

For Sale:

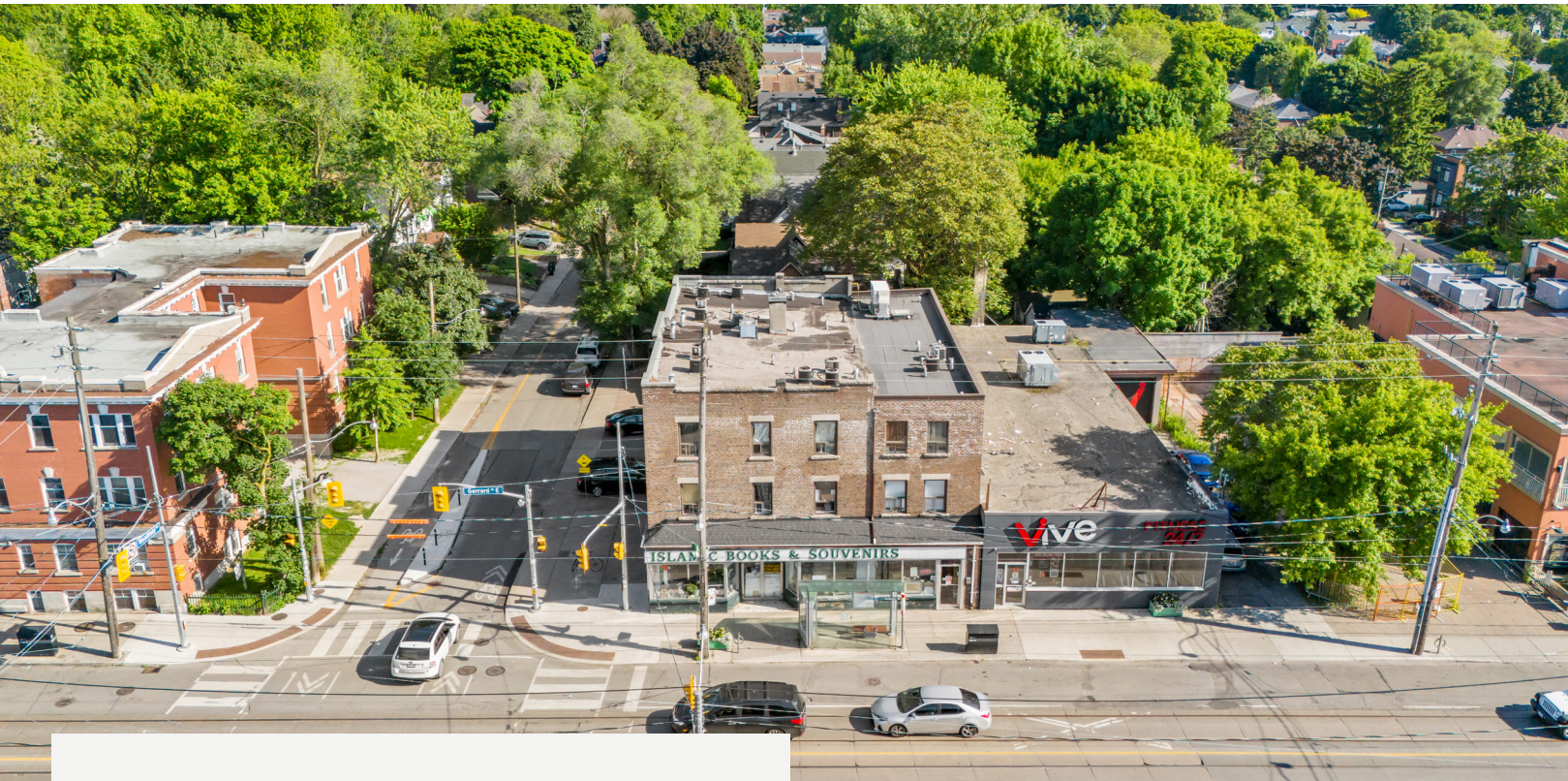
Multifamily Investment Opportunity in Toronto

