794 COLLEGE STREET

BUILDING FOR SALE IN TORONTO'S LITTLE ITALY

RARE OWNER-USER/INVESTMENT OPPORTUNITY | 4,150 SF



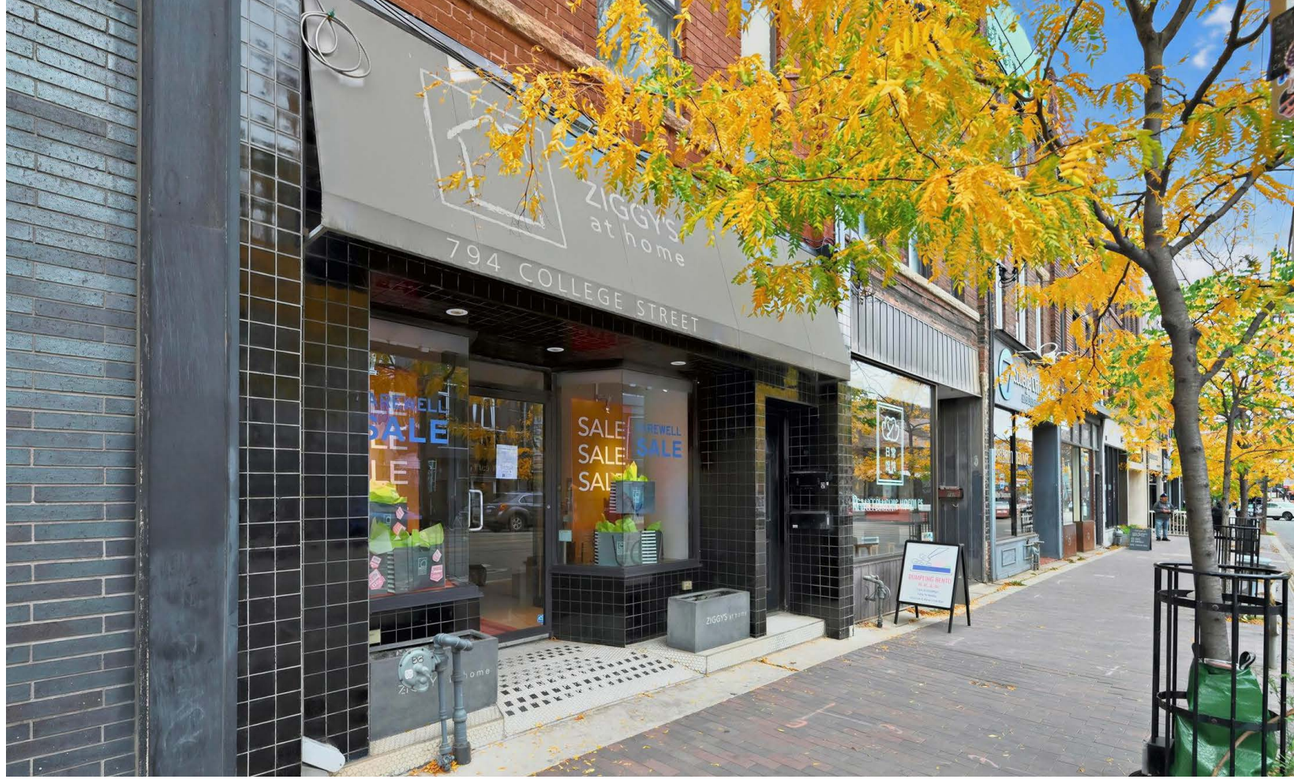
CBRE

THE OFFERING

Located in Toronto's Little Italy, 794 College Street is a three-storey mixed-use building totaling approximately 4,150 sq. ft. The property features ~1,450 sq. ft. of ground-floor retail space, which will be vacant upon closing, offering immediate occupancy for a new business. The second and third floors comprise ~2,700 sq. ft. of residential space with strong rental potential.

