

RETAIL BUILDING FOR SALE
193 1/2 Baldwin Street



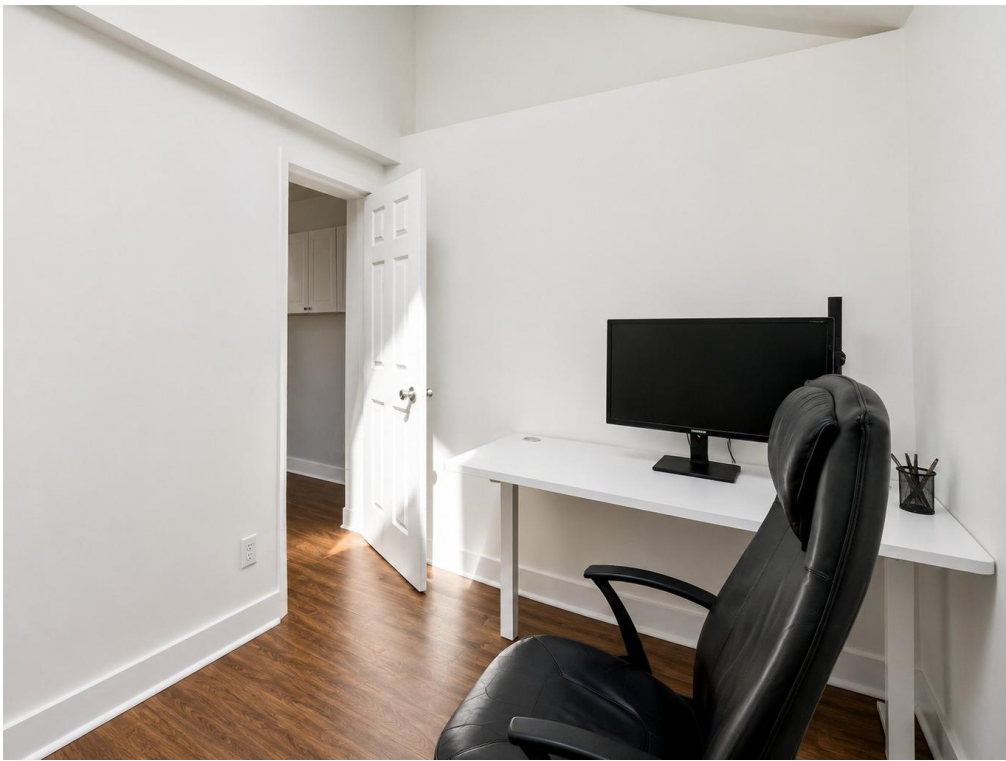
DETAILS

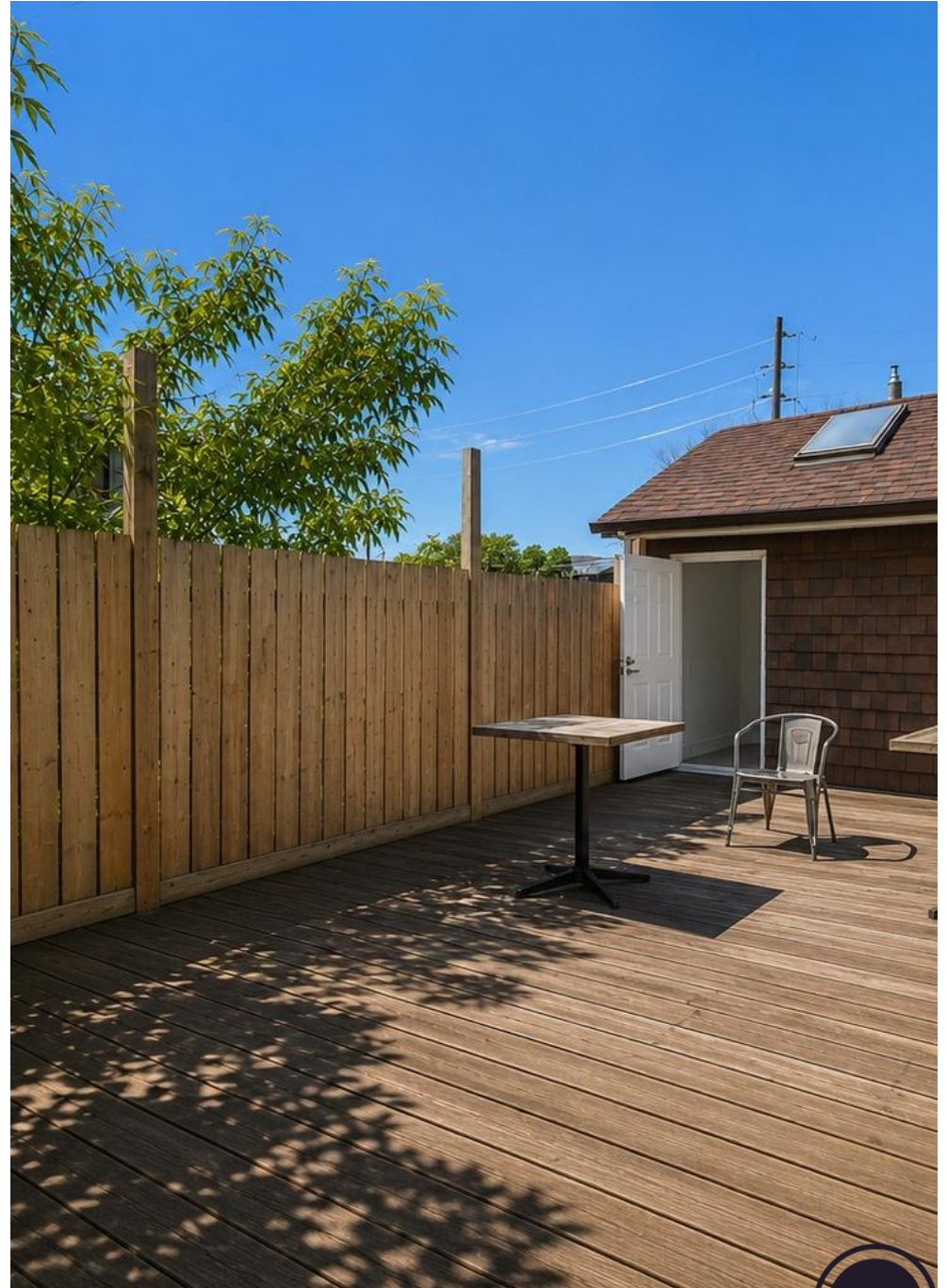
LOCATION	On Baldwin Street, east of Augusta Avenue. CLICK HERE
ASKING PRICE	\$1,995,000.00
TAXES	\$16,129.88/2026/Annual
NOI	\$132,213.73
BUILDING SIZE	2,100 SF <i>Ground Floor Retail: 1,050 SF</i> <i>Second Floor Apartment: 1,050 SF</i>

PROPERTY OVERVIEW

- Located in one of the best locations in Kensington Market, directly across from Tom's Place and Blackbird Baking Co., and alongside Jimmy's Coffee, this fully renovated mixed-use property offers exceptional visibility and long-term value.
- The commercial space features impressive high ceilings, a new HVAC system, newly installed floor-to-ceiling store-front windows, and a new front entrance that creates outstanding street presence and curb appeal.
- Situated on one of the deepest lots in Kensington Market, the property offers significant future expansion potential.
- Currently fully leased to a longstanding, high-quality retail tenant with approximately three years remaining on the lease.
- The the 2 bedroom + 1 den residential apartment benefits from its own separate street entrance and private rear patio.
- Offering a cap rate of over 6%, this is a rare opportunity to acquire a premier income-producing asset in one of Toronto's most sought-after neighbourhoods.