**Lennard:**

# 1395 Gerrard Street E



# Property Details



Location  
**Leslieville**



Building Space | Storeys  
**11,000 SF** | **3**



Land Space | Land Size  
**6,006 SF** | **0.138 Acre**



Zoning  
**CR 2.0 (c1.0; r2.0) SS2 (x1573)**



Frontage | Depth  
**50.00 FT** | **120.00 FT**



Unit Mix  
**1 Commercial / 20 Residential**

## Property Highlights

- **Prime Location in Leslieville, Toronto:** Nestled in the vibrant and trendy Leslieville neighbourhood, offering residents easy access to boutique shops, gourmet restaurants, lively cafes, public transportation, parks, and beaches
- **New Roof Installation:** Recently installed high-quality, weather-resistant roofing ensures durability, enhanced energy efficiency, and long-term protection
- **New Furnace Installed:** Recently upgraded with a high-efficiency furnace in 2022, ensuring reliable heating, reduced energy costs, and enhanced comfort for residents
- **Courtyard:** Features a simple, functional courtyard, offering a practical outdoor space for residents to enjoy fresh air and casual gatherings
- **Convenient Transit Access:** Just steps away from the 506 TTC Streetcar line, providing a quick and easy transportation option for residents

# Leslieville Neighbourhood



Leslieville is located in the east end of Toronto and is known for its vibrant community, diverse population, and a mix of residential and commercial spaces. Historically an industrial area, Leslieville has undergone significant gentrification in recent years, with many former factories and warehouses being converted into loft-style apartments, trendy shops, cafes, and restaurants.

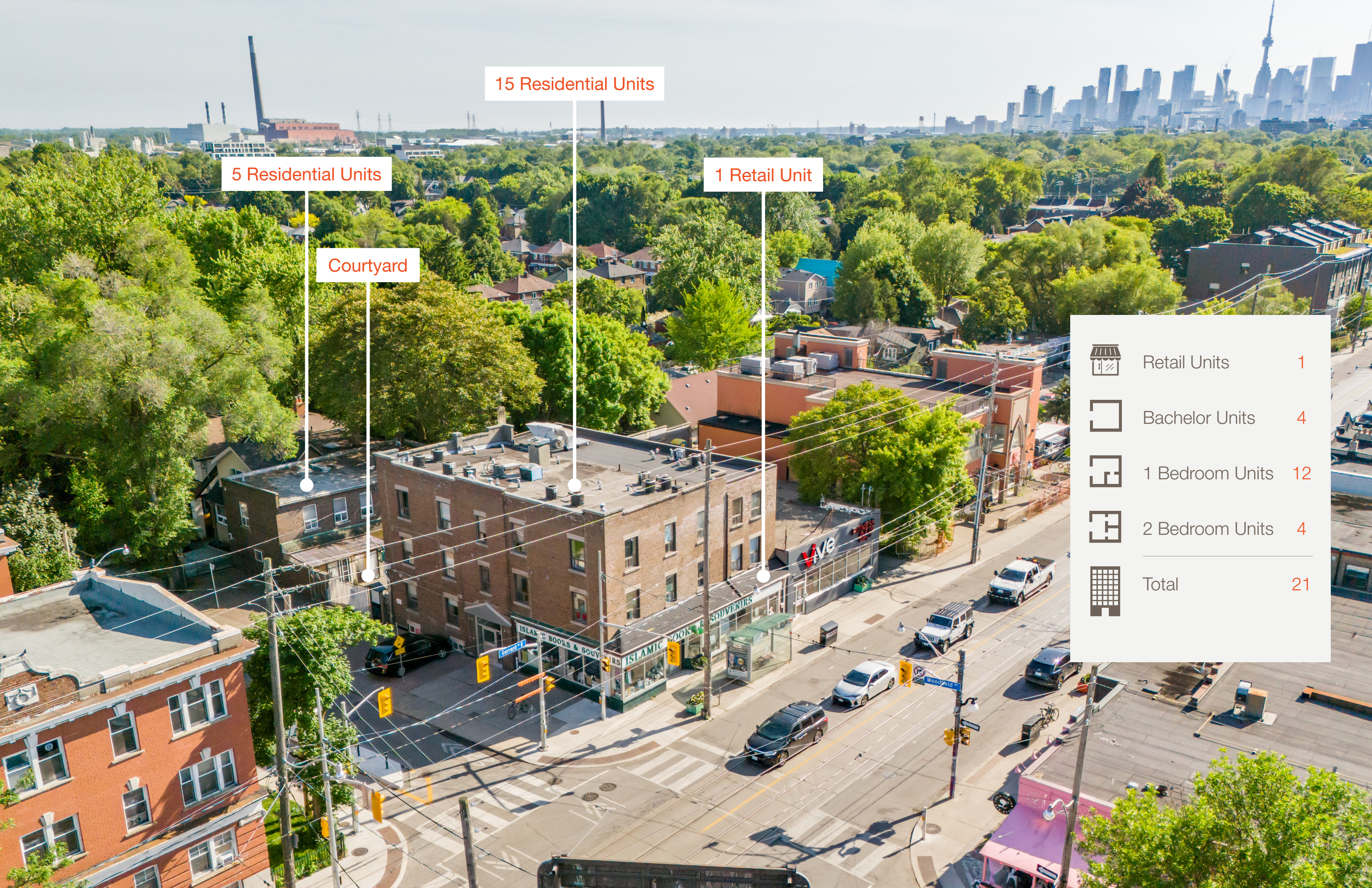
The neighborhood is characterized by its tree-lined streets, Victorian and Edwardian-style homes, and a strong sense of community. It's popular among young professionals, families, and artists alike.

