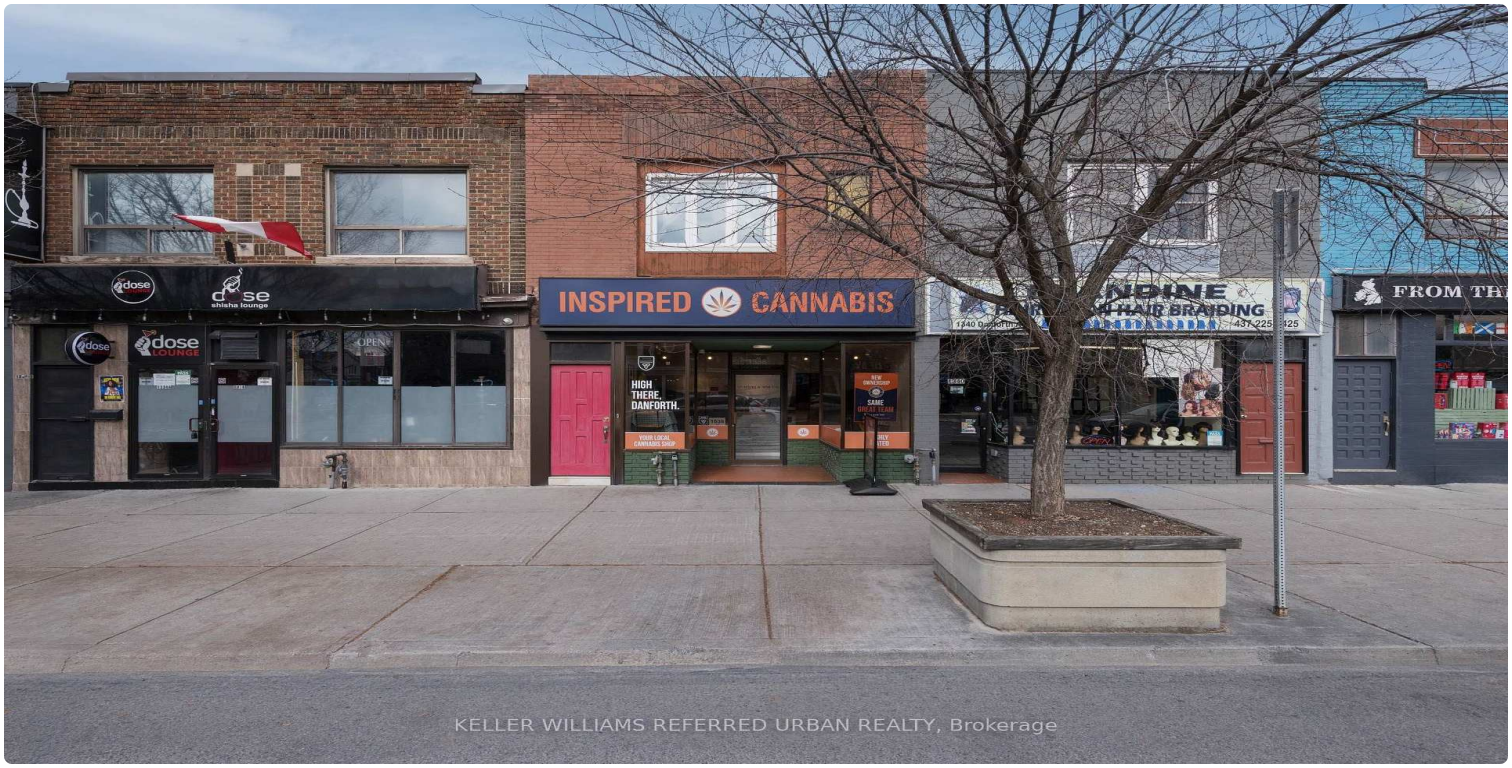


FOR SALE | COMMERCIAL RETAIL | MLS# E14176626

1338 Danforth Avenue, Toronto, ON M4J 1M9

Danforth, Toronto · M4J 1M9

C$ 1,650,000

0	0	2,583	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

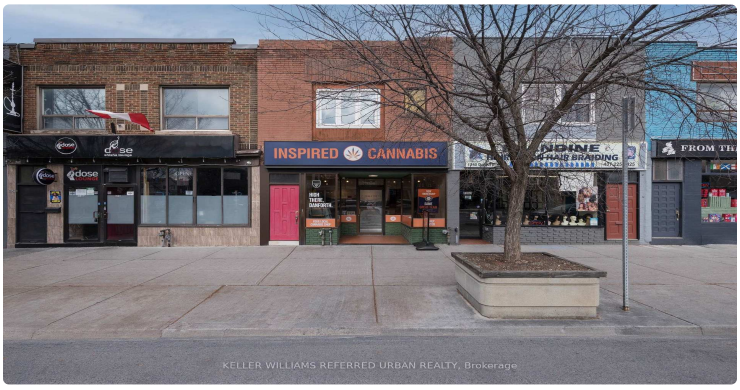
ABOUT THIS PROPERTY

ATTENTION INVESTORS, BUILDERS & OWNER-USERS! Exceptional mixed-use investment opportunity on vibrant Danforth Ave between Greenwood and Coxwell, steps to Greenwood TTC subway, shops, restaurants and everyday amenities. Enjoy commercial rental income from the tenant-occupied main floor and basement, with additional income potential from the spacious second-floor residence. Separate commercial and residential entrances provide flexibility for investors, business operators and multi-generational living. The approx. 1464 sq. ft. 1st floor + 1270 sq. ft. of basement is configured for retail/office use, featuring a 3-piece washroom, shelving and desks. A large basement offers additional usable space, a basic kitchen and washroom rough-in. The approx. 914sq. ft. upper apartment offers 3 bedrooms, a family room, dining area, full kitchen and renovated 3-piece bathroom. Bamboo flooring, LG stove, Whirlpool refrigerator and washer/dryer hookups in the third-bedroom closet add everyday convenience. Lease the entire 3-bedroomapartment or explore individual room-rental possibilities, subject to applicable requirements. Notable improvements include an upgraded electrical panel (approx. 