



METROPOLITAN  
COMMERCIAL



Pacific Marketing Co.  
& Oceanic Commercial Inc.  
Manufacturers & Wholesaler of Sportswear, accessories, smoking & Fashion Accessories  
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RETAIL WITH APARTMENTS FOR SALE  
**414 SPADINA AVENUE**

TORONTO | ON

## DETAILS

### LOCATION

On Spadina Avenue, between Oxford Street and Nassau Street.  
**[Click here for map.](#)**

### BUILDING DETAILS

3400 SF + 1000 SF Basement

### SALE PRICE

**\$ 2,395,000**

### ZONING

CR 2.5 (c2.0; r2.0) SS2 (x1865)

### POSSESSION

Immediate

## FEATURES

- Rare excellent investment or user opportunity, potential for good income
- 3 storey brick building with separate entrance to usable basement from street
- 1500 SF main floor commercial space plus 400 SF loft office (can be vacant), two 1 bedroom apartments
- Some floors can be vacant upon closing.
- Useable 1,000 SF basement - rents out separately than main floor
- High ceilings, basement-9 feet, main floor-14 feet+.
- Perfect for professional, dentist, medical, wellness , tech, retail, resto, service, beauty, or gallery.
- Heart of Chinatown, gateway to Kensington Market, high pedestrian traffic, U of T, steps to transit.



## KENSINGTON MARKET

**414 Spadina Avenue** is located in Kensington Market, home to a variety of specialty grocers, bakeries, and cheese stores.

Dining includes a wide array of trendy cafes to fine dining.

**Notable landmarks** include Dumpling House, Phở Hưng Restaurant, Film Café, Grey Gardens, and T&T Supermarket.

**510A**

1-minute  
walk

**510B**

1-minute  
walk

**510C**

1-minute  
walk

**506**

3-minute  
walk



COLLEGE ST



SPADINA AVE



DUNDAS ST W





**METROPOLITAN  
COMMERCIAL**

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