Leslieville is also known for its lively arts scene, with several galleries and studios scattered throughout the area. Additionally, the neighborhood is close to the Beaches area and the Toronto waterfront, providing residents with easy access to parks, beaches, and recreational activities.

Overall, Leslieville is a dynamic and sought-after neighborhood in Toronto, offering a blend of urban amenities and a relaxed, community-oriented atmosphere.



**Experience the Best of City Living in this Active & Diverse Toronto Neighbourhood!**








5 Residential Units

Courtyard

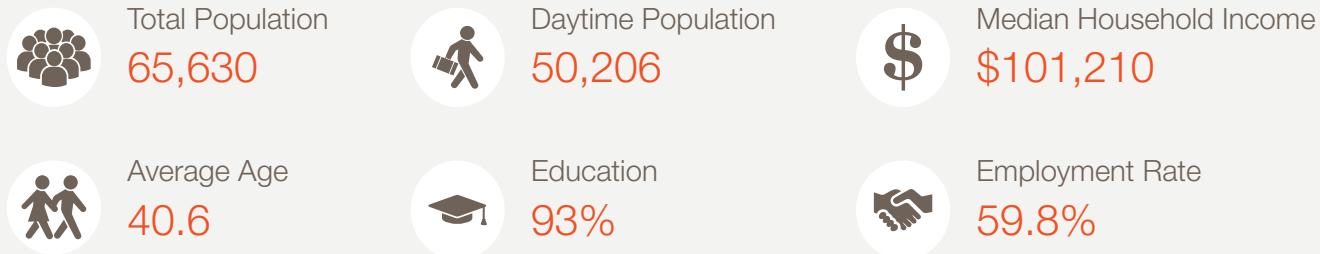
15 Residential Units

1 Retail Unit

