



FOR SALE

CONDO APARTMENT

MLS# E13574418

2351 Kennedy Road 105, Toronto, ON M1T 3G9

Agincourt South-Malvern West, Toronto · M1T 3G9

C\$ 479,000

1	2	1,100	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Great Location! Great Opportunity! Excellent mixed-use residential & commercial property in a prime location at the busy intersection of Kennedy Road & Sheppard Avenue East. Offering approximately 1000 Sq Ft of combined residential & commercial space, this property features: Ground Floor Commercial Unit with excellent exposure facing Kennedy Road, ideal for a wide variety of businesses, including retail, pa, beauty salon, professional office, and many other permitted commercial uses. The commercial unit is currently leased to an established tenant, providing excellent rental income and immediate cash flow. Second Floor Residential Unit featuring a bright and spacious one bed room layout with a four piece bathroom. Perfect for owner occupancy or as an additional rental property to generate extra income. Fantastic location with walking distance to TTC, Agincourt Mall, the public library, restaurants, shopping, and many everyday amenities. Conveniently close to Highway 401, the DVP, and nearby golf courses, offering excellent accessibility throughout the GTA. Newer Hot Water Tank 2024, Newer Washer& Dryer 2024, Newer Dish Washer 2025, Newer Plumbing and Roof 2025. Whether you are an investor looking for a solid income producing property or an owner seeking the flexibility of both residential & commercial use , this is an outstanding opportunity you won't want to miss!!

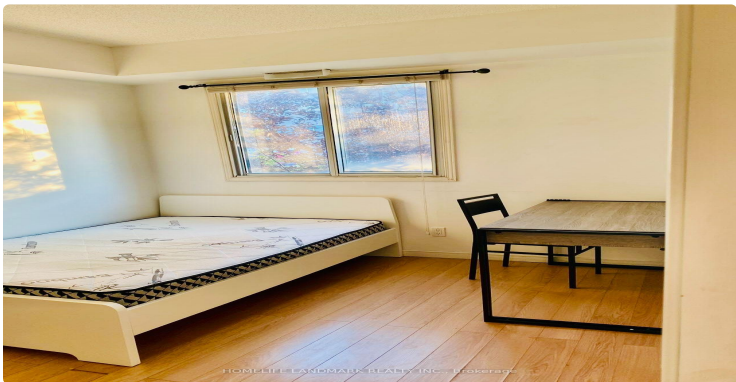
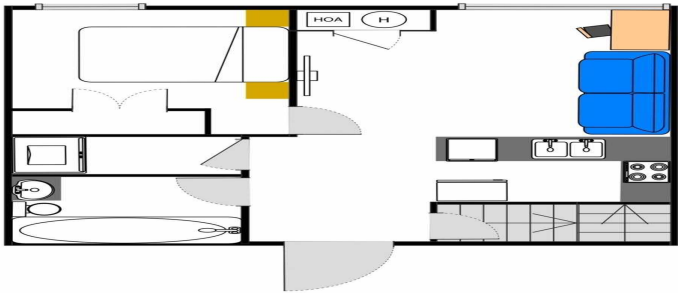
FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1000-1199 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,301
POSTAL CODE	M1T 3G9
NEIGHBOURHOOD	Agincourt South-Malvern West

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE LANDMARK REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.