CONNECTIVITY



BIKE SCORE OF 100

→ Daily errands can be accomplished on a bike



TRANSIT SCORE OF 96

→ World-class public transportation

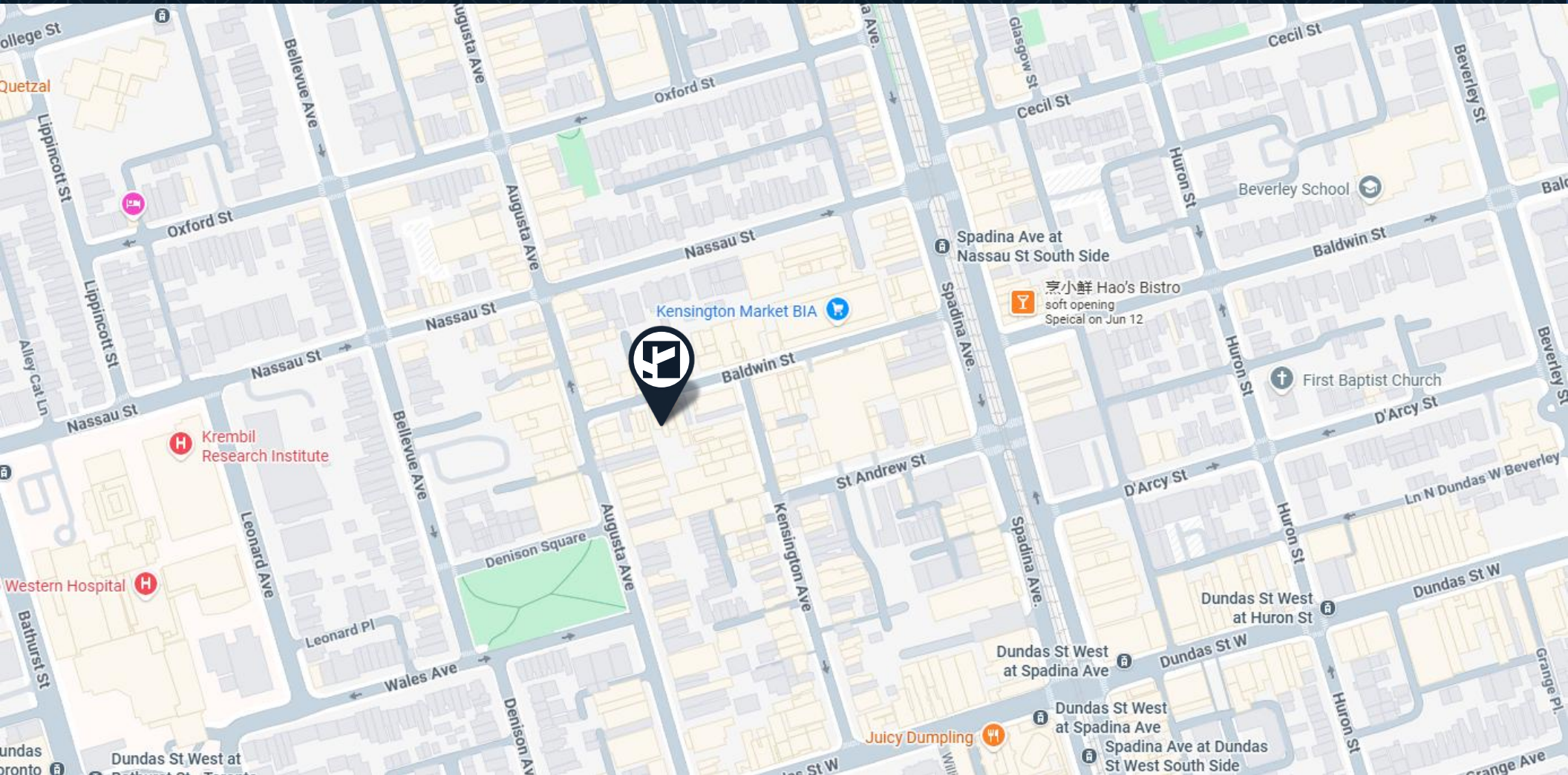


WALK SCORE OF 99

→ Daily errands do not require a car

[CLICK
HERE](#)

AREA MAP



CONTACT

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