

For Sale: Retail/Office/Residential

# 455 Parliament Street



Site Dimensions

Frontage: 14.50 Feet  
Depth: 109.00 Feet  
Site Area: 1,580 SF



Leasable Area

1,600 SF (Approx.)



Listing Agent

**Andrea Kraus\***  
Senior Vice President  
416.649.5939  
akraus@lennard.com

\*Sales Representative

The property is located on the border of Cabbagetown and the Moss Park neighbourhood in Downtown Toronto East, surrounded by parks, TTC transit, retail, restaurants and a variety of boutiques.

## Property Highlights

- The building consists of two floors above grade plus a unfinished basement
- The ground floor has a retail tenant named Spruce and the second floor has a residential tenant
- Building is in fantastic condition
- Nicest building on the block
- No parking on site
- Centrally located in Cabbagetown and Moss Park
- Close to Financial Core via car or transit
- Both Retail and Residential rents are below market

**Lennard:** 200-55 University Avenue, Toronto  
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