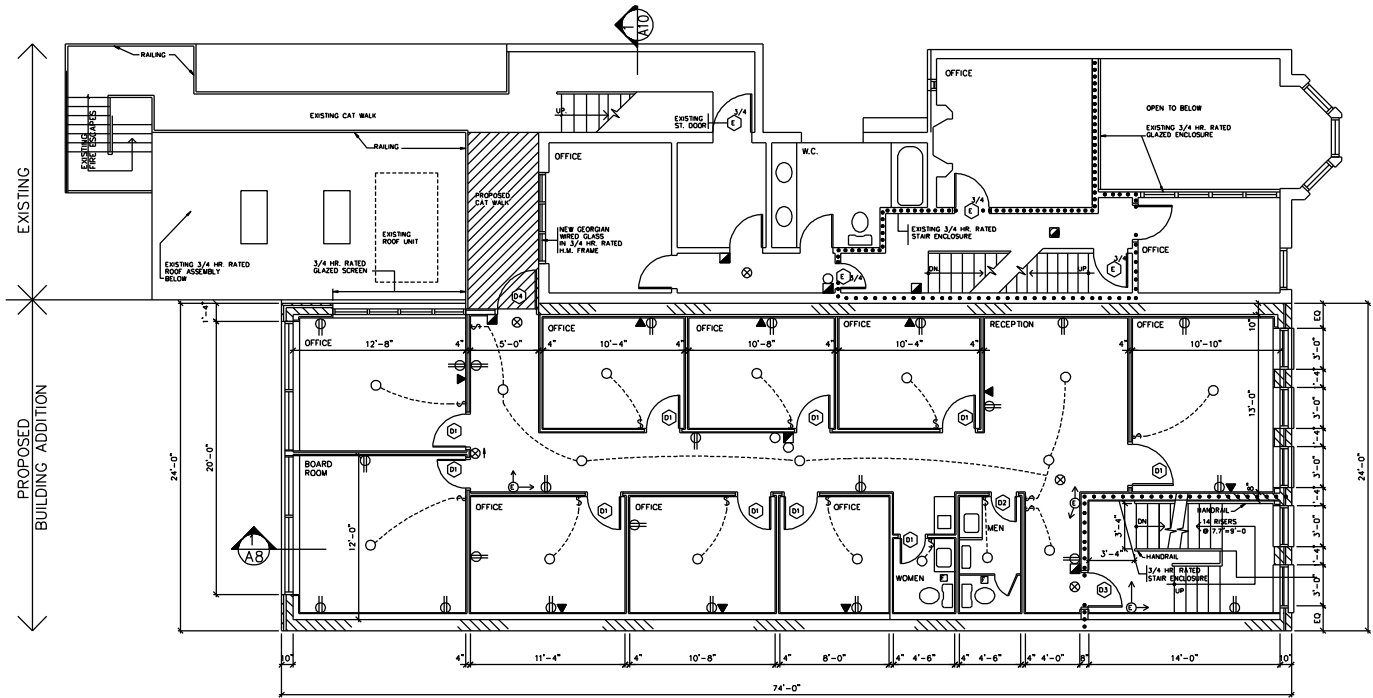
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Site Plan

