



FOR SALE

STORE W APT/OFFICE

MLS# E13071412

2183 & 2185 Danforth Avenue, Toronto, ON M4C 1K4

East End-Danforth, Toronto · M4C 1K4

C\$ 3,988,888

0	0	8,840	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Income producing property investment opportunity within 300m radius of a TTC Station. This rare, wide 44.5ft frontage property features two combined mixed-use buildings, fully leased with stable, multi-stream income. The asset includes a flagship anchor restaurant (LLBO) on the main/lower levels, a basement office, and four residential apartments. Located in a rapidly densifying Transit-Oriented Community (TOC) steps from Woodbine TTC Subway Station. Recent 2024/2025 high-value upgrades include: two new high-efficiency IBC SL 20-160 hydronic boilers, new tankless water heater, and a full renovation of Unit 2183B. Features 10 tandem parking spaces with rear laneway access. A turn-key holding property with significant future redevelopment potential in a high-traffic urban hub. HST applicable to commercial portion only. Seller and Buyer to agree on price allocation at time of offer.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$24,038
POSTAL CODE	M4C 1K4
NEIGHBOURHOOD	East End-Danforth

GALLERY





LISTING AGENT

Pavel Shaganenko

KW LIVING REALTY

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