



FOR SALE

COMMERCIAL RETAIL

MLS# W13496604

6199 Steeles Avenue W, Toronto, ON M9L 2V1

Humber Summit, Toronto · M9L 2V1

C\$ 4,888,000

0	1	1,200	—	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Opportunity To Acquire A Branded Mobil Gas Station In One Of The GTA's Most Active Growth Corridors, Positioned At The High-Exposure Intersection Of Steeles Avenue West & Islington Avenue. This Property Sits On The Toronto/Vaughan Border, Directly Across From Significant Residential Intensification Already Underway & Surrounded By Multiple Proposed High-Rise & Mixed-Use Developments. This Is A Location Where Today's Fuel And Convenience Business Meets Tomorrow's Land And Redevelopment Upside.The Surrounding Area Is Undergoing A Major Transformation. PriMont Homes Is Bringing Thousands Of New Residential Units To The Area Including A Total Of 9 Mid To High Rise Towers. Further Strengthening The Long-Term Demand Profile For Fuel, Convenience, Retail, And Future Mixed-Use Intensification.This Asset Offers Multiple Layers Of Value: An Established Branded Gas Station Operation, Strong Street Exposure, Daily Traffic Visibility, Immediate Income Potential, & A Long-Term Strategic Land Play. For An Owner-Operator, It Is A Chance To Control A Recognizable Mobil-Branded Location In A Dense Urban Market. For An Investor Or Developer, It Is A Rare Land-Positioning Opportunity In A Corridor Already Experiencing Major Growth. With Thousands Of Future Residents Expected In The Surrounding Area, This Property Is Positioned To Benefit From Increasing Traffic, Population Density, Convenience Demand, And Future Redevelopment Momentum. Property is Zoned CR(Commerical Residential). Opportunities Of This Nature Are Extremely Limited.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	6-15 years
ANNUAL TAX	\$31,000
POSTAL CODE	M9L 2V1
NEIGHBOURHOOD	Humber Summit

GALLERY





LISTING AGENT

Pavel Shaganenko

SAM MCDADI REAL ESTATE INC.

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.