



## 21 Nelson St | Suite 632

### Key Details

Area	594 Sq Ft	Heating	Heat Pump / Gas
Bedrooms	1	Cooling	Central Air
Bathrooms	1 Full	Maintenance	\$549.47/Month
Possession	30 days / Flex	Taxes	\$2,654.39 (2025)
Year Built	2009	Locker	1 - Owned
Exposure	South	Reserve Fund	\$4,214,399.85
Balcony	Open	Walk Score	100
Laundry	In-Suite	Transit Score	100
Balcony	Full unit width 82 Sq Ft	Bike Score	94

[\\*Status certificate available upon request](#)

### Welcome to 21 Nelson Street Suite 632 | Boutique Condos

A bright and spacious 1 bed suite in prime Downtown Toronto. The Mercer Suite is a generous 594 square foot condo featuring a sizable bedroom, walk-in closet, 4 piece semi ensuite bathroom with large vanity. The unit offers modern finishes, a 82 Sq Ft balcony that is the suite width, open kitchen, stacked laundry & owned locker.

Amenities include: rooftop terrace, lap pool, gym, party room, visitor parking & more!  
Conveniently located just steps to Roy Thomson Hall, Princess of Wales Theatre, the Fashion District, Scotia Bank Arena, Rogers Centre and CN Tower. Enjoy endless entertainment, shops & restaurants along King & Queen St W. TTC at your doorstep with a transit score of 100 and a short stroll to Union Station & Up Express.

#### SUITE DETAILS

- Large south-facing windows fill the living space with natural light
- Entry with niche and large double closet
- Open-concept kitchen, living and dining area with seamless flow
- Spacious primary bedroom with walk-in closet and 4 piece semi ensuite bathroom
- In-suite laundry and owned storage locker
- Central air conditioning and forced-air heating

✦ Buyer to verify ; sq ft as per floor plans, not MPAC

## MAINTENANCE FEE \$549.47/MONTH

### INCLUDES:

- Common Elements
- Building Insurance
- Locker
- Water
- Heat
- Central Air Conditioning

## BUILDING AMENITIES

- Visitor Parking
- 24 Hour Concierge/Security
- Guest Suites
- Gym
- Exercise Room and Plunge Pools
- Hot Tub
- Rooftop Patio & Cabanas
- Party Room
- Media/Theatre Room
- Common Garden Area
- Outdoor BBQ Area

## Inclusions

Electrical light fixtures; existing window coverings; Frigidaire oven, Danby fridge, Frigidaire microwave, Frigidaire dishwasher; Whirlpool washer & dryer

## Management Contact

FirstService Residential  
Direct: 416-593-7111