



PROPERTY.CA INC., Brokerage

FOR SALE

STORE W APT/OFFICE

MLS# W13067858

1784 Jane Street, Toronto, ON M9N 2T2

Weston, Toronto · M9N 2T2

C\$ 1,299,000

0	5	3,400	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location! Location! Location! Welcome To 1784 Jane Street, An Outstanding Mixed-Use Investment Opportunity In Vibrant Weston Neighborhood. Surrounded By Schools, Parks, Shopping, And Dining, This Solid Detached Building Offers Nearly 5,000 Sq. Ft. Of Renovated Space With Rapid Access To TTC, Weston GO, And Highways 400/401. Versatile Property: Ideal For Investors, Entrepreneurs, Or End-Users Looking To Capitalize On Strong Street Exposure. Restaurant Equipment Remains On-Site From Prior Use, Offering Flexibility For Future Restaurant, Retail,Office,Beauty Salon Or Service Conversion.Building Layout: High-Exposure 1,700 Sq. Ft. Main-Floor Commercial Space Plus 3 Independent Residential Apartments (Two 2-Bedroom Units On Second Floor, One 2-Bedroom Unit In Basement). Strong Financial Return: Proximately An Exceptional 7.8% Net Cap Rate In Today Market , Offering Massive Rental Upside Potential! Occupancy Status: Main Floor Currently Owner-Occupied (Law Office) But She Can Lease It Back For One Year Or Leave It Vacant, And 3 Residential Units Are Fully Tenanted With 60 Days Notice Can Be Vacant. Additional Features: Includes 4 Hydro Meters And 6 Total Tandem Parking Spots. Don't Miss It!

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$11,344
POSTAL CODE	M9N 2T2
NEIGHBOURHOOD	Weston

GALLERY





LISTING AGENT

Pavel Shaganenko

PROPERTY.CA INC.

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