



For Sale: Mixed-Use

# 58-60 Kensington Avenue

3 Storeys mixed-use building in the heart of Kensington Market

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

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

# 58-60 Kensington Avenue

3 storeys mixed-use building near the corner of Baldwin Street and Kensington Avenue in Downtown Toronto.



Land Size

**4,600 SF**

Frontage: 46'    Depth: 100'

Building Size

**18,165 SF**

Asset Type

**Ground Floor - Commercial**  
(5 Tenants)

**2<sup>nd</sup>/3<sup>rd</sup> Floor - Apartment**  
(9 Apartments)

- 6 x 2 bedrooms
- 2 x 2 bedrooms + den
- 1 x 4 bedrooms



Listing Price

**\$7,999,999**



Zoning

**CR2.0 (c2.0, r1.5)**

Height

**12.0M**



Listing Agent

**Noah Schwartz**

Senior Vice President  
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## Property Highlights

- Large size, 2+ Bedroom apartments
  - Some have S/S Appliances + Laundry
- Impressive tenant mix with steady income
  - Michelin Recommended restaurant
- Property used in various Film and TV productions!
- Documents in Dataroom:
  - ESA 1, Nov. '24, by Pinchin
  - Appraisal, Nov. '23
  - Rent Roll
  - Virtual Tour



# 58-60 Kensington Avenue



58-60 Kensington Avenue is located in the heart of Toronto's Kensington Market, surrounded by several popular restaurants and tourist attractions.

## Kensington Market

Kensington Market is a vibrant, diverse neighbourhood in Toronto cherished by both locals and visitors. Known for its independent spirit, colourful storefronts, and lively murals, it hosts over 240 unique businesses, making it a popular destination for shopping, dining, and cultural experiences. The market offers a wide array of products, including fresh produce, specialty foods, vintage clothing, and artisanal goods, catering to various tastes and needs. Additionally, community support plays a crucial role in maintaining its lively atmosphere, highlighted by family-friendly events like Pedestrian Sundays, Winter and Summer Solstices.

## What's Nearby

- University of Toronto
- Little Italy
- Chinatown
- Toronto Western Hospital
- Alexandra Park

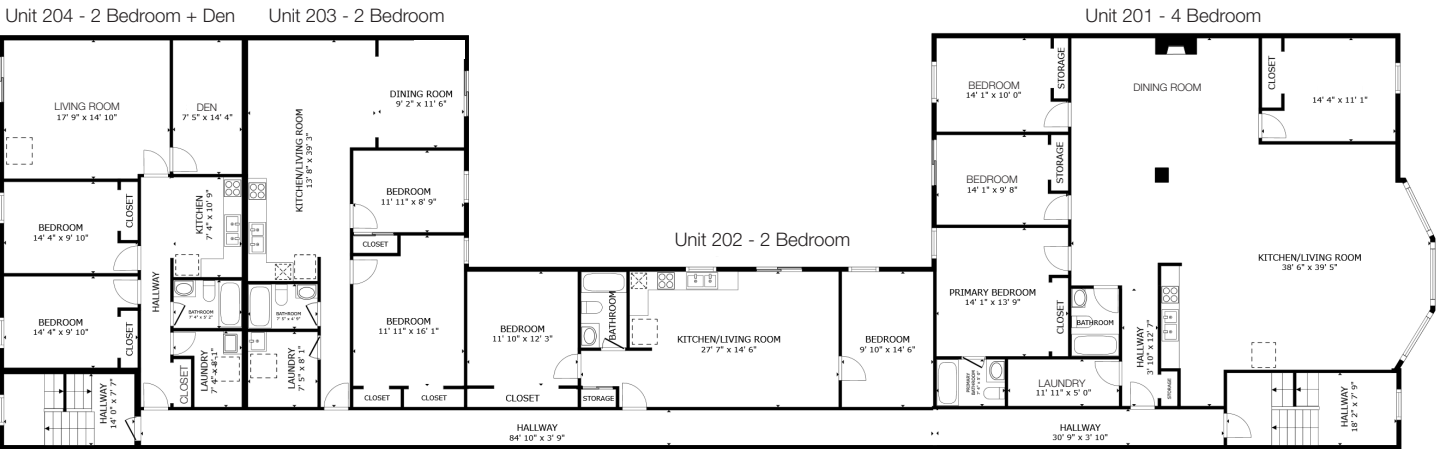
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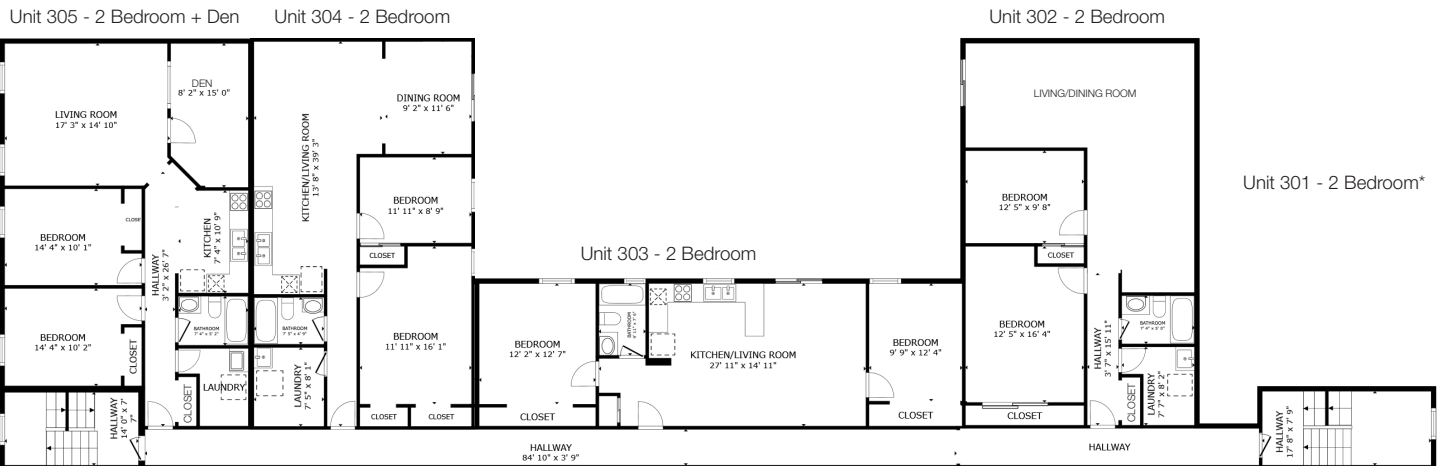


