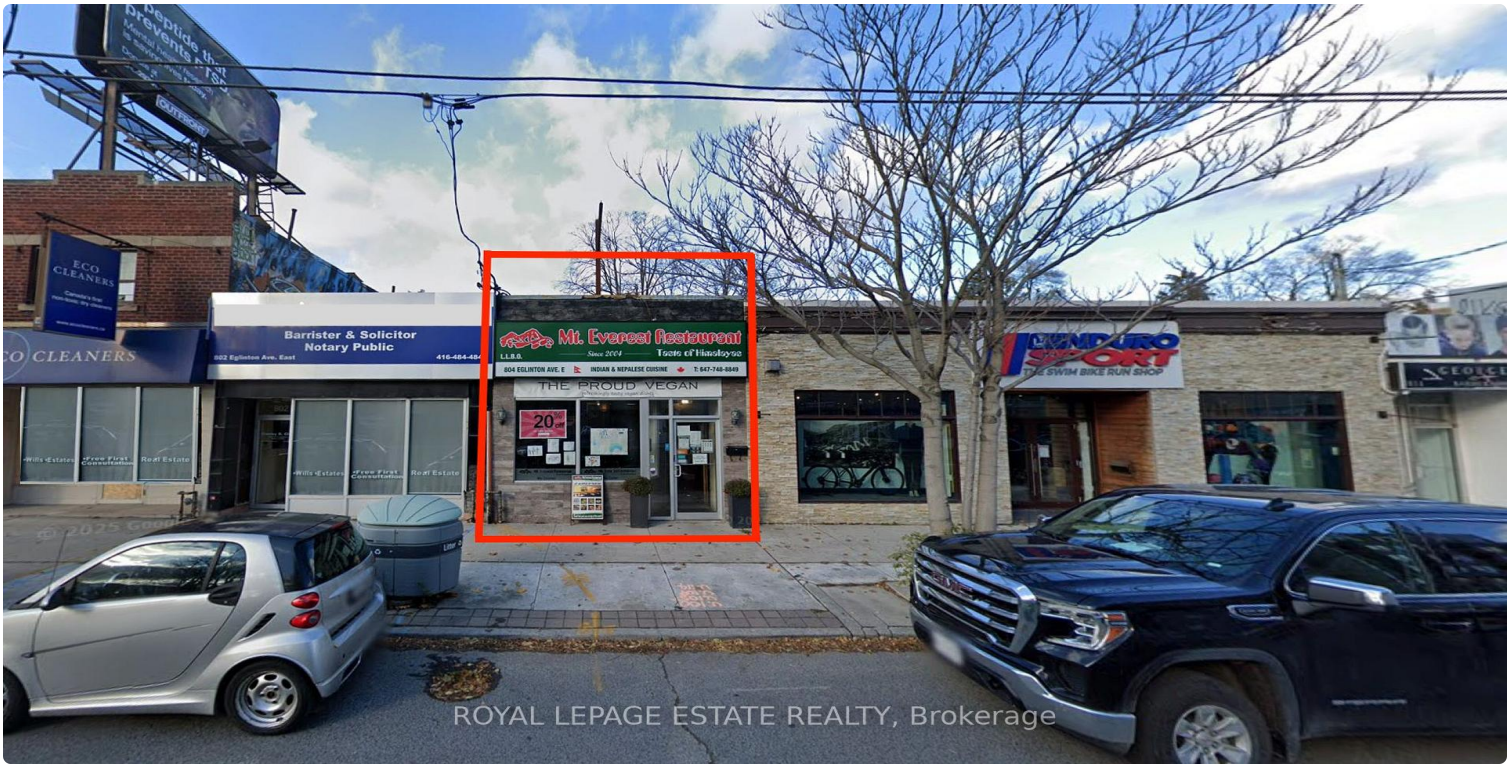




ROYAL LEPAGE ESTATE REALTY, Brokerage

FOR SALE

COMMERCIAL RETAIL

MLS# C13609072

804 Eglinton Avenue E, Toronto, ON M4G 2L1

Leaside, Toronto · M4G 2L1

C\$ 1,080,000

0	0	1,819	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

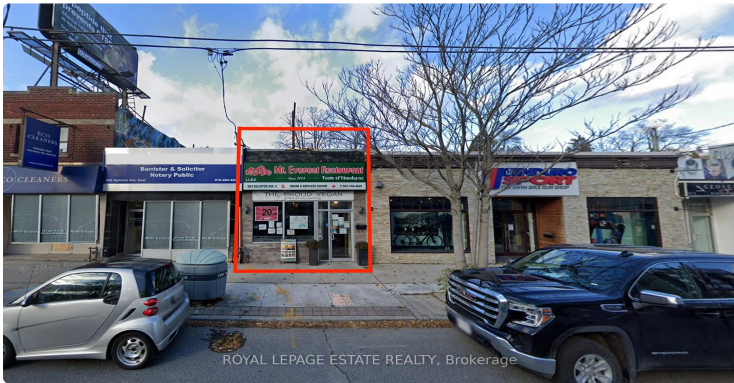
ABOUT THIS PROPERTY

In sight of Laird Station on the new LRT, purchase this single tenant building and watch it thrive with the new subway opening. New roof and HVAC (2023) mean turn-key investment returns. Be the proud landlord of this established, fully equipped, licensed restaurant with a walk-in fridge, 10-foot ventilation hood and full-height, full-size basement. Two car parking and easy delivery access from alley make this a delivery hot-spot. Be brave and pursue a redevelopment opportunity with your eager neighbours. NNN rental income is good - and it's getting better in 2027. The seller will guarantee the rent at the higher rate until it renews in February. How much does public transit raise commercial rents? Own this property and find out.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$18,900
POSTAL CODE	M4G 2L1
NEIGHBOURHOOD	Leaside

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE ESTATE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.