



FOR SALE

STORE W APT/OFFICE

MLS# W13648270

2635 Eglinton Avenue W, Toronto, ON M6M 1T6

Keelesdale-Eglinton West, Toronto · M6M 1T6

C\$ 1,199,900

0	0	2,700	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

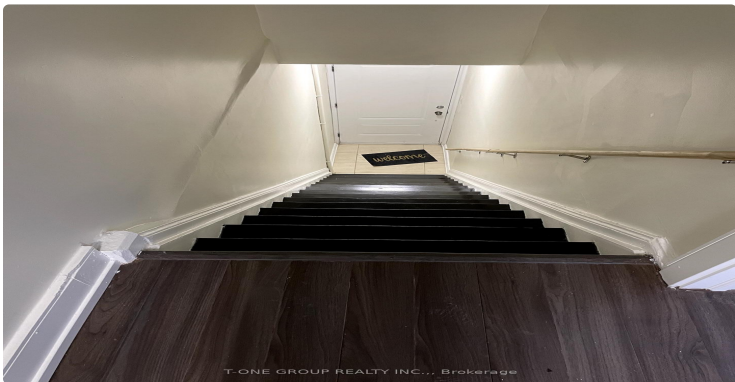
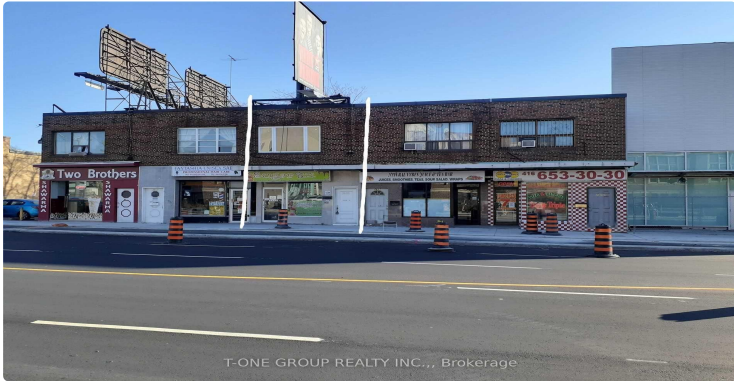
ABOUT THIS PROPERTY