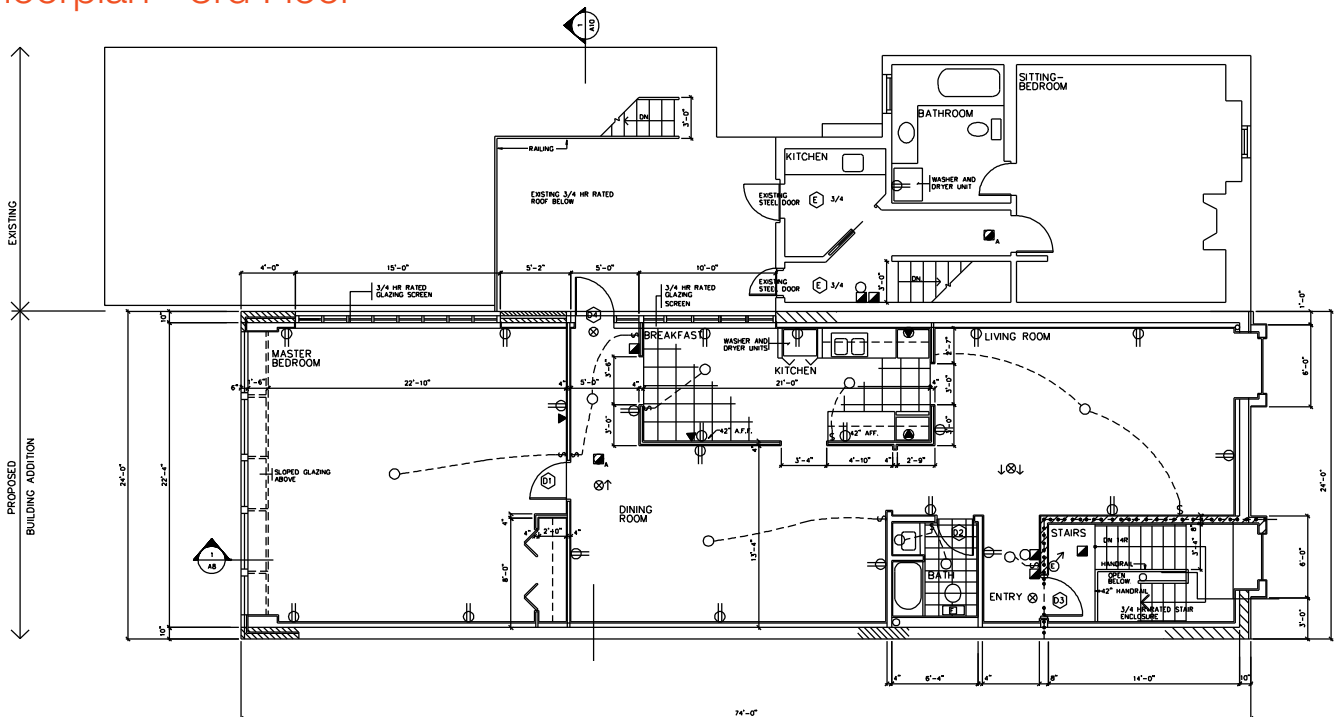


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Floorplan - 2nd Floor

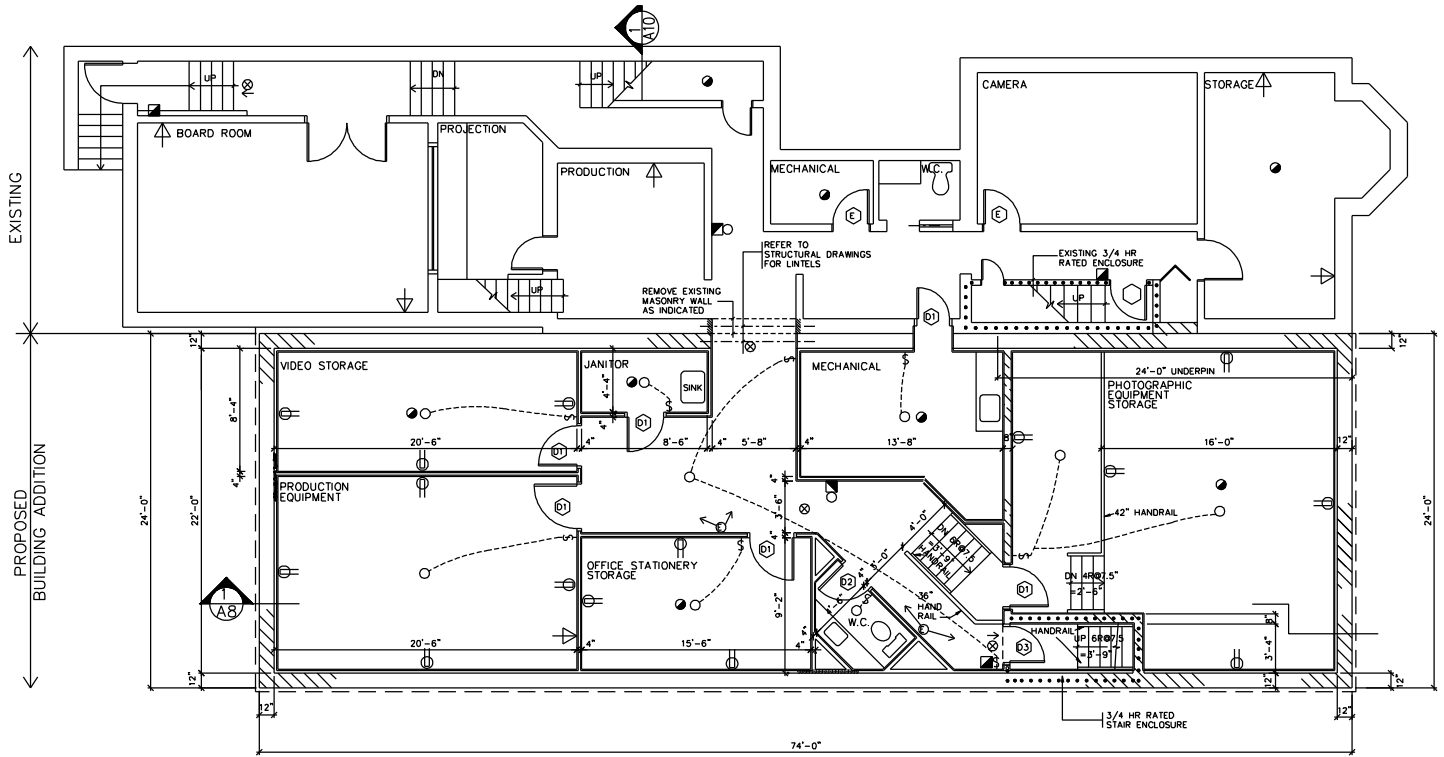


Floorplan - 3rd Floor



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Floorplan - Basement





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