



FOR SALE

COMMERCIAL RETAIL

MLS# W13425280

# 2378 Lake Shore Boulevard W, Toronto, ON M8V 1C3

Mimico, Toronto · M8V 1C3

C\$ 4,200,000

|          |           |        |         |           |          |
|----------|-----------|--------|---------|-----------|----------|
| 0        | 0         | 10,681 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT  | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Exceptional investment and redevelopment opportunity along Toronto's rapidly evolving western waterfront corridor. Prominently situated on a high-exposure stretch of Lake Shore Blvd W within the Mimico 20/20 Revitalization Area, this rare offering presents outstanding long-term upside in a neighbourhood undergoing significant residential intensification and urban transformation. Surrounded by existing and planned high-rise residential developments, the property is well positioned to benefit from continued population growth, infrastructure investment, and increasing demand for mixed-use redevelopment opportunities. Excellent connectivity with immediate access to TTC streetcar service, Mimico and Long Branch GO Stations, Gardiner Expressway, Hwy 427/401, Pearson Airport, and downtown Toronto. Features strong frontage, excellent visibility, ample on-site parking, and flexible mixed-use zoning. Currently improved with a fully leased commercial plaza providing stable holding income while future redevelopment plans are explored. Steps to Lake Ontario, waterfront parks, trails, and recreational amenities. Must be purchased together with 2386 Lake Shore Blvd W, creating a rare large-scale assembly opportunity with enhanced frontage, increased flexibility, and exceptional redevelopment potential in one of Toronto's most dynamic waterfront communities.

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Commercial Retail |
| LISTING STATUS | For Sale          |
| PROPERTY TYPE  | Commercial Retail |
| ANNUAL TAX     | \$41,960          |
| POSTAL CODE    | M8V 1C3           |
| NEIGHBOURHOOD  | Mimico            |

## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.