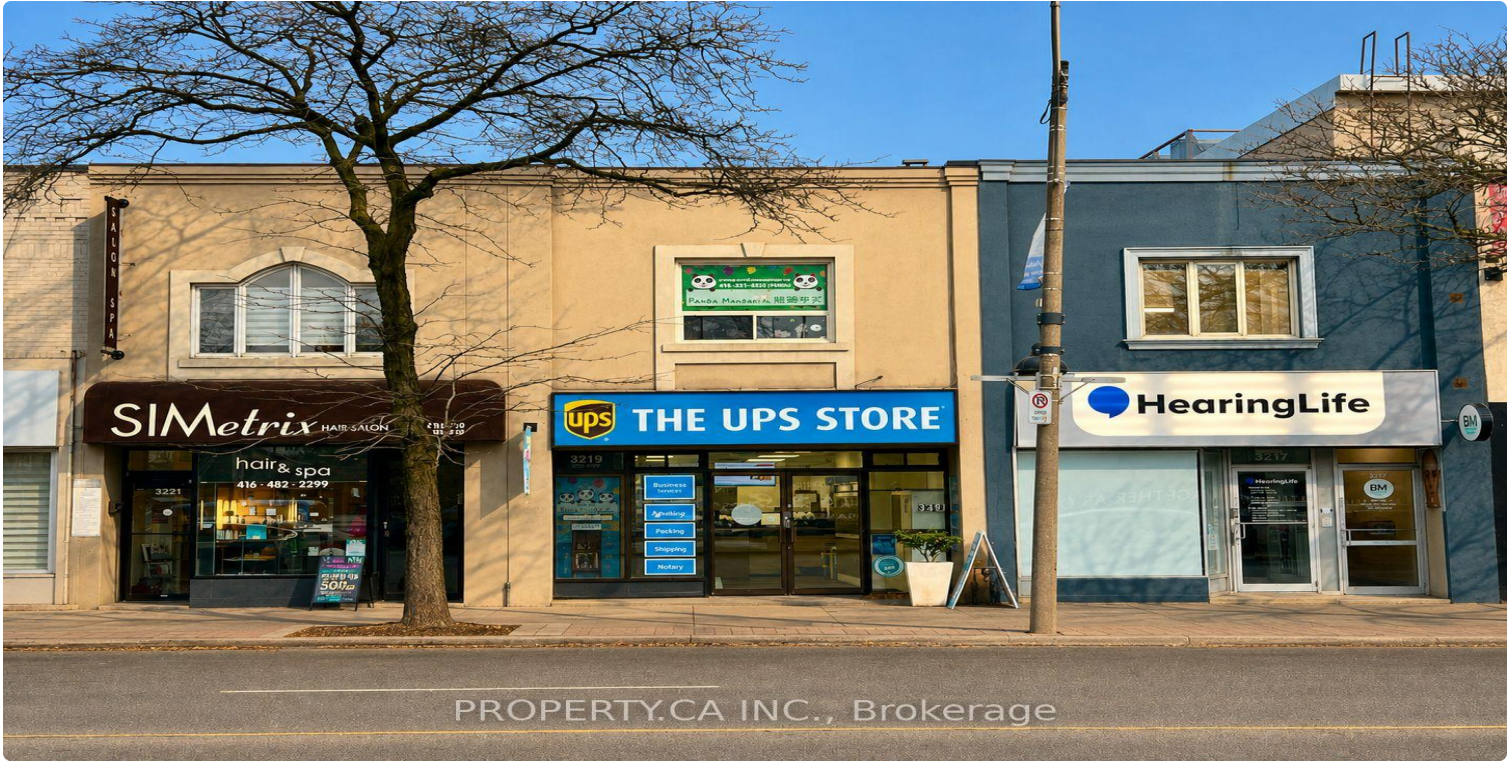




FOR SALE

COMMERCIAL RETAIL

MLS# C13676190

# 3217, 3219, 3221 Yonge Street, Toronto, ON M4N 2L3

Lawrence Park North, Toronto · M4N 2L3

C\$ 8,400,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 7,456 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

\*Full Property Address: 3217, 3219 & 3221 Yonge Street. All Three Properties Are Being Offered For Sale Together.\*\* Ideal for A Value-Add Investor With Exceptional Lot Depth Allowing For Future Development Potential. Excess Land Currently Used As Parking. Steps To Lawrence TTC Station. Prime Yonge & Lawrence Location Surrounded By Upscale Retail, Restaurants, And Multiple Nearby Development Projects. Existing Leases Provide An Opportunity To Add Value Through Rental Rate Growth And Property Repositioning. Outstanding Yonge Street Exposure.

## PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Commercial Retail   |
| LISTING STATUS | For Sale            |
| PROPERTY TYPE  | Commercial Retail   |
| ANNUAL TAX     | \$39,900            |
| 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 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.