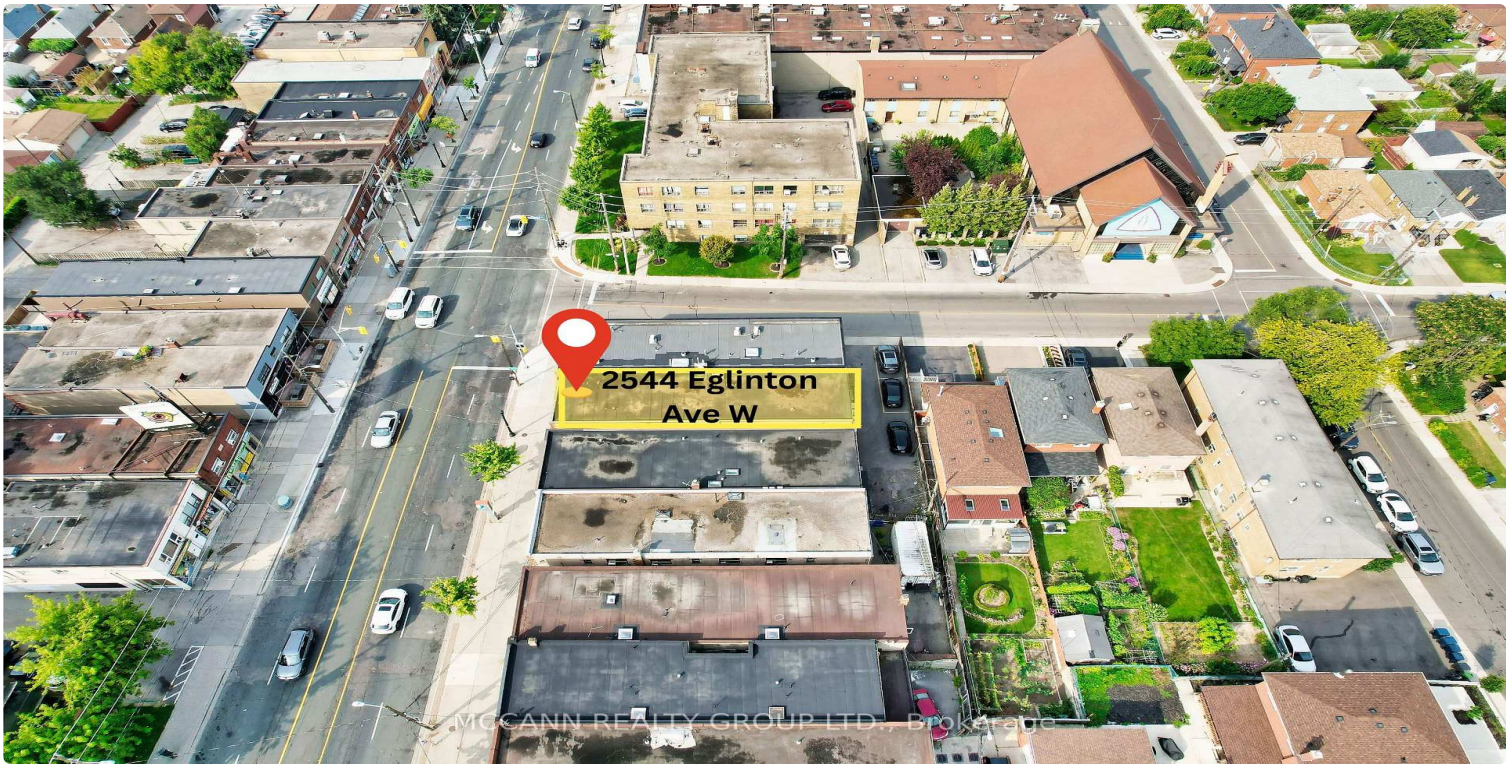




FOR SALE

COMMERCIAL RETAIL

MLS# W13414376

2544 Eglinton Avenue W, Toronto, ON M6M 1T1

Beechborough-Greenbrook, Toronto · M6M 1T1

C\$ 1,798,800

0	0	3,725	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

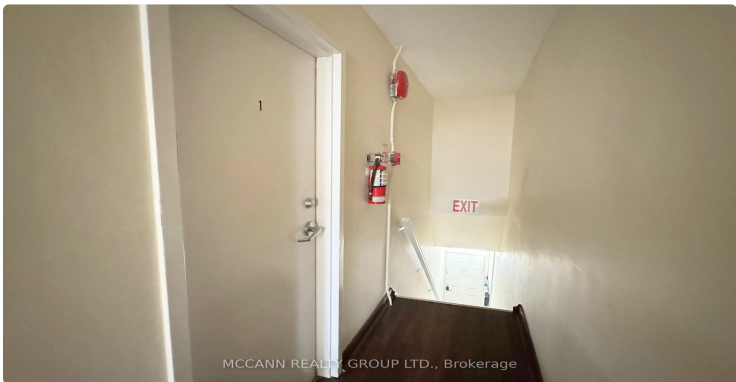
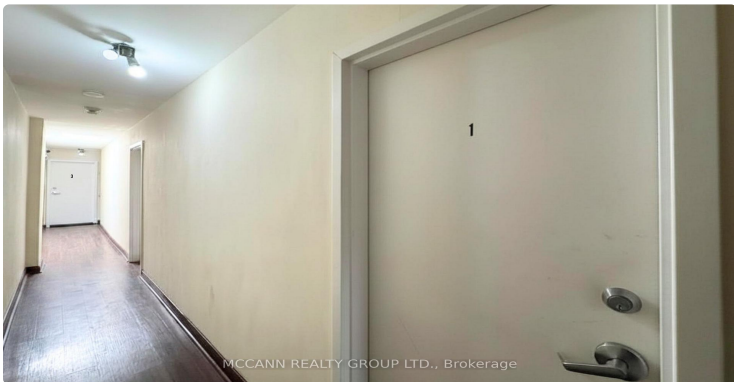
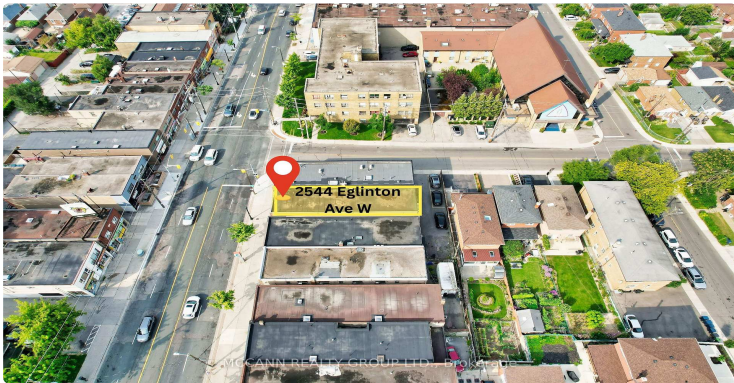
ABOUT THIS PROPERTY

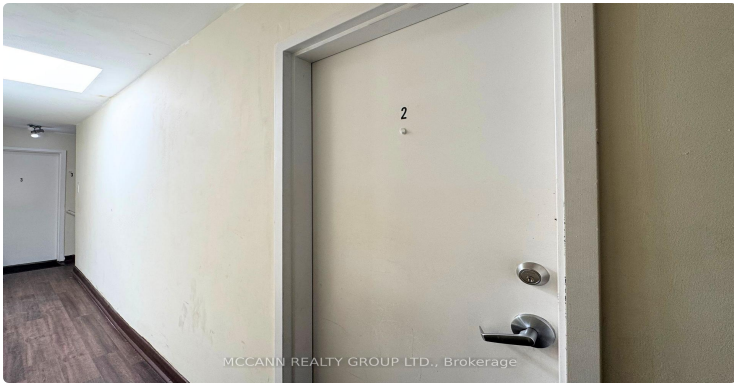
Exceptional mixed-use investment opportunity in Toronto's rapidly evolving Eglinton West corridor. Ideally positioned along a major transit route and surrounded by significant residential and commercial redevelopment, 2544 Eglinton Ave W presents a rare opportunity to acquire a well-located 7-unit income-producing asset featuring five spacious 2-bedroom residential apartments and two commercial units. Offering an attractive 8% cap rate, diversified income stream, and strong in-place cash flow, the property provides investors with immediate income and future upside through strategic leasing, renovations, and operational improvements. Benefiting from excellent exposure, strong accessibility, and its location within a growing transit-oriented community, this asset is well-positioned for long-term appreciation. Commercial Unit 2 is currently vacant, creating an immediate leasing opportunity, while Residential Unit 5 will be delivered vacant upon closing, allowing flexibility for renovation, owner occupancy, or market-rent repositioning. A compelling investment opportunity offering stable income, immediate upside, and long-term growth potential in one of Toronto's most dynamic urban growth corridors.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	51-99 years
ANNUAL TAX	\$11,733
POSTAL CODE	M6M 1T1
NEIGHBOURHOOD	Beechborough-Greenbrook

GALLERY





LISTING AGENT

Pavel Shaganenko

MCCANN REALTY GROUP LTD.

Email: pshaganenko@gmail.com

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