Positioned along a bustling commercial strip, 794 College Street benefits from exceptional foot traffic, excellent transit connectivity right at its doorstep, and close proximity to an array of trendy cafes, restaurants, and local neighbourhood boutiques. This property represents a rare chance to acquire a prominent building with immediate vacancy on the main floor and steady residential value in a premier Toronto location.

CBRE





794 COLLEGE STREET

BUILDING FOR SALE

Address:	794 College Street, Toronto	
Approx. Size:	Ground Level Retail:	1,450 sq. ft. (+basement)
	Second Level Residential:	1,350 sq. ft.
	Third Level Residential:	1,350 sq. ft.
	Total Above Grade:	4,150 sq. ft.
Frontage:	18.64 ft.	
Depth:	80 ft.	
Lot Size:	1,491 sq. ft.	
Property Taxes:	$20,493.02 (2026)	
Insurance:	$4,370.76	
Asking Price:	$1,950,000	

2nd level residential: $1,957 per month + utilities (hydro & water)

3rd level residential: $2,694 per month + utilities (hydro & water)

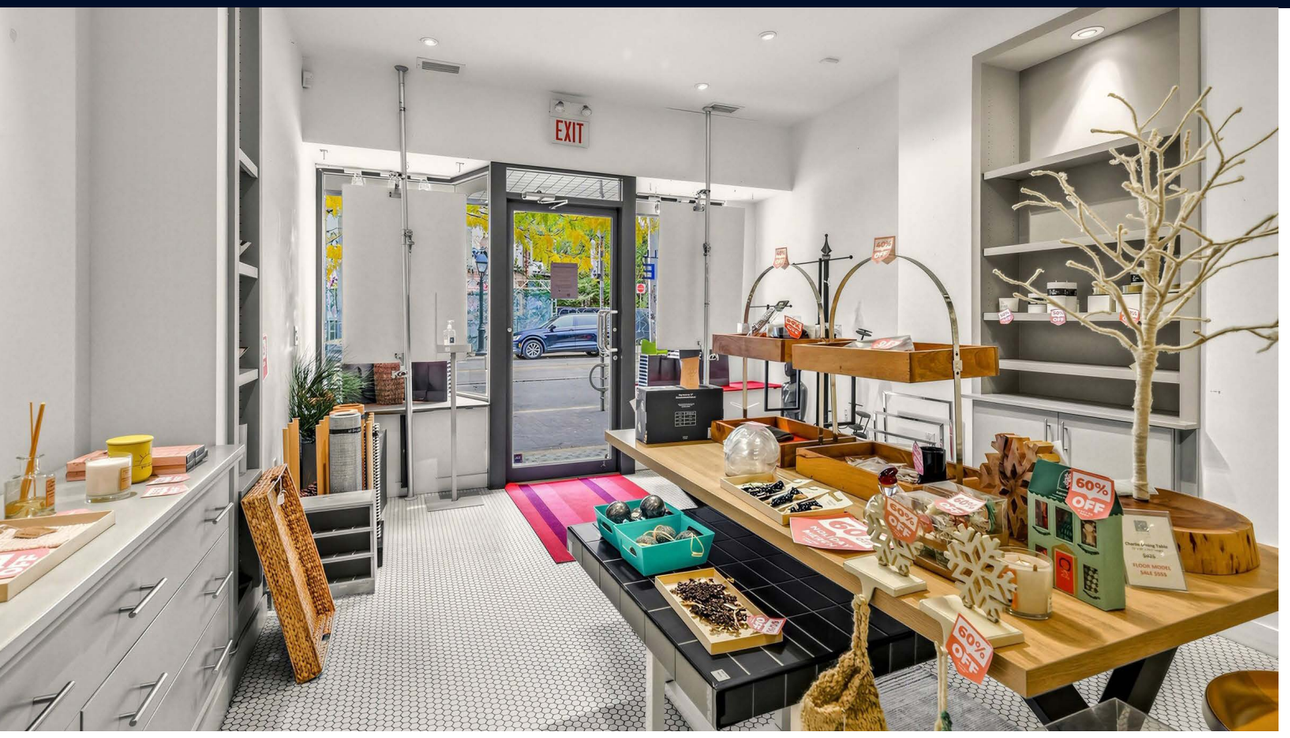
- Prime three-storey mixed-use building totaling approximately 4,150 sq. ft,. situated in Toronto's vibrant Little Italy
- 1,450 sq. ft. of ground-floor retail space (+ basement) with immediate vacancy upon closing
- 2,700 sq. ft. of residential space across the second and third floors, providing strong and steady rental value (Two 2-bedroom, 1-bathroom units)
- Excellent transit connectivity right at your doorstep, surrounded by high pedestrian foot traffic

