



FOR SALE

COMMERCIAL RETAIL

MLS# E14097196

582 Danforth Road, Toronto, ON M1K 1E3

Clairlea-Birchmount, Toronto · M1K 1E3

C\$ 1,199,000

0	0	2,616	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

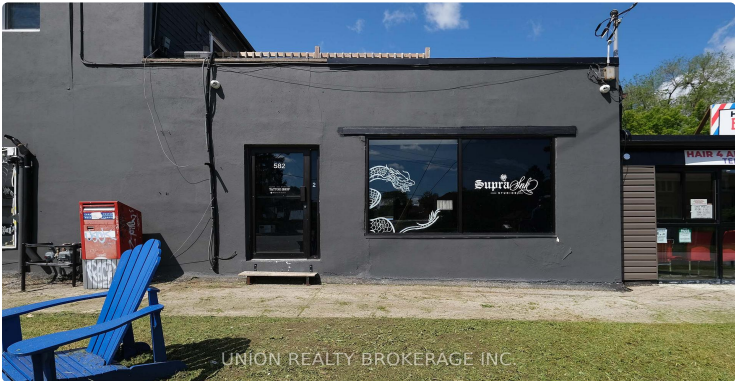
ABOUT THIS PROPERTY

Welcome to 582 Danforth Rd. A rare opportunity to acquire a prominent corner-lot, mixed-use investment property in a high-exposure Danforth Avenue location, offering an attractive 6.00% cap rate and multiple income streams. This well-maintained asset features three fully leased commercial units, one additional flexible-use/storage space, one newly renovated vacant two-bedroom residential apartment ready to be leased at market rent, billboard income, and on-site parking, providing immediate cash flow with excellent upside potential. Positioned in a high-visibility corridor with exceptional pedestrian and vehicle traffic, the property benefits from outstanding street presence and long-standing commercial tenancy. Recent capital improvements include extensive renovations, upgraded electrical service, a new HVAC system, and replacement of all flat roofs within the past five years, reducing future capital expenditures. Offering stable income today, immediate leasing upside, and future redevelopment potential, this is an exceptional opportunity for investors seeking a turnkey, income-producing asset in a prime Toronto location with long-term appreciation potential. Do not approach AAA existing tenants. Information only through listing agent & showings through LA only.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$10,379
POSTAL CODE	M1K 1E3
NEIGHBOURHOOD	Clairlea-Birchmount

GALLERY





LISTING AGENT

Pavel Shaganenko

UNION REALTY BROKERAGE INC.

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.