# 58-60 Kensington Avenue

## Floor Plan - Apartments



FLOOR 2



FLOOR 3

\*Unit 301 floor plan is not available

# 58-60 Kensington Avenue

## Zoning and Permitted Uses



### Zoning

Commercial Residential

CR 2.0 (c2.0; r1.5) SS2 (x2457)

Height = 12.0M ( approx. 4 storeys)



### Permitted Uses (Partial List)

Use - CR Zone:

(A) The following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Art Gallery
- Artist Studio
- Financial Institution
- Medical Office
- Production Studio
- Retail Store
- Veterinary Hospital
- Wellness Centre

(B) The following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

(C) Permitted Use - with Conditions:

- Club\* (1)
- Eating Establishment\* (1,33)
- Entertainment Place of Assembly\* (1, 46)
- Hotel\* (4)
- Nightclub\* (2)
- Outdoor Patio\* (21)
- Outdoor Sales or Display (20)
- Place of Worship\* (40)
- Private School\* (28)
- Recreation Use\* (1, 46)
- Retail Service\* (17)
- Service Shop\* (6)
- Sports Place of Assembly\* (46)
- Take-out Eating Establishment\* (1)

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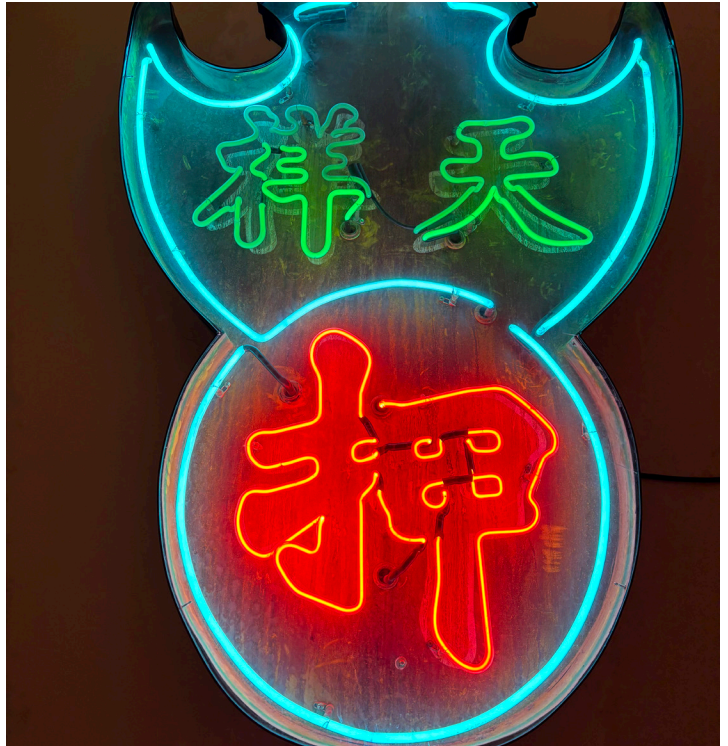
Gallery - Commercial Retail Area



Kensington Mall



Sunny's Chinese Restaurant



# 58-60 Kensington Avenue

Gallery - Commercial Retail Area



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# 58-60 Kensington Avenue

Gallery - Unit 203



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# 58-60 Kensington Avenue

Gallery - Unit 204



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# 58-60 Kensington Avenue

Gallery - Roof



Newly Painted



Proximity to Downtown Core

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# 58-60 Kensington Avenue

Gallery - Street View



*A bright future  
for your business  
is right here.*

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