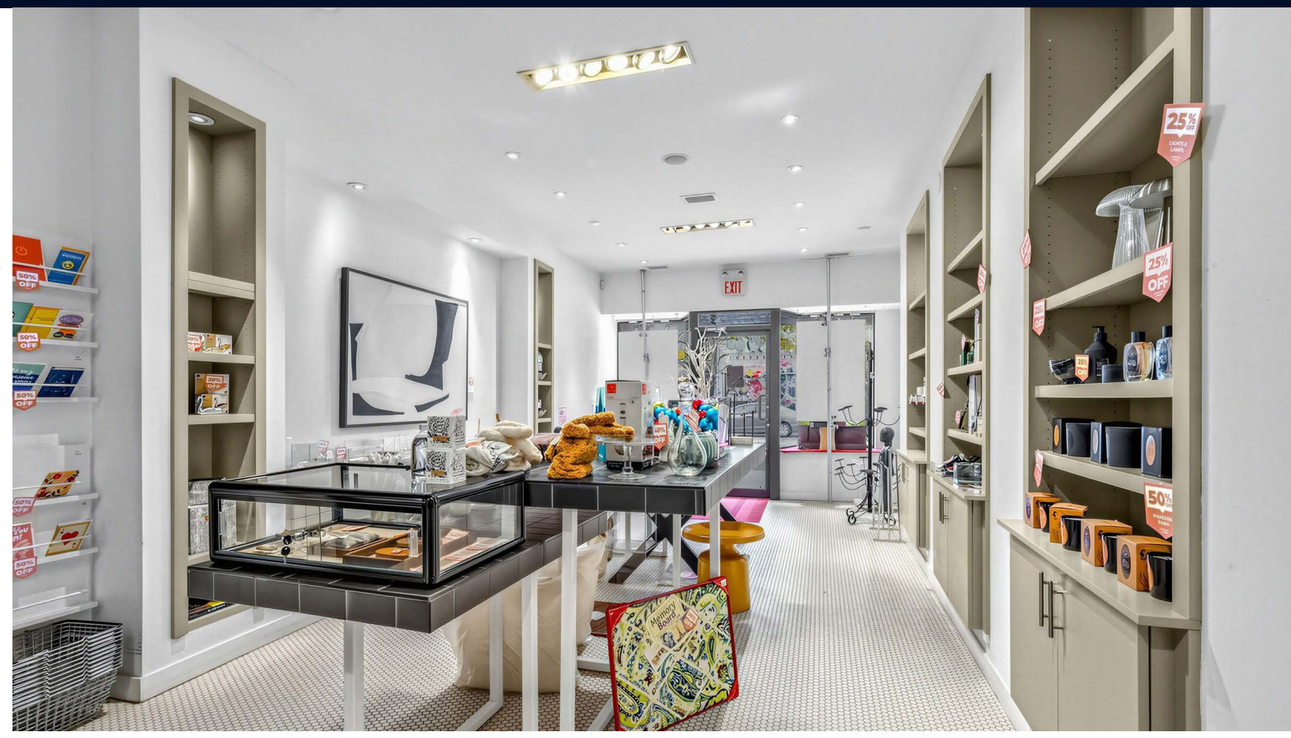
*Sizes are approximate and should be verified by buyer

