



FOR SALE

INVESTMENT

MLS# C14083414

3645 Bathurst Street, Toronto, ON M6A 2E4

Bedford Park-Nortown, Toronto · M6A 2E4

C\$ 6,799,000

0	0	17,955	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

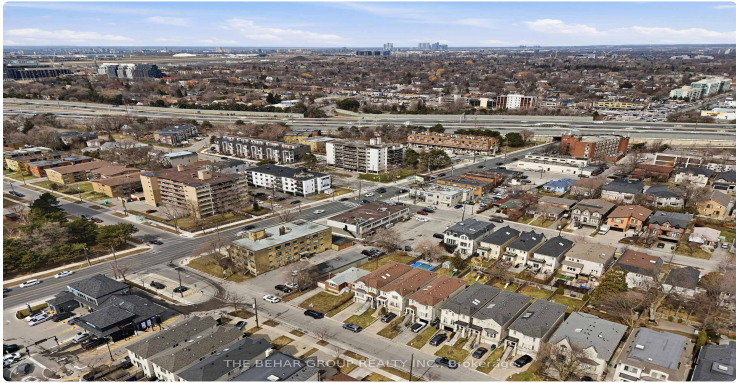
ABOUT THIS PROPERTY

Exceptional opportunity for developers, end users and retail investors to acquire a multi-tenant commercial property with future redevelopment potential on Bathurst Street, just south of Highway 401. Situated on a 0.42-acre corner lot with approximately 113 feet of Bathurst Street frontage and on-site parking, the property combines prominent exposure, existing rental income and substantial vacant space with the opportunity to explore future residential/mixed-use redevelopment, subject to municipal approvals. Known as the former "Sea-Hi" building, the property comprises approximately 17,955 sq. ft., including 9,172 sq. ft. above grade and a substantial 8,783 sq. ft. lower level. Offering a mix of retail and office space, approximately 4,451 sq. ft. is currently leased, with vacant space providing flexibility for a purchaser's own occupancy, lease-up and repositioning. The large vacant lower level features high ceilings and additional income potential. Recent improvements include upgraded storefronts, windows and building systems. Situated within a Mixed Use designation along an evolving commercial corridor, the property benefits from nearby redevelopment activity fronting Bathurst Street, including approved rezoning at 3736-3750 Bathurst Street for a 32-storey tower and 10-storey mid-rise comprising 479 residential units and ground-floor retail. This nearby approval highlights the corridor's ongoing shift toward higher-density mixed-use development and supports the opportunity to investigate the subject property's longer-term redevelopment potential. Located next to Starbucks and close to established residential neighbourhoods, shops and amenities, with convenient access to Highway 401, Allen Road and public transit.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$75,705
POSTAL CODE	M6A 2E4
NEIGHBOURHOOD	Bedford Park-Nortown

GALLERY



LISTING AGENT

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