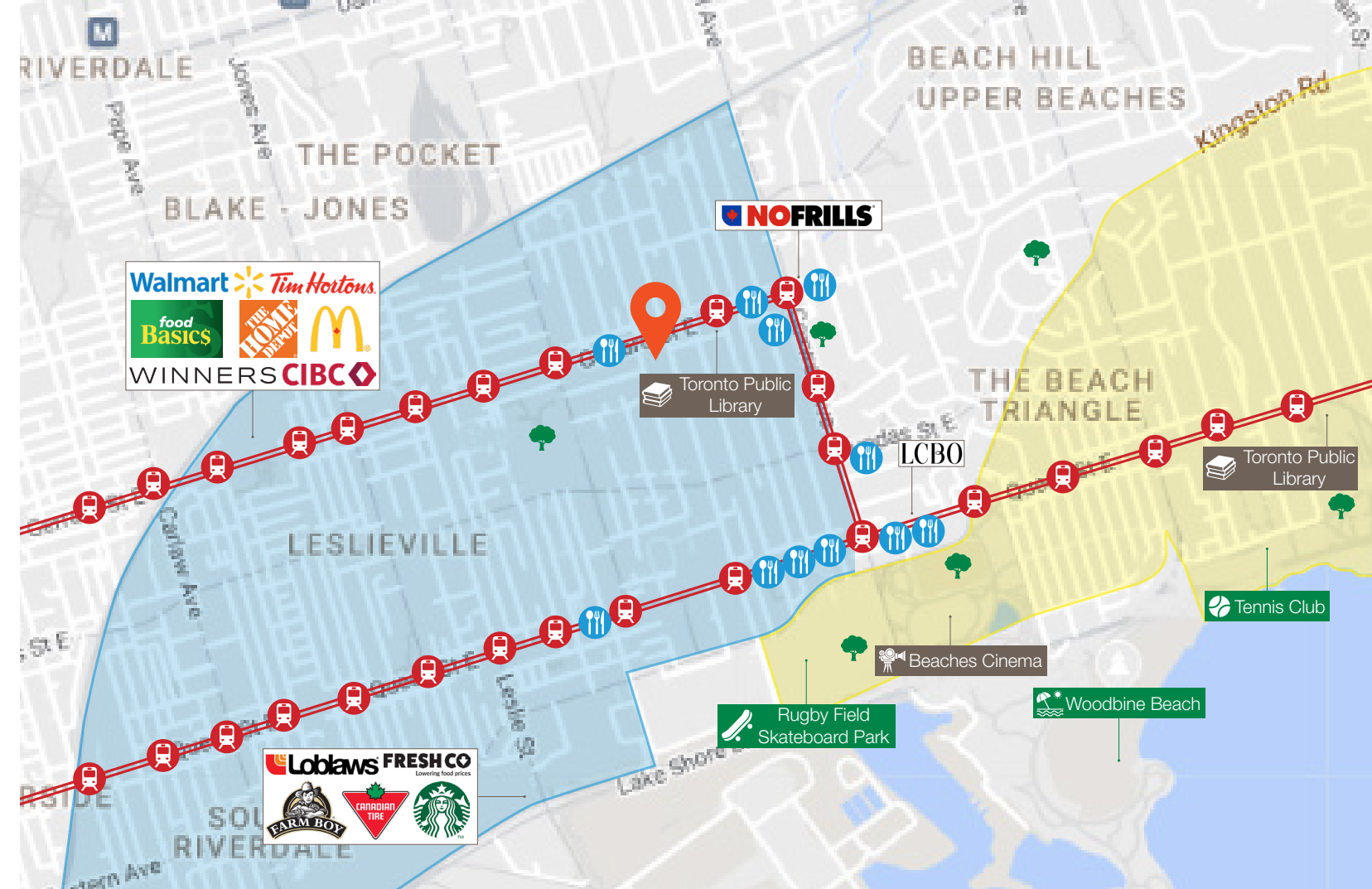
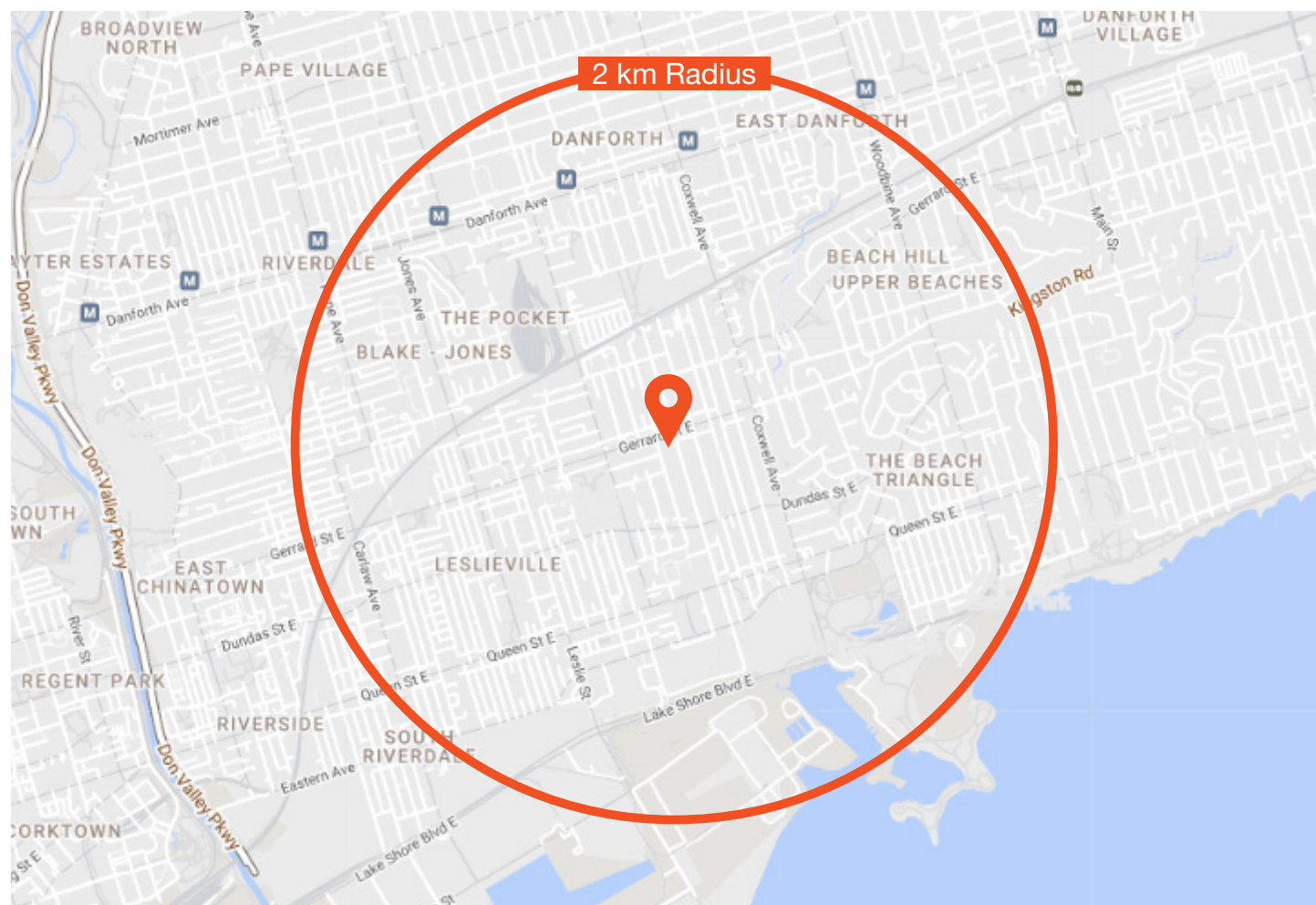
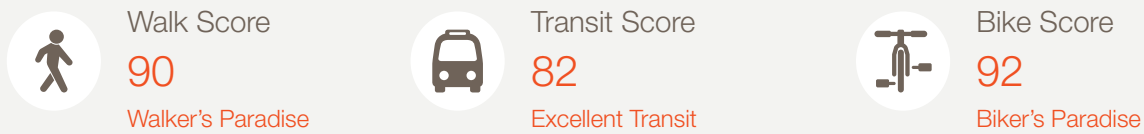
|   |                 |    |
|---|-----------------|----|
|    | Retail Units    | 1  |
|    | Bachelor Units  | 4  |
|  | 1 Bedroom Units | 12 |
|  | 2 Bedroom Units | 4  |
|  | Total           | 21 |

