



FOR SALE

STORE W APT/OFFICE

MLS# W13148906

1702 Jane Street, Toronto, ON M9N 2S4

Weston, Toronto · M9N 2S4

C\$ 1,288,000

0	4	2,100	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 1702 Jane Street. A great investment opportunity located in Toronto's vibrant Weston neighborhood. The surrounding area boasts a variety of amenities, including schools, parks, shopping centers, and dining options, contributing to the properties appeal for both commercial and residential purposes. This very well maintained versatile property features a high exposure commercial storefront plus 3 residential apartments: a renovated 2-bedroom unit on main level (vacant for own-use or rent out), a very spacious 2-bedroom unit on upper level and a 3-bedroom unit on lower level. Front & rear separate access with 4 parking spots total. All existing leases on the basis of month to month, providing the flexibility to tailor the property to your specific needs. Conveniently situated just minutes from Highway 400/401, Weston GO Station and TTC at your doorstep, this property offers exceptional visibility and accessibility for both commercial and residential use. Projected to generate Net Annual Income of \$90,000 plus, this property boasts a favorable Capitalization Rate of 7.0% above. Please note that the income figures are based on current and previous rent and actual income may vary based on market conditions and management. This is your opportunity to invest in a property with immense potential for business or rental income. Don't miss it!!

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$8,027
POSTAL CODE	M9N 2S4
NEIGHBOURHOOD	Weston

GALLERY





LISTING AGENT

Pavel Shaganenko

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