



FOR SALE

STORE W APT/OFFICE

MLS# E13572250

3541 St Clair Avenue E, Toronto, ON M1K 1L6

Clairlea-Birchmount, Toronto · M1K 1L6

C\$ 1,000,000

0	3	2,780	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional investment opportunity to own a fully tenanted mixed-use commercial/residential property offering immediate cash flow and outstanding long-term appreciation potential. This well-maintained building features a street-level commercial unit and an upper residential apartment, providing a stable and diversified income stream from day one. Ideally located on the high-exposure St. Clair Ave E corridor, the property enjoys excellent visibility, strong pedestrian and vehicle traffic, convenient public transit, and easy access to major roadways, shopping, restaurants, and everyday amenities. Currently generating approximately \$6,900/month in rental income plus TMI paid by the commercial tenant, the property includes a residential unit leased at \$3,000/month and a commercial unit leased at \$3,900 gross rent per month. A turnkey, income-producing asset offering reliable cash flow, excellent tenant stability, and exceptional long-term investment potential in one of Toronto's vibrant and growing neighborhoods.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$5,878
POSTAL CODE	M1K 1L6
NEIGHBOURHOOD	Clairlea-Birchmount

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

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