5 years ago), roof (approx.5 years ago), deck (approx. 3 years ago), windows, doors and skylight (approx. 2 years ago),basement drain piping replaced with PVC in 2026. Enjoy an outdoor deck, rear laneway access, aprivate garage parking space and an owned hot water tank. BUILDERS & DEVELOPERS: Envision abrand-new mixed-use residential building with street-level retail in a sought-after urbancorridor, subject to required approvals. Great visibility and convenient front and rear accessin the heart of Danforth Village with strong neighbourhood appeal. A compelling opportunity tocollect rental income, establish a business below your residence or pursue a new developmentvision along one of Toronto's established east-end commercial streets.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	$15,981
POSTAL CODE	M4J 1M9
NEIGHBOURHOOD	Danforth

GALLERY


INSPIRED CANNABIS


INSPIRED CANNABIS
BLANDINE
HAIR SALON HAIR BRAIDING
437-225-1425


INSPIRED CANNABIS
1340 Danforth Ave
HIGH THERE, DANFORTH
NEW OWNERSHIP
SAME GREAT TEAM
FRESHLY CURATED


INSPIRED CANNABIS
BLANDINE


NEW OWNERSHIP
SAME GREAT TEAM

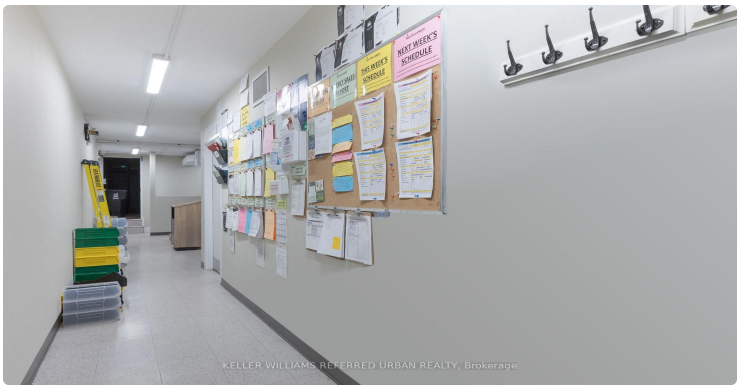



FLOWER

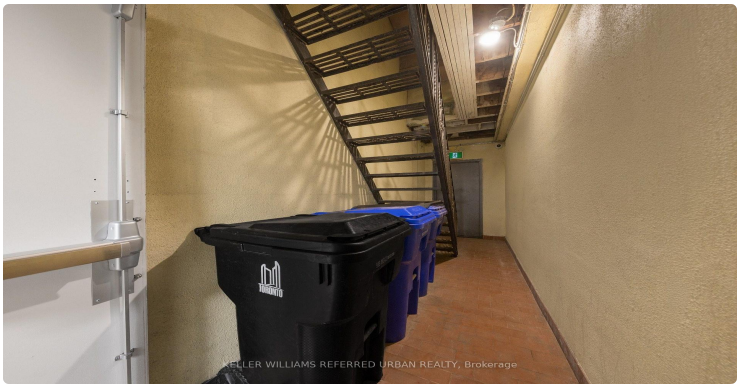

We're charting a new course
PRE-ROLLS


BEVERAGES


More Points.
Bigger Rewards.
Better Savings.













LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

Email: pshaganenko@gmail.com

Prepared for you on November 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.