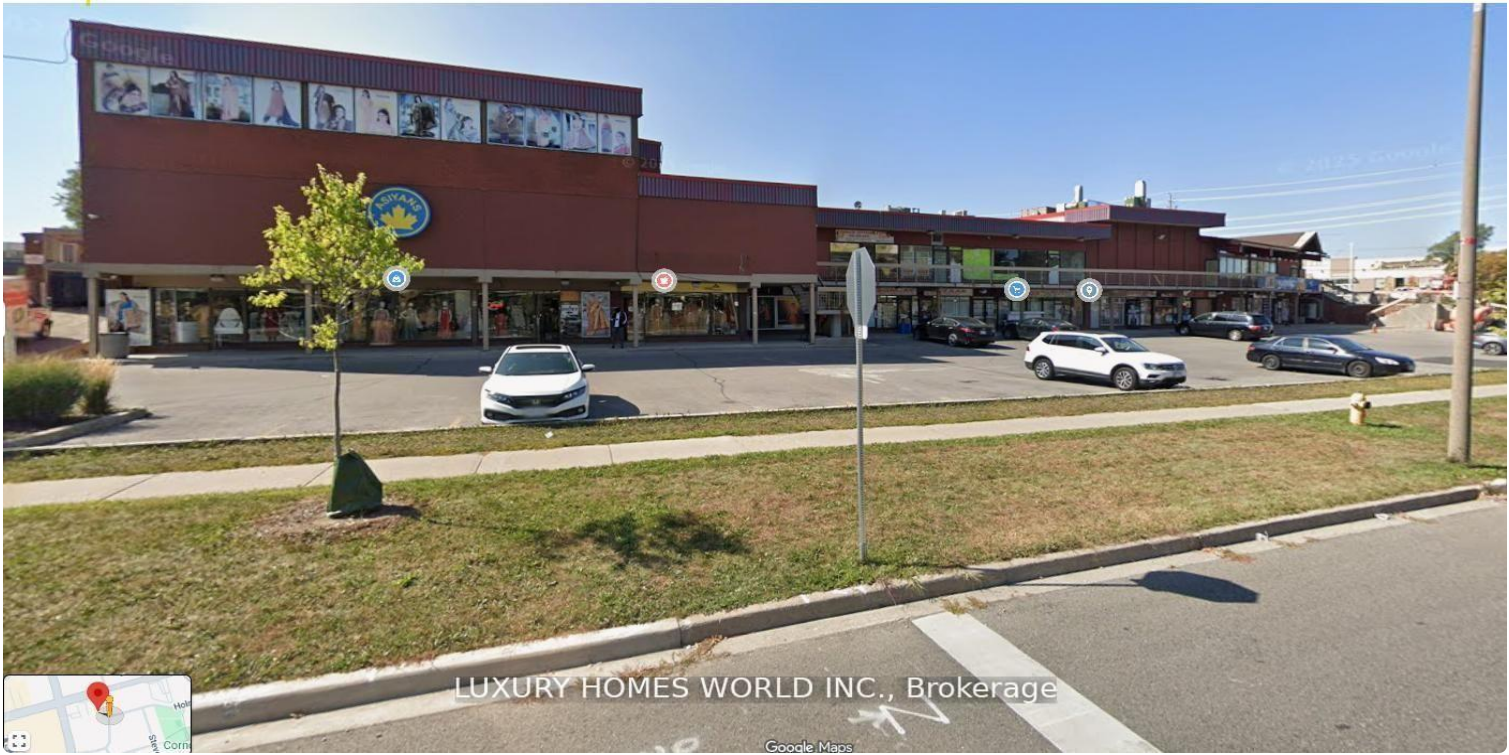




FOR SALE COMMERCIAL RETAIL MLS# E13225524

3601 Lawrence Avenue E, Toronto, ON M1G 1P5

Woburn, Toronto · M1G 1P5

C\$ 10,999,000

0	0	88,156	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

2 ACRE PLAZA: Prime commercial investment in the heart of Scarborough's Woburn district (MARKHAM&LAWRENCE). This property offers fully leased retail units delivering consistent, dependable income of approximately \$900k per year. Supported by 12 established long term tenants, the asset provides strong stability with low vacancy exposure. Positioned within a rapidly transforming corridor, the site presents compelling future upside, with potential for residential or mixed use redevelopment subject to municipal approvals and zoning. This is an ideal opportunity for investors looking to secure immediate cash flow while holding a strategic land play in a high demand location. A solid income producing property with long term growth potential in one of Scarborough's most active and evolving communities.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	51-99 years
ANNUAL TAX	\$198,501
POSTAL CODE	M1G 1P5
NEIGHBOURHOOD	Woburn

GALLERY



LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.