



FOR SALE

COMMERCIAL RETAIL

MLS# C13769496

447 Church Street, Toronto, ON M4Y 2C5

Church-Yonge Corridor, Toronto · M4Y 2C5

C\$ 2,500,000

0	0	3,600	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Mixed-Use Investment in the Heart of The Village ***** Positioned in the vibrant core of Church Street, this versatile mixed-use property offers a rare opportunity for investors and owner-users alike. Located just two blocks south of Wellesley, the building benefits from unrivaled street visibility and high pedestrian traffic counts, making it a premier destination for commercial success. ***** The main floor and lower level comprise two distinct commercial units totaling over 900 sq. ft. These high-exposure spaces are perfectly suited for flagship retail, food/cafe services, professional services, or creative office use. ***** The second and third floors feature two spacious, well-appointed two-bedroom apartments, offering high rental demand or comfortable urban living. Separate hydro meters. Two car parking at rear ***** This property is an ideal "Live/Work" solution, allowing an owner to operate a business on-site while generating significant supplementary income from the residential units. Located on one of Toronto's most iconic and energetic neighborhoods, the property is surrounded by established local businesses, transit options, and a dense residential population. ***** Whether you are looking for an addition to your portfolio or a signature location for your business, this property delivers the perfect blend of commercial prominence and residential stability. ***** An exceptional opportunity to own a piece of Church Street's iconic commercial landscape. ***** SELLER FINANCING AVAILABLE. Competitive terms offered for a first mortgage back to qualified buyers.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$20,753
POSTAL CODE	M4Y 2C5
NEIGHBOURHOOD	Church-Yonge Corridor

GALLERY



LISTING AGENT

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SKYBOUND REALTY

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