# Location Overview








## Demographics







## Walk & Transit Scores



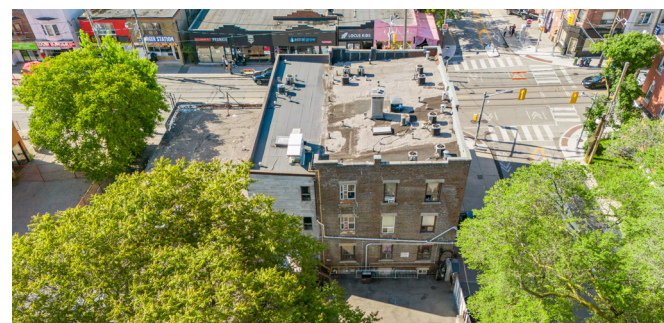
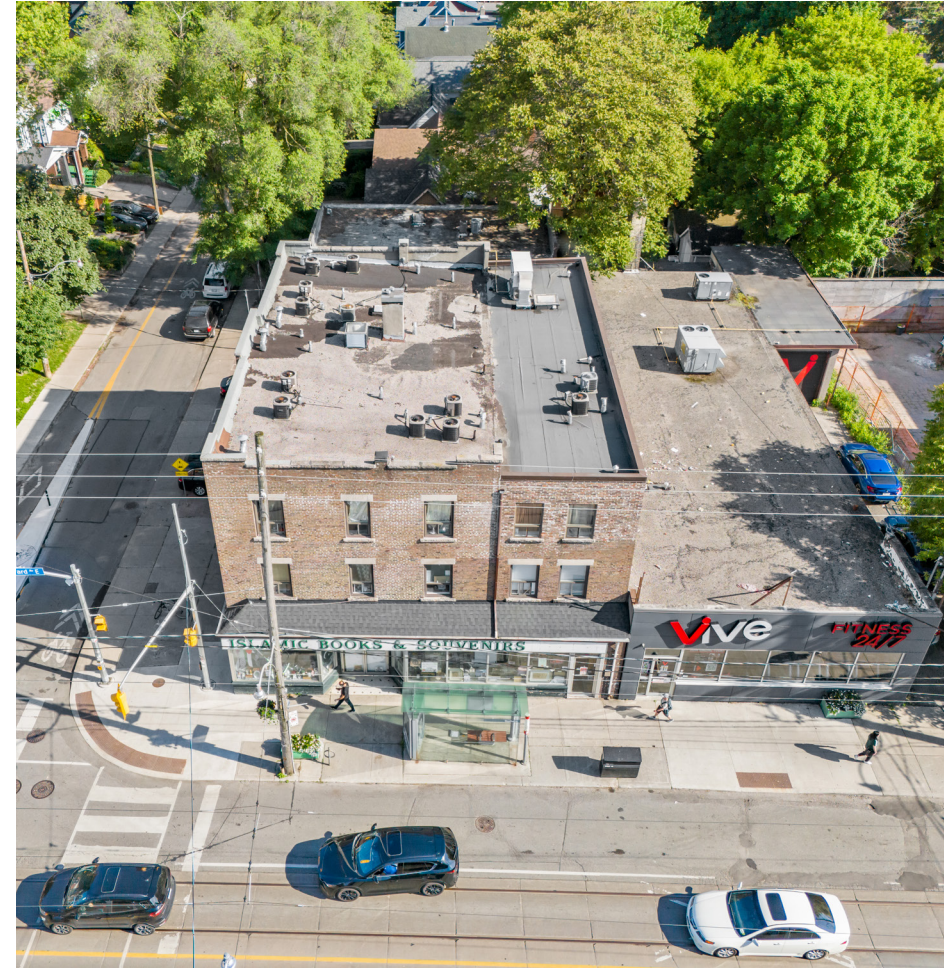
## Legend

-  Subject Property
-  TTC Streetcar Lines
-  TTC Streetcar Stop
-  Local Restaurant
-  Public Green Space
-  Leslieville
-  The Beaches

## Distance

|   |                    |         |        |
|---|--------------------|---------|--------|
|  | Woodbine Beach     | 28 mins | 2 km   |
|  | Don Valley Parkway | 9 mins  | 3.1 km |
|  | Union Station      | 23 mins | 8.1 km |
|  | Union Station      | 45 mins |        |

# 1395 Gerrard Street E



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