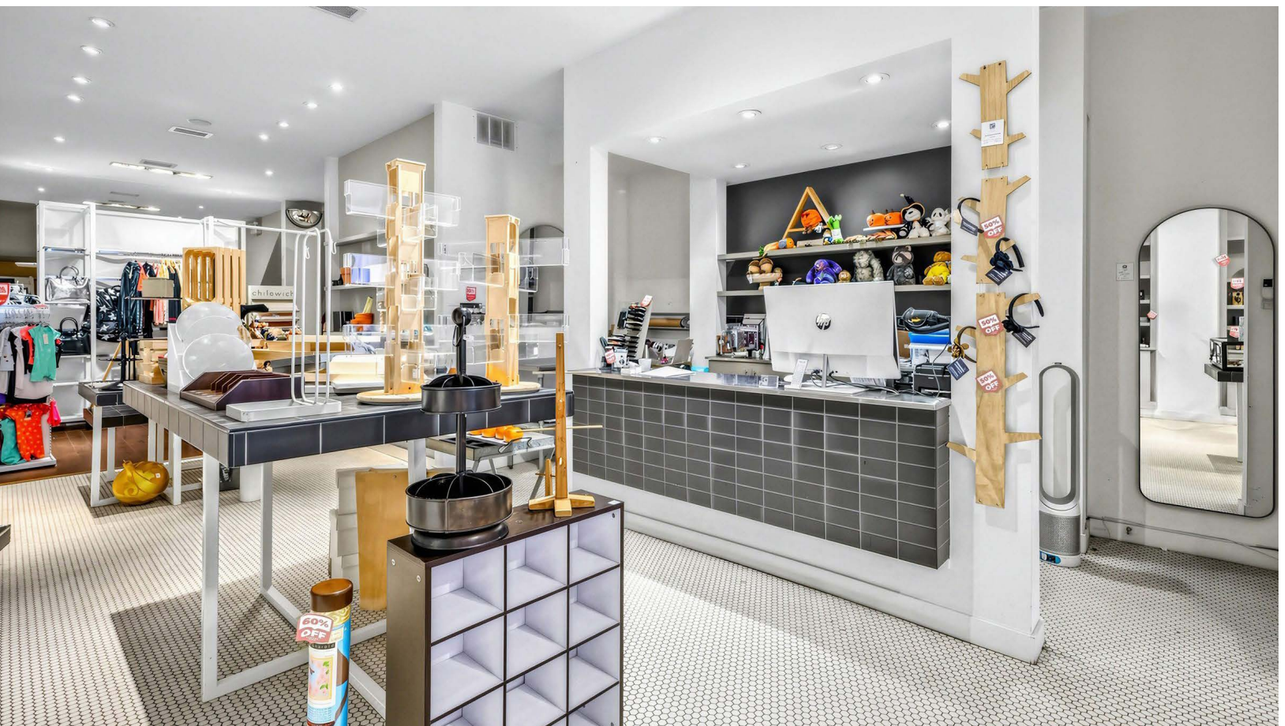




Vacant Ground Level Retail | 1,450 SF



