



FOR SALE

STORE W APT/OFFICE

MLS# W13588896

802 Bloor Street W, Toronto, ON M6G 1L9

Dovercourt-Wallace Emerson-Junction, Toronto · M6G 1L9

C\$ 2,749,900

0	5	3,300	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

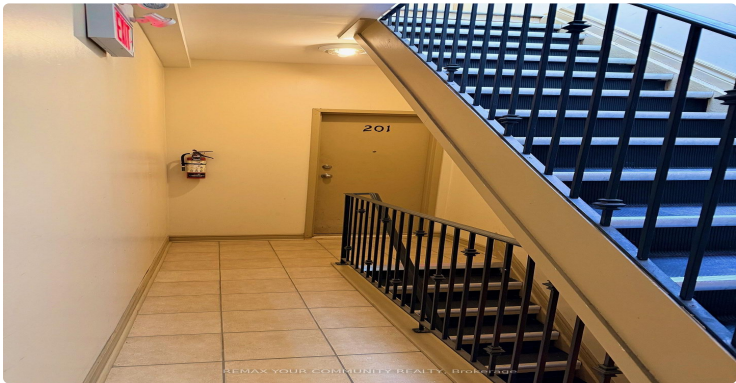
ABOUT THIS PROPERTY

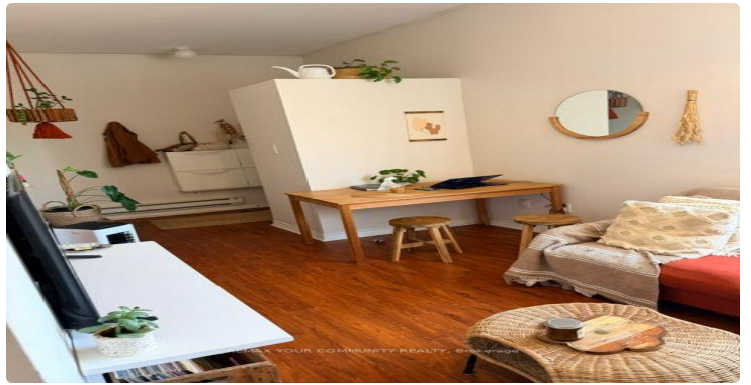
A rare opportunity to own a landmark mixed-use property in one of Toronto's most sought-after neighbourhoods. Properties of this calibre are often held within the same family for generations as is this. Ideally situated on prestigious Bloor Street West in Bloorcourt Village, this prime commercial/residential building is just steps from Christie Pits Park, Christie and Ossington subway stations, and surrounded by trendy cafés, restaurants, boutiques, bars, and everyday conveniences. Bordering Koreatown and The Annex, this vibrant High Traffic location continues to be one of Toronto's strongest investment corridors. The property features approx 1,100 sq. ft. of prime main-floor commercial space, an additional 850 sq. ft. bsmt, and FOUR fully leased residential apartments, providing immediate, stable rental income. The commercial unit is now vacant for the first time in 18 years following the tenant's retirement. This presents a rare opportunity for an owner-operator or investor to maximize the property's potential. The versatile commercial space is ideally suited for a medical or dental practice, law office, accounting firm, wellness clinic, psychologist, beauty or esthetics business, boutique retail, specialty services, or even restaurant use, subject to standard approvals. A standout feature is the private, fully fenced, and interlocked rear yard/patio. Set on an impressive 120-foot-deep lot-significantly deeper than the typical 95-100 foot lots along Bloor-this exceptional property offers tremendous long-term REDEVELOPMENT potential. The generous lot size may provide opportunities for future expansion, additional building area, or the construction of Laneway Suites, increasing income and value. Whether you're seeking a premier Owner-User opportunity, a high-performing investment, or a trophy asset in one of Toronto's most dynamic neighborhoods this is your chance to acquire a Landmark Bloor St. property with immediate cash flow and significant long term UPSIDE.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$19,617
POSTAL CODE	M6G 1L9
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY





LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

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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.