

# CITIBLOC

# FOR SALE

336 Clinton Street

TORONTO

PRESENTED BY:

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[citiblocrealty.com](http://citiblocrealty.com)



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**Lot Size:** 0.26 Acres

**Lot Dimension:** 42.48 ft. x 267.38 ft.

**No. Units:** 17

**Bachelor Units:** 1

**1-Bedroom Units:** 9

**2-Bedroom Units:** 7

**Property Tax (2025):** \$39,666.72

**Asking Price:** \$8,390,000  
(Price Reduction from \$9,370,000)

TRANSIT  
SCORE  
**100**

WALK  
SCORE  
**97**

**ROM**

ROYAL  
ONTARIO  
MUSEUM

The Annex

ST GEORGE  
STATION



SPADINA  
STATION



BATHURST  
STATION



CHRISTIE  
STATION



BLOOR ST W

336 Clinton St



UNIVERSITY OF  
TORONTO

HARBORD ST

BATHURST ST

Little Italy

Kensington  
Market

COLLEGE ST

ST GEORGE ST

GRACE ST

SPADINA AVE.

OSSINGTON AVE

**CitiBloc Realty** is pleased to offer for sale a 100% freehold interest in 336 Clinton Street – a prime investment opportunity in the heart of Toronto’s highly desirable Palmerston-Little Italy neighbourhood. This fully leased, turnkey rental property features a balanced mix of one-bedroom and two-bedroom units across 17 well-maintained apartments in pristine condition.

The building is professionally managed, offering stable and consistent cash flow with significant upside through future turnovers and the availability of an additional unit for conversion. Located just steps from Bloor Street, Christie TTC, and Korea Town, the property boasts a 97 Walk Score and 100 Transit Score. Residents enjoy easy access to transit, top-tier dining, shopping, and the vibrant culture of one of Toronto’s most dynamic communities.

The property possesses an underutilized parking lot, presenting exceptional infill development potential for investors looking to unlock intrinsic value. Surrounded by mature residential streets and ongoing urban revitalization, 336 Clinton is perfectly positioned for both steady income and strategic redevelopment. Don’t miss this rare opportunity to own a turnkey asset with built-in growth in Toronto’s competitive rental market.









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