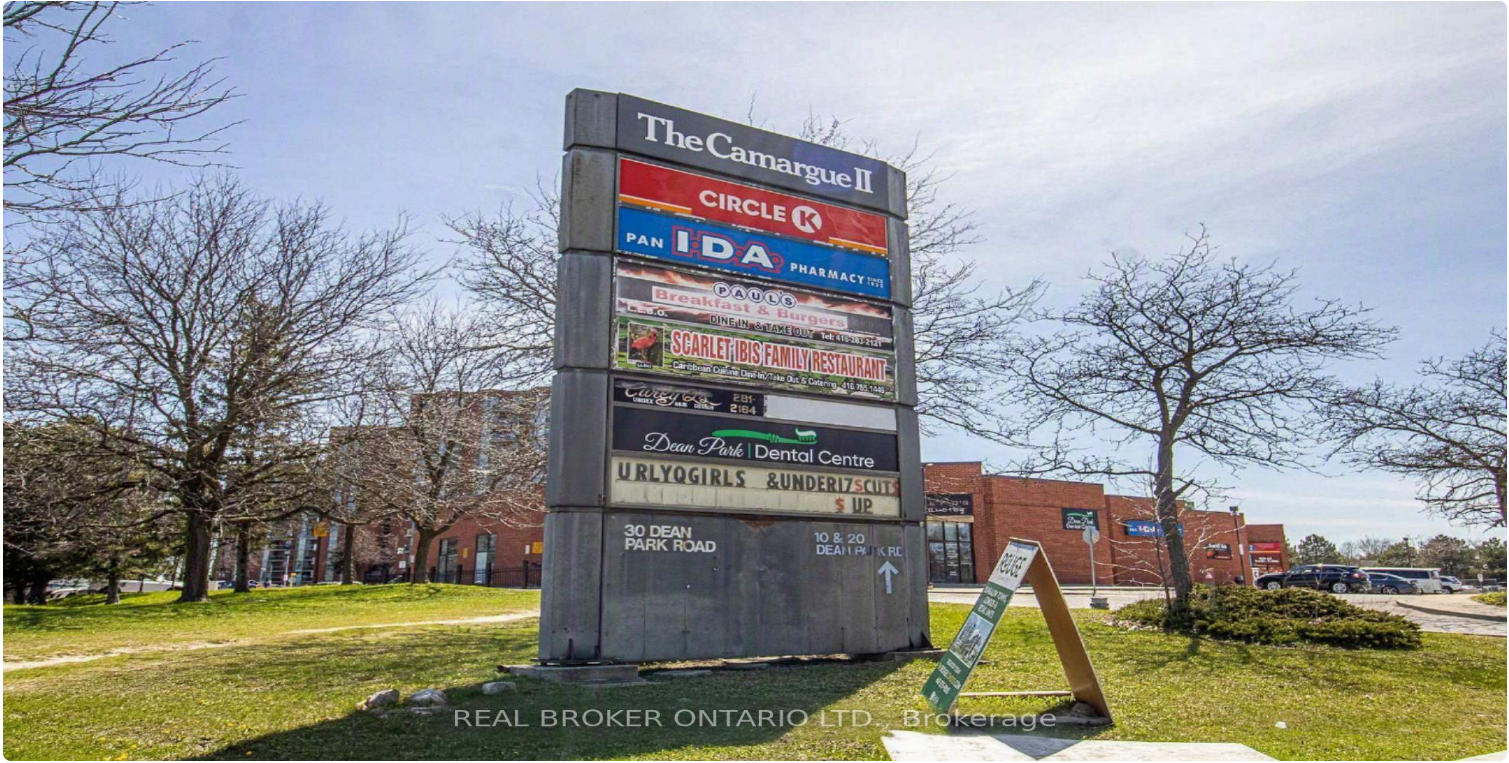




FOR SALE

COMMERCIAL RETAIL

MLS# E13720614

30 DEAN PARK Road 19-20, Toronto, ON M1B 3H1

Rouge E11, Toronto · M1B 3H1

C\$ 1,650,000

0	0	3,432	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

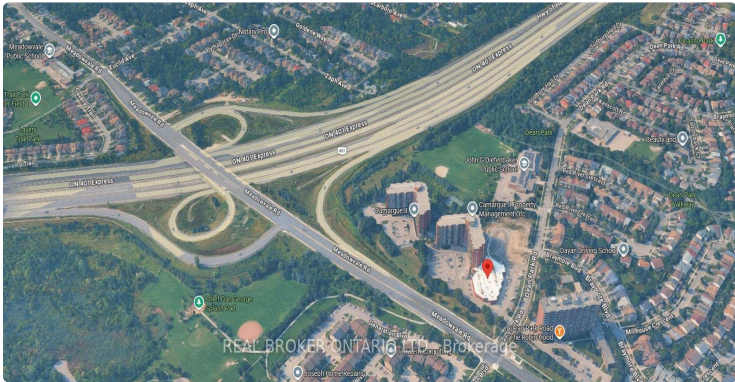
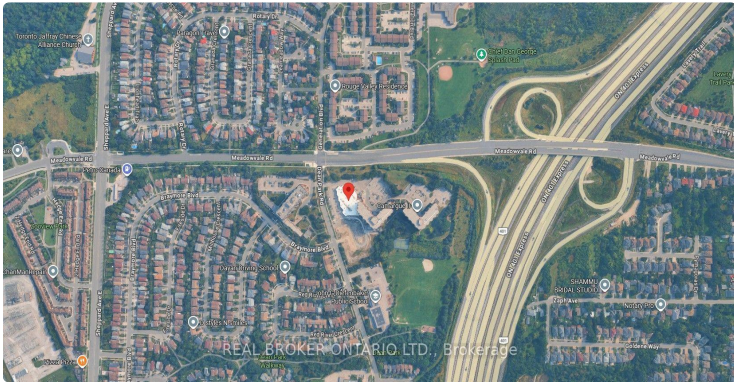
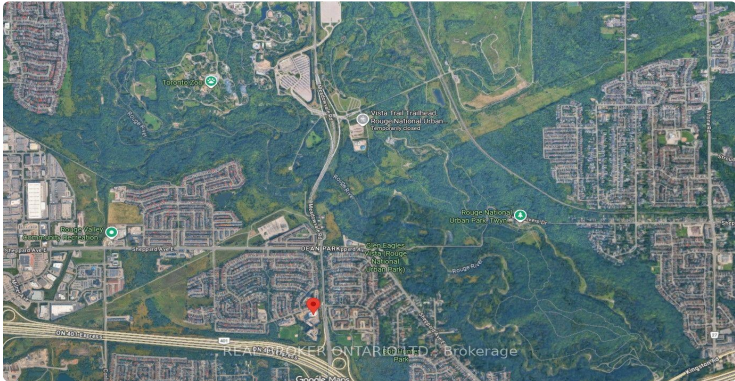
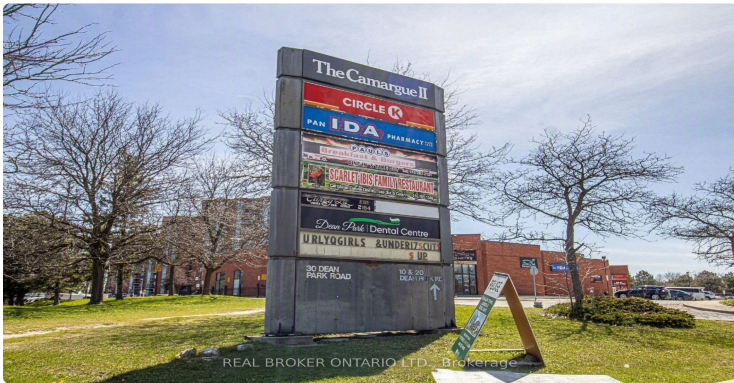
ABOUT THIS PROPERTY

Prime 3,432 SF Commercial/Retail Condo Unit (Combined) in Booming Rouge, Scarborough! An outstanding opportunity to own or invest in a large-format, high-traffic retail/commercial space in one of Scarborough's fastest-growing communities. This combined unit - merging two adjacent retail condo units - offers 3,432 SF of flexible retail/commercial space just seconds from Hwy 401, with over 75,000 residents in the immediate trade area for unmatched exposure and built-in customer demand. Flexible zoning supports a wide range of uses - medical, dental, restaurant, office, retail, salon/spa, and more - making this an ideal fit for owner-operators or investors seeking a versatile, large-format asset. A new 12-storey residential tower is coming to the same complex, adding 200+ new units and a steady stream of foot traffic right to your doorstep. Surrounded by an established and rapidly expanding trade area, this location benefits from proximity to Rouge National Urban Park, Toronto Zoo, TTC transit, and the University of Toronto Scarborough campus, drawing consistent local and visitor traffic year-round. Added flexibility for investors: while being sold as one combined 3,432 SF unit, each unit maintains its own separate title, giving the buyer the future option to lease or sell either unit individually - ideal for those looking to occupy one space while generating rental income from the other, or to divest a portion down the road. A rare chance to secure a large-format retail space with built-in flexibility, in a neighbourhood on the rise.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
POSTAL CODE	M1B 3H1
NEIGHBOURHOOD	Rouge E11

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

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.