



FOR SALE

COMMERCIAL RETAIL

MLS# C12929448

# 3221 Yonge Street, Toronto, ON M4N 2L3

Lawrence Park North, Toronto · M4N 2L3

C\$ 2,495,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 2,010 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Prime Yonge-Lawrence investment opportunity. Exceptional lot depth offers potential for future redevelopment. Excess land currently used as parking. Steps to Lawrence TTC Station and surrounded by shops, amenities, and multiple nearby development projects. Existing leases provide steady income with potential to increase rental rates and reposition the property for added value. Outstanding Yonge Street exposure.

## PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Commercial Retail   |
| LISTING STATUS | For Sale            |
| PROPERTY TYPE  | Commercial Retail   |
| ANNUAL TAX     | \$25,278            |
| POSTAL CODE    | M4N 2L3             |
| NEIGHBOURHOOD  | Lawrence Park North |

## LISTING AGENT

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**Pavel Shaganenko**

PROPERTY.CA INC.

**Email:** pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.