



FOR SALE

STORE W APT/OFFICE

MLS# C13783710

1762-1764 Avenue Road, Toronto, ON M5M 3Y9

Bedford Park-Nortown, Toronto · M5M 3Y9

C\$ 3,995,000

0	0	4,119	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

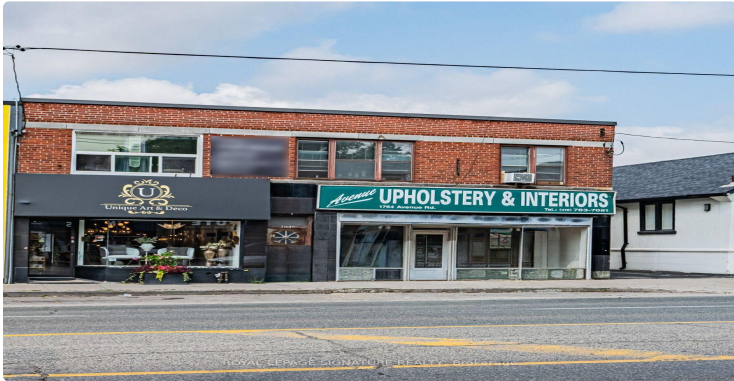
ABOUT THIS PROPERTY

A rare opportunity to own a prominent mixed-use property with an impressive 40 feet of frontage on prestigious Avenue Road. Featuring two street-level commercial units with over 2500 square feet on the main floors and 2600+ sf in lower levels, plus two residential apartments with walkouts to a huge rooftop deck-1 one bedroom and 1 two bedroom unit. This property offers exceptional versatility and multiple income streams, complete with two rear parking spaces. Ideal opportunity for an investor, owner-occupier or end users looking to establish a presence in one of Toronto's most sought-after neighbourhoods. A standout property with strong exposure, valuable frontage and outstanding long-term potential. Walk to Avenue Rd. shops and restaurants, top schools, parks and TTC; close to Hwy. 401.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$39,331
POSTAL CODE	M5M 3Y9
NEIGHBOURHOOD	Bedford Park-Nortown

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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