



FOR SALE

COMMERCIAL RETAIL

MLS# E13579286

1853 Lawrence Avenue, Toronto, ON M1R 2Y3

Wexford-Maryvale, Toronto · M1R 2Y3

C\$ 999,999

0	0	2,799	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional mixed-use investment opportunity in a prime Toronto location at Lawrence Ave. E. & Pharmacy Ave. This well-maintained commercial/residential property offers immediate upside with both owner-user and investor appeal. The main floor features approximately 1,100 sq. ft. of retail space, currently vacant, providing the flexibility to establish your own business or secure a new tenant at today's market rents. The zoning permits a wide variety of retail and commercial uses, including a restaurant, café, barber shop, salon, spa, professional office, convenience retail, and many other permitted operations. The approximately 900 sq. ft. basement will be delivered vacant on closing, offering valuable additional space for storage, office use, or business operations. The retail unit is also being offered for lease at \$3,500/month plus TMI, presenting an excellent leasing opportunity for investors. The upper residential unit is currently tenanted on a month-to-month basis, generating \$1,930 per month, providing immediate rental income with future flexibility. With strong income potential and a projected capitalization rate exceeding 6.7%, this property represents an outstanding opportunity for investors seeking stable cash flow and long-term appreciation, as well as owner-operators looking to occupy the commercial space while benefiting from residential rental income. Ideally situated in a high-traffic corridor with excellent visibility, strong pedestrian exposure, TTC access, and close proximity to major highways, schools, and established residential neighbourhoods. A rare chance to own a versatile mixed-use asset in one of Toronto's sought-after commercial districts with significant upside potential.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$8,422
POSTAL CODE	M1R 2Y3
NEIGHBOURHOOD	Wexford-Maryvale

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.