



FOR SALE

COMMERCIAL RETAIL

MLS# W13025612

3369 Lake Shore Boulevard W, Toronto, ON M8W 1N1

Long Branch, Toronto · M8W 1N1

C\$ 2,500,000

0	3	6,325	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Commercial Opportunity In Long Branch Featuring A Mixed-Use Building On A Lot Measuring Approximately 55 X 115 (All Measurements To Be Verified). The Property Offers Approximately 3,500 Sq. Ft. Of Total Space, Combining Commercial And Residential Uses. The Main Floor Is Currently Configured As A Computer Retail Store, Providing Strong Street Visibility And Excellent Exposure In A High-Traffic Corridor. Above Are Two Self-Contained Two-Bedroom Apartments, Offering Additional Rental Income Potential Or Live/Work Flexibility. Ideally Situated In A Vibrant, Established Area With Convenient Access To Long Branch Go Station And TTC Streetcar Lines, The Property Benefits From Strong Surrounding Residential Density And Consistent Pedestrian And Vehicle Traffic. Zoned Cr, It Supports A Wide Range Of Commercial And Residential Uses, Enhancing Long-Term Flexibility And Redevelopment Potential. A Rare Opportunity For Investors Or Owner-Operators Seeking A Versatile Mixed-Use Asset In Toronto's West End

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$24,500
POSTAL CODE	M8W 1N1
NEIGHBOURHOOD	Long Branch

LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-TOWER REALTY LTD.

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