



FOR SALE

COMMERCIAL RETAIL

MLS# E13846932

1367 Danforth Avenue, Toronto, ON M4J 1N1

Greenwood-Coxwell, Toronto · M4J 1N1

C\$ 3,398,000

0	0	8,978	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

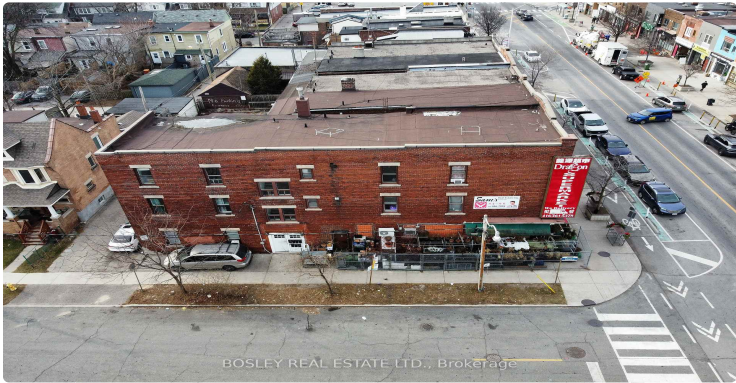
ABOUT THIS PROPERTY

Situated prominently on the southwest corner of Danforth Avenue and Gillard Avenue, this mixed-use property of almost 9,000 sf is priced at under \$380.00 psf offering exceptional visibility and long-term upside in a rapidly evolving urban corridor. The building is configured with 28 bedrooms spread throughout 10 residential units located on the 2nd & 3rd floors and rear main floor. Most of the residential units are accessed through a separate foyer fronting on 214 Gillard Ave, with ground-floor retail space along the Danforth frontage with steady pedestrian and vehicular traffic. While the property would benefit from updates, it presents a compelling value-add opportunity for investors seeking stable income with significant growth potential, or owner operators to renovate, reposition, and customize the asset to suit their vision. The corner location offers flexibility for a variety of commercial uses including hospitality with patio potential. Located within the Greenwood Major Transit Area, the property stands to profit from ambitious Intensification plans, including a proposed minimum density target nearly double the current population. 1363 - 1367 Danforth is a substantial corner property, on a major artery, and steps to a subway station offering an excellent opportunity for any Buyer.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$28,924
POSTAL CODE	M4J 1N1
NEIGHBOURHOOD	Greenwood-Coxwell

GALLERY



LISTING AGENT

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