



FOR SALE

INVESTMENT

MLS# C13839892

31 Atlantic Avenue, Toronto, ON M6K 1E3

Niagara, Toronto · M6K 1E3

C\$ 3,250,000

0	0	4,100	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

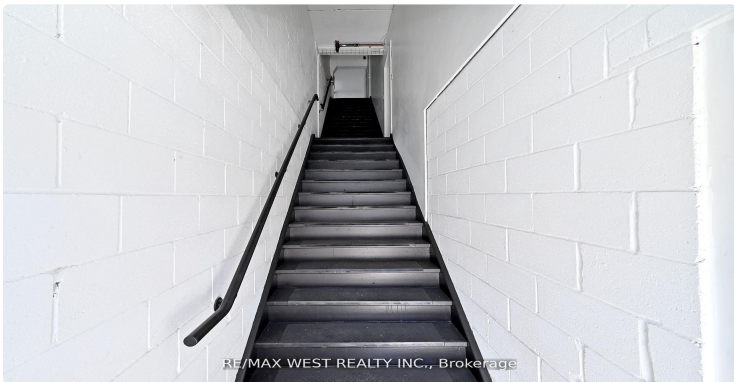
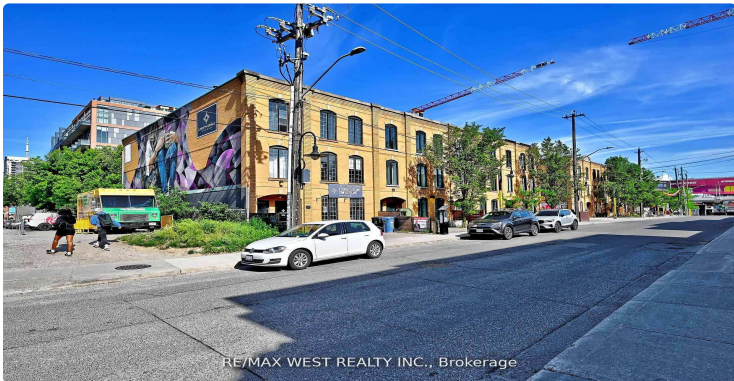
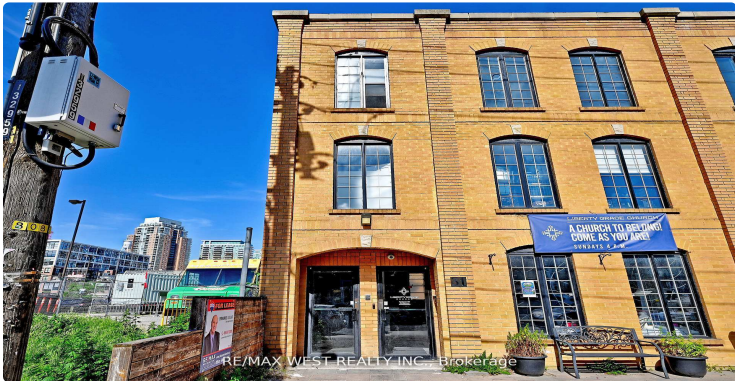
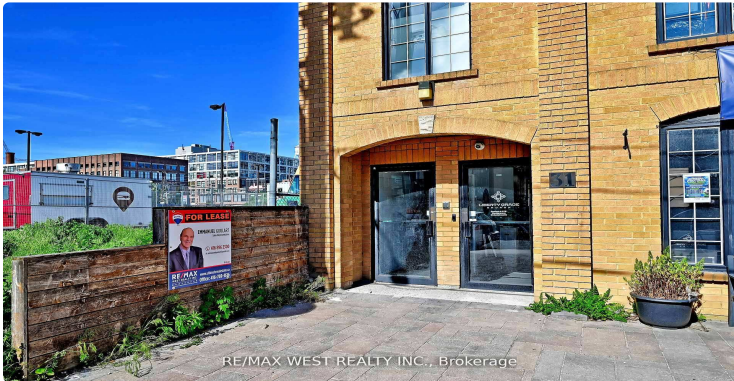
ABOUT THIS PROPERTY

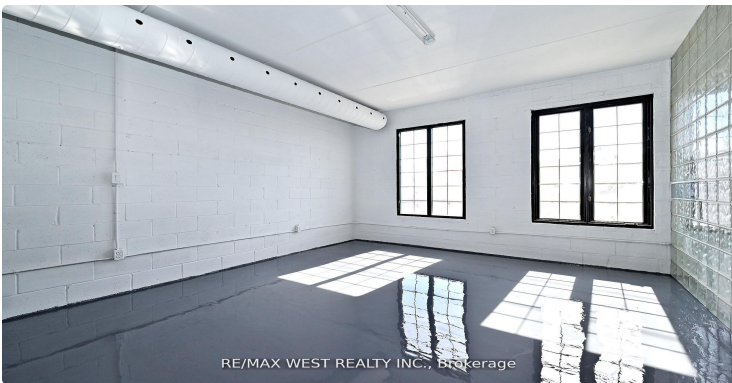
An amazing end unit, mixed-use commercial, light industrial/residential building located in the heart of Liberty Village. Currently the units on the main and mezzanine floors(approximately 2300 square feet) are leased to Liberty Grace Church. Their lease has been extended for another 5 year term starting November 1, 2026.The Upper(3rd) floor is currently vacant; The 1800 sq ft suite has two private offices, a 2 piece bathroom, high ceilings and a wide-open space with a skylight creating an open spaciousness and flexibility for many uses. Situated minutes from the new Ontario Line subway station, this building boasts a prime location with excellent visibility and a vibrant surrounding community renowned for its trendy vibe, abundance of amenities, and proximity to downtown Toronto. The Seller is willing to take back a First Mortgage with 30% down payment.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$29,024
POSTAL CODE	M6K 1E3
NEIGHBOURHOOD	Niagara

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.