



FOR SALE

COMMERCIAL RETAIL

MLS# C13708730

997 Eglinton Avenue W, Toronto, ON M6C 2C7

Humewood-Cedarvale, Toronto · M6C 2C7

C\$ 1,998,000

0	0	2,153	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

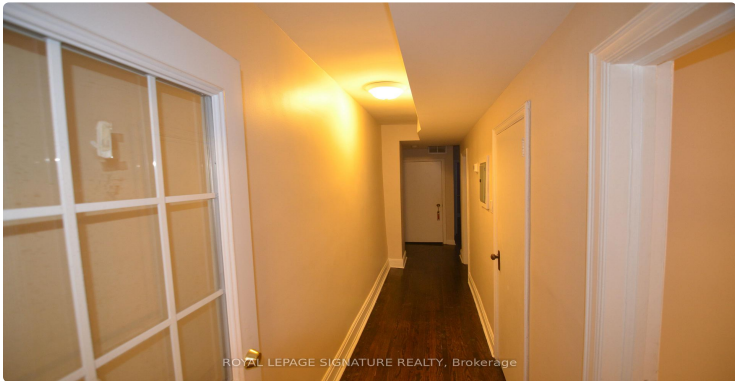
ABOUT THIS PROPERTY

Fantastic Investment, Redevelopment & User Opportunity! Rarely offered corner commercialbuilding ideally situated in the dynamic Eglinton West corridor, directly adjacent to amunicipal parking lot and along the transit line. This property offers an exceptionalcombination of existing income, future rental upside, signage opportunities and long-termredevelopment potential. The main floor is currently leased, providing immediate income, while the newly renovatedsecond floor is vacant and ready for occupancy or leasing. The property also offers multipleprominent roof and side-wall signage opportunities, creating additional income potential. Potential for an additional apartment, subject to zoning, permits and municipal approvals,provides another avenue for future value creation. The property also features 2 dedicatedparking spaces at the rear. A rare opportunity to acquire a corner income-producing asset with multiple revenue streams, arenovated second level, signage potential, parking and significant future redevelopment upsidein one of Toronto's most active and rapidly evolving corridors.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$23,993
POSTAL CODE	M6C 2C7
NEIGHBOURHOOD	Humewood-Cedarvale

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE 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.