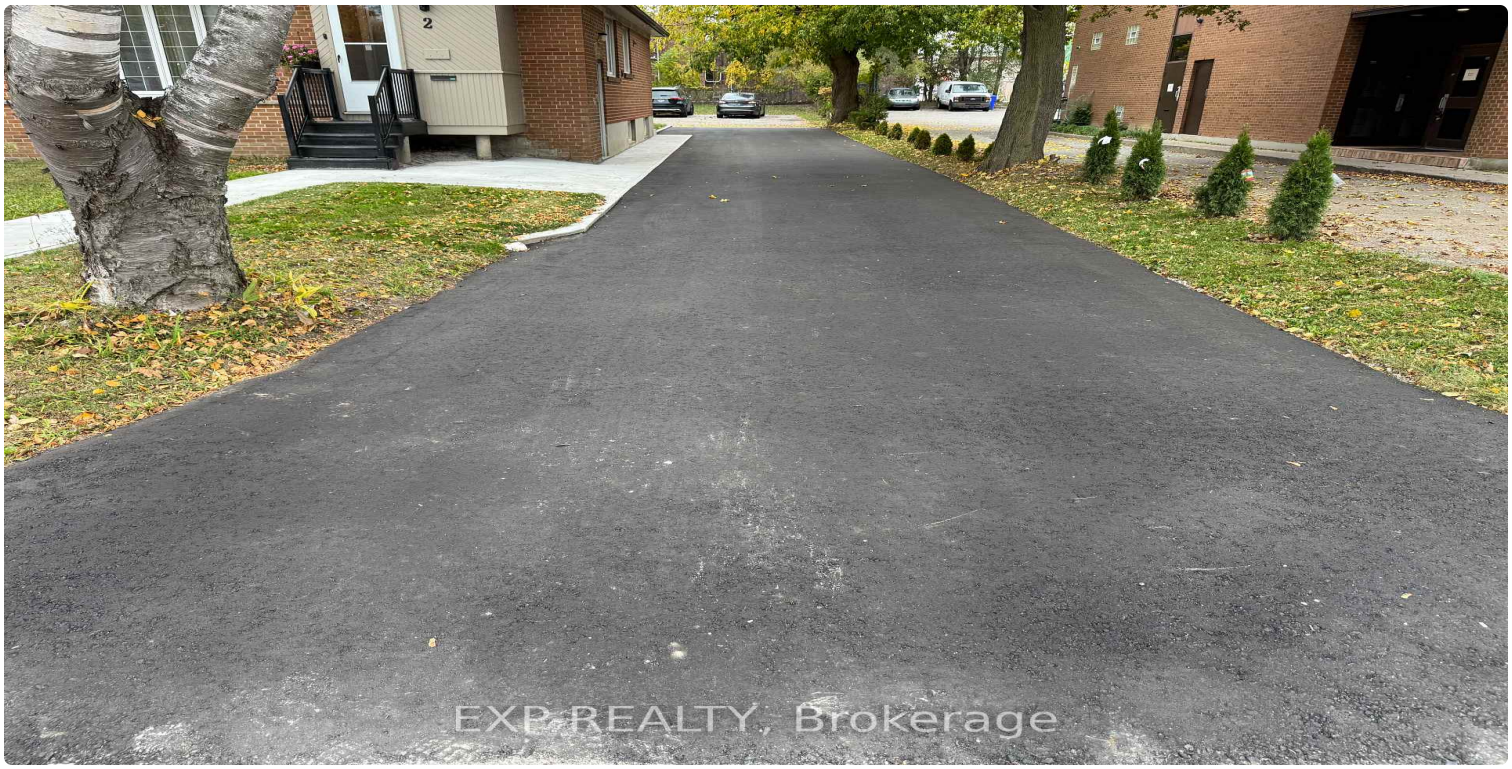


FOR SALE | INVESTMENT | MLS# E14144052

2 Collinsgrove Road, Toronto, ON M1E 3S4

West Hill, Toronto · M1E 3S4

C$ 1,288,000

0	0	1,500	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

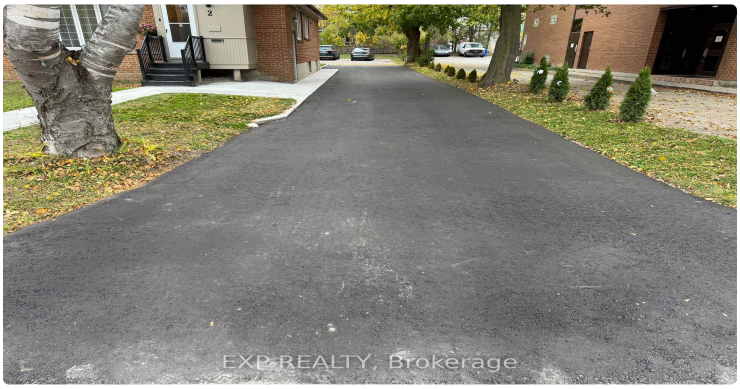
ABOUT THIS PROPERTY

CR-Zoned 50 x 200 Ft Lot in an Established Commercial Area | Renovated Detached Bungalow | Parking for 10+. Attention business owners, professionals and investors! 2 Collinsgrove Rd sits on a 50 x 200 ft lot zoned CR (Commercial Residential) in an established retail area near Lawrence Ave E and Morningside Ave. Permitted uses under the CR zone include office, medical office/clinic, personal service shop, massage therapy, wellness centre, education use, artist or production studio, and software development (buyer to verify permitted uses, conditions and change-of-use requirements with the City). The deep lot provides on-site parking for approx. 10 vehicles for clients, staff or a fleet. It's minutes to UTSC, Centennial College and Hwy 401, with TTC at your doorstep. Extensively renovated 2023-2026, it generates income or serves your operations from day one. Upgrades include new electrical wiring, whole-house plumbing and a new sewer line to the city connection (all 2024), a new asphalt driveway and concrete walkway (2026), a roof from 2019 and A/C from 2023. Each level has its own appliances and laundry. Hold for income today with long-term upside!

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	$3,737
POSTAL CODE	M1E 3S4
NEIGHBOURHOOD	West Hill

GALLERY





LISTING AGENT

Pavel Shaganenko

EXP REALTY

Email: pshaganenko@gmail.com

Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.