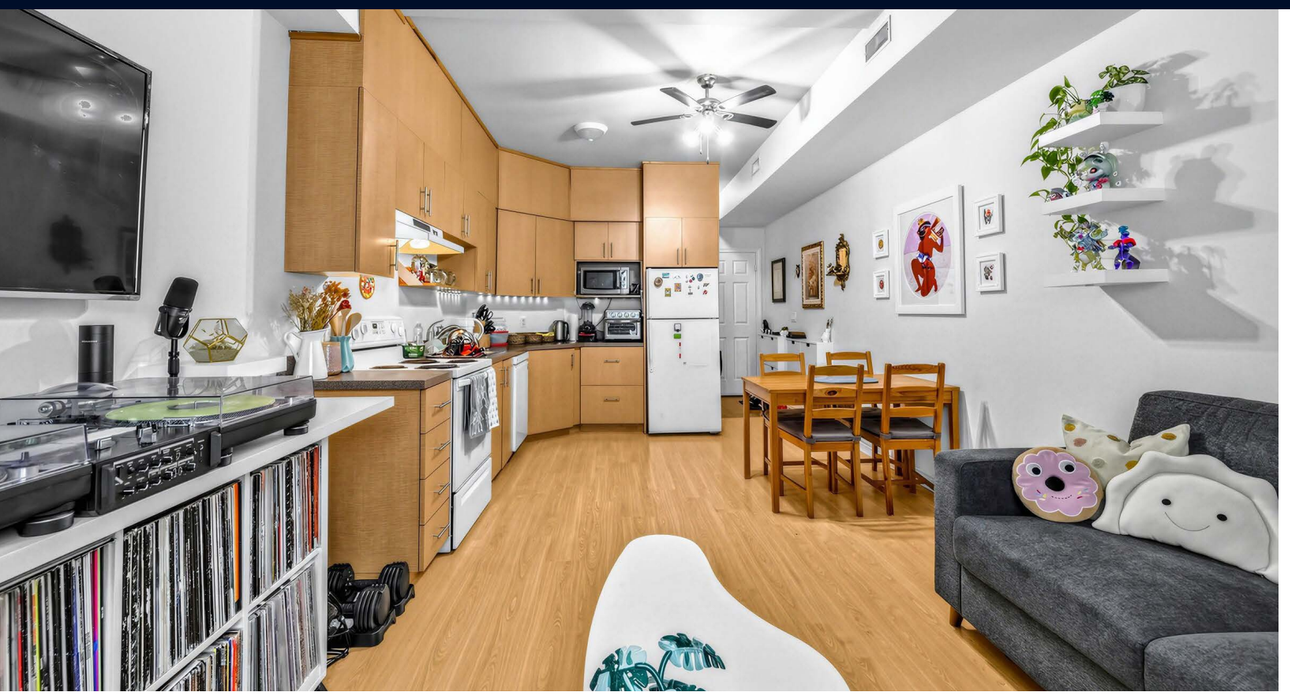


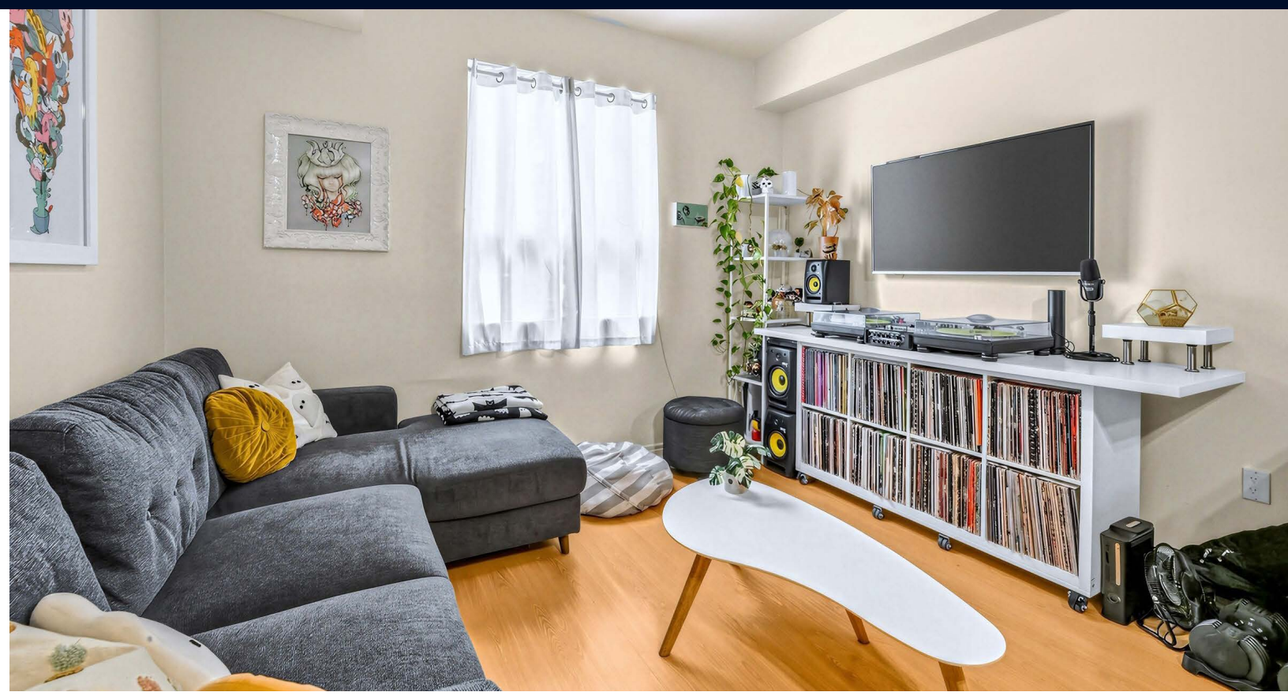




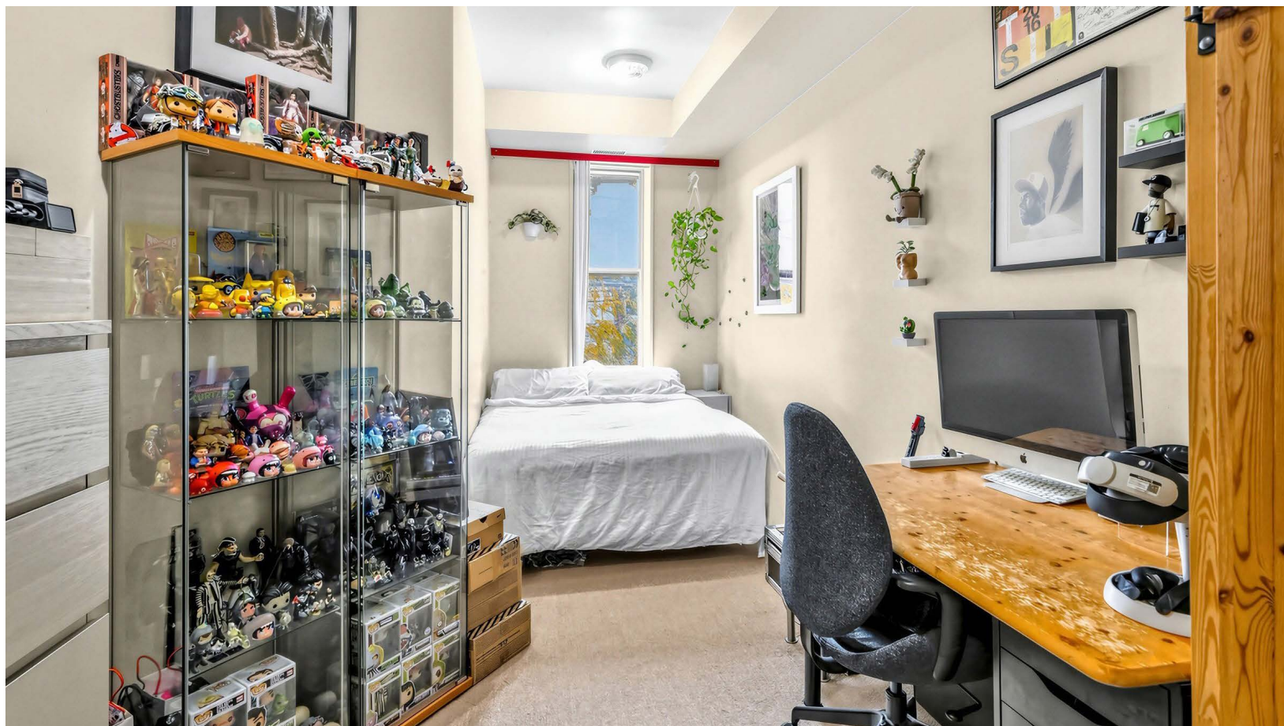
2nd Level Residential Unit | 1,350 SF

2-BR,1-BATH | $1,957 PER MONTH + UTILITIES (HYDRO + WATER)



