

\$3,499,000 - 185 Gerrard Street E, Toronto (moss Park)

MLS® #C12229390

\$3,499,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Moss Park, Toronto (moss Park), Ontario

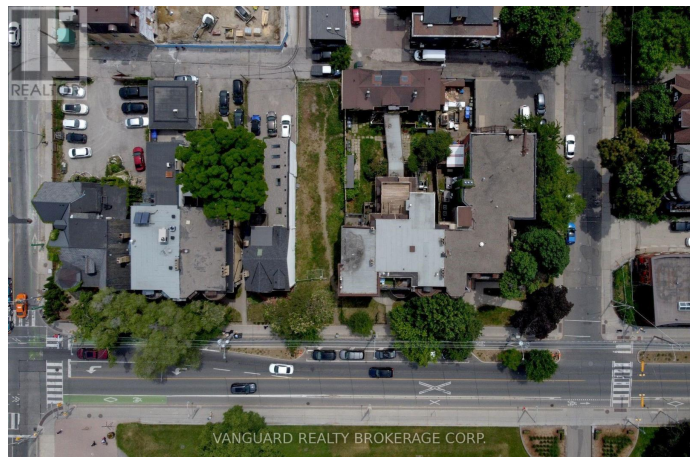
Power of sale residential development opportunity in the vibrant Garden District. This vacant 4,050 sq. ft. lot comes with approved zoning and a minor variance allowing for the construction of a four-storey, 28-unit residential building totaling 14,328 sq. ft. of gross floor area. The proposed development includes a green roof, rooftop amenity space, and bike storage areas, with no requirement for vehicular parking. Ideally situated in the Moss Park neighborhood, the property boasts a 97 Walk Score, offering convenient access to TTC transit, Allan Gardens, universities, hospitals, shops, and restaurants. The surrounding area features a mix of heritage homes, mid-rise buildings, and new infill developments, making this site especially appealing for student housing or micro-suite rentals. This is an excellent opportunity for developers looking to invest in Toronto's downtown intensification. (id:6289)

Essential Information

Listing #	C12229390
Price	\$3,499,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address 185 Gerrard Street E



Subdivision	Moss Park
City	Toronto (moss Park)
Province	Ontario
Postal Code	M5A2E5

Amenities

Utilities	Cable, Electricity
Parking	No Garage

Exterior

Lot Description	30.49 x 150.22 FT
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Listing Details

Listing Office	VANGUARD REALTY BROKERAGE CORP.
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Listing information last updated on October 30th, 2025 at 8:31pm EDT