



FOR SALE

STORE W APT/OFFICE

MLS# E13753746

945 Gerrard Street E, Toronto, ON M4M 1Z1

South Riverdale, Toronto · M4M 1Z1

C\$ 1,480,000

8	5	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity for investors, end-users or those seeking long-term value-add potential along Gerrard Street East. Mixed-use property situated in a vibrant commercial-residential corridor. Zoned CR - Commercial Residential. The property features four separate entrances, offering excellent flexibility for access, layout and future use. Enjoy a highly convenient location close to mall, restaurants, parks, everyday shopping and local amenities, with easy streetcar access and rear laneway access. Property is currently vacant and being sold in "as-is, where-is" condition. Buyer to conduct their own due diligence and verify zoning, licensing, permitted uses, building/fire code compliance, measurements and future intended use.

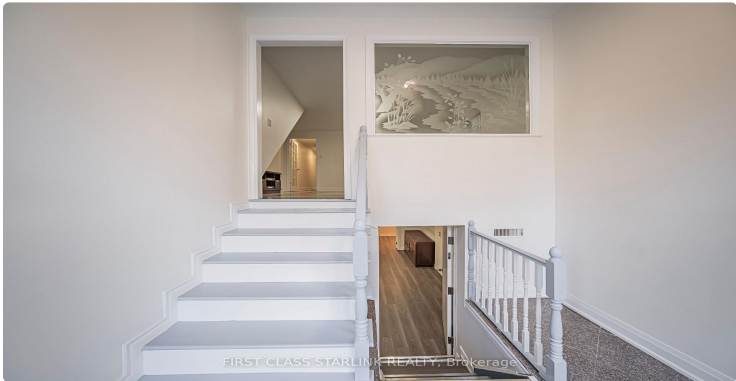
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Finished, Finished with Walk-Out
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,621
POSTAL CODE	M4M 1Z1
NEIGHBOURHOOD	South Riverdale

GALLERY





LISTING AGENT

Pavel Shaganenko

FIRST CLASS STARLINK REALTY

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