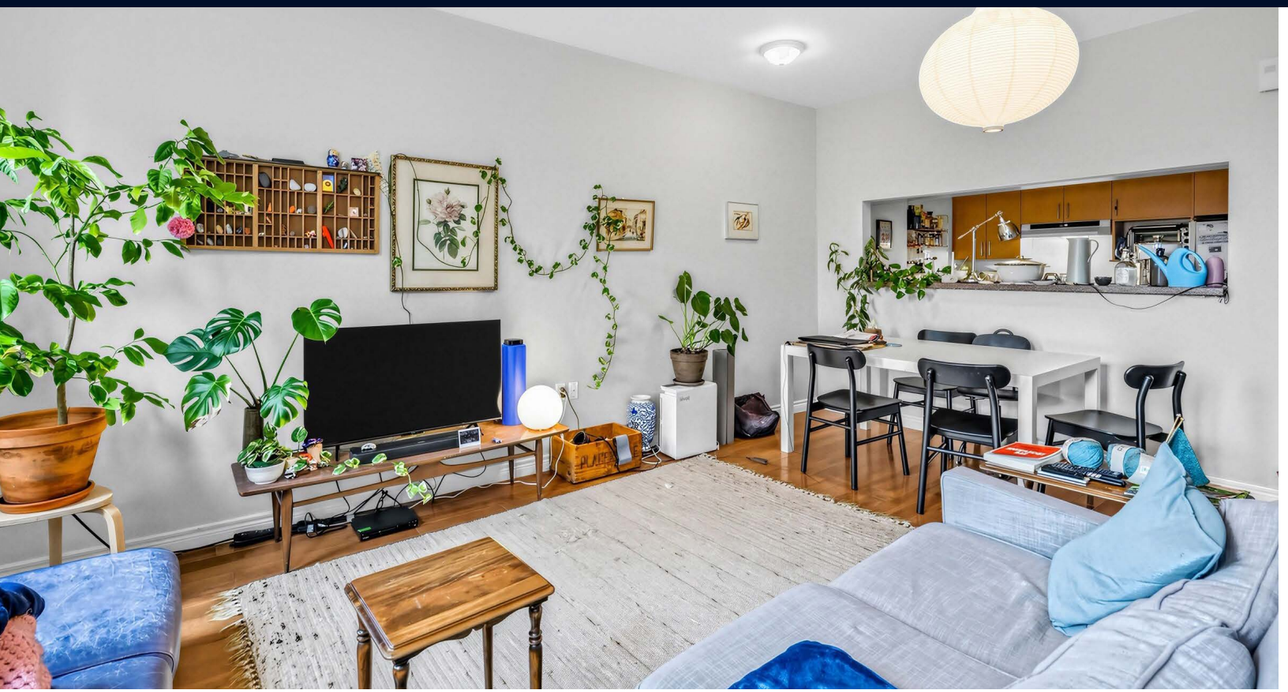


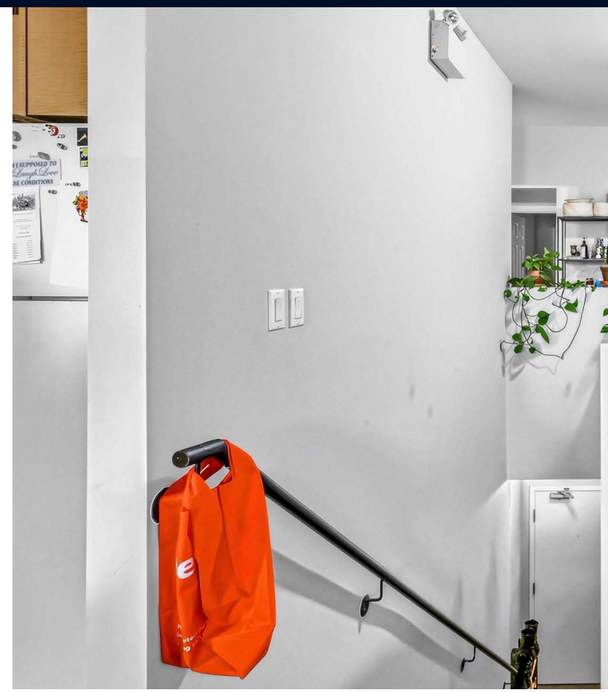




3rd Level Residential Unit | 1,350 SF

2-BR,1-BATH | $2,694 PER MONTH + UTILITIES (HYDRO + WATER)











PET VALU

KIBO SUSHI HOUSE

OSSINGTON AVENUE

EASY FINANCIAL

F45

LES STUDIO OSSINGTON

HOMELIFE REGIONAL REALTY

WELLCAR COLLEGE PHARMACY

RESIDENTIAL

A&W

KRISPY KREME

UNLEASHED IN THE CITY

VESPA TORONTO

HOUNDSTOOTH BAR

NATIONAL BAKERY & PASTRY

BOOM BREAKFAST & CO.

GINO'S PIZZA

ROXTON STREET

COLLEGE STREET

SIMPLE CAFE

AQUADENT DENTAL CARE

BAR ISABEL

RESIDENTIAL

PIZZAVILLE

794 COLLEGE STREET

THE DAILY DUMPLING

HEALTH HUT

FLYING BOOKS

THE MONOCLE SHOP

WOW! WING HOUSE

NIU TORONTO

SHAW STREET

REVIVAL EVENT VENUE

NATIONAL BANK

TIM HORTONS

METRO GROCERY

SHOPPERS DRUG MART

PARKING LOT

TORONTO PUBLIC LIBRARY

COSTI CORVETTI EDUCATION CENTRE

SLEEP COUNTRY CANADA

MOD CLUB

CRAWFORD STREET

THAI ROOM

CHIC NAILS

KISS MY PANS SINGAPORE

PINK TWIG

CHURRASQUEIRA DO SARDINHA

HEAL WELLNESS

PIZZA NOVA

IQUE RICO TAPAS BAR

TAQUERIA EL PASTORCITO

WINE RACK

SICILIAN SIDEWALK CAFE

MONTROSE AVE

CHRISTIAN SPIRITUAL MINISTRIES

BENJAMIN MOORE

TSUCHI CAFE

COLLEGE STREET ANIMAL HOSPITAL

COLLEGE FRUIT MARKET

BELLONA

MONTROSE AVE

FRESH FRUIT MARKET

COLLEGE STREET BAGELS

TWO HANDS BURGER

PET UNO

FORMOCHA

LA CANTINA DEL PUEBLO

PENNIES LITTLE ITALY

BEATRICE STREET

BRICK N'CHEESE TORONTO

SELLERS & NEWEL SECONDHAND BOOKS

LILY'S CONVENIENCE

COCOS NEIGHBOURHOOD COFFEE SHOP

ARTS MARKET

BELLA VISTA TRATTORIA & WINE BAR

CERTIFIED WING LOVER

MOVIN' EBIKE ELECTRIC BIKES

VBOW PHO MI & MORE

AK HAKKA & MOMO

GRACE MEAT MARKET

BEATRICE STREET

OSTERIA ALBA

GHAZALE ON COLLEGE

THE FISH STORE

BAKERY POMPETTE

PAPA JOHNS PIZZA

IMM THAI KITCHEN

FESTIVAL GIFT & VARIETY

SCOTIABANK

GRACE STREET

CIBC

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