



FOR SALE

STORE W APT/OFFICE

MLS# C13868936

796-800 Eglinton Avenue E, Toronto, ON M4G 2L1

Leaside, Toronto · M4G 2L1

C\$ 3,195,000

0	0	5,508	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

MIXED-USE RETAIL INVESTMENT IN THE HEART OF LEASIDE: 42 ft frontage / 5,508 SF building / 2 commercial units on ground floor / 4 apartments on second floor / roof top sign income. ***** LOCATION: within MTSA / steps from laird LRT station / vibrant LEASIDE community with average household income of \$258,000. ***** RETAIL STORES: two retail stores with open layouts, high ceilings and flexible leases for value-add investment or owner use. ***** APARTMENTS: four apartments on second floor / skylights / shared laundry room. ***** BASEMENT: basement shop may be separately leased for additional income. ***** PARKING: double garage at rear plus parking pad for 2 cars / paid parking along Eglinton Ave. E. ***** DEVELOPMENT: MTSA designation / mixed-use land use designation / 6,000+ condo units currently under construction or planned for development in the area.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$36,600
POSTAL CODE	M4G 2L1
NEIGHBOURHOOD	Leaside

GALLERY



LISTING AGENT

Pavel Shaganenko

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