



FOR SALE

STORE W APT/OFFICE

MLS# E13707398

347 & 349 Jones Avenue, Toronto, ON M4J 3G4

Blake-Jones, Toronto · M4J 3G4

C\$ 3,200,000

0	0	4,114	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A turnkey mixed-use investment opportunity in a fully renovated (2025)residential-with-storefront building, offering strong, diversified income across 5 units with combined monthly rent of \$8,450. Beyond its current stable cash flow, the property offers significant upside through approved plans for a new 8-unit building - 2 units in the basement and 4 units on each of the main and second floors - presenting a rare opportunity to substantially increase density and long-term returns. Situated in a well-established, walkable neighborhood with strong rental demand and steady foot traffic for the ground-floor commercial space, this property combines the stability of residential income today with a clear path to expanded value tomorrow - an ideal opportunity for an investor seeking a renovated,low-maintenance asset with immediate cash flow and real room to grow.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$15,784
POSTAL CODE	M4J 3G4
NEIGHBOURHOOD	Blake-Jones

GALLERY



LISTING AGENT

Pavel Shaganenko

VANGUARD REALTY BROKERAGE CORP.

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