



METROPOLITAN
COMMERCIAL



Pacific Marketing Co.
& Oceanic Commercial Inc.
Manufacturer & Wholesaler of Sportswear, accessories, smoking & Fashion Accessories
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重慶小什字 CHONGQING CHICKEN HOT POT
小南坦 XIAONANTAN
串串香 火鍋
在這裏 撈遍成都! WEIHAI CHONGQING HOT POT

喜悅軒 Canton Chilli

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

\$ 2,695,000

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



Rexall



SPADINA AVE



DUNDAS ST W





**METROPOLITAN
COMMERCIAL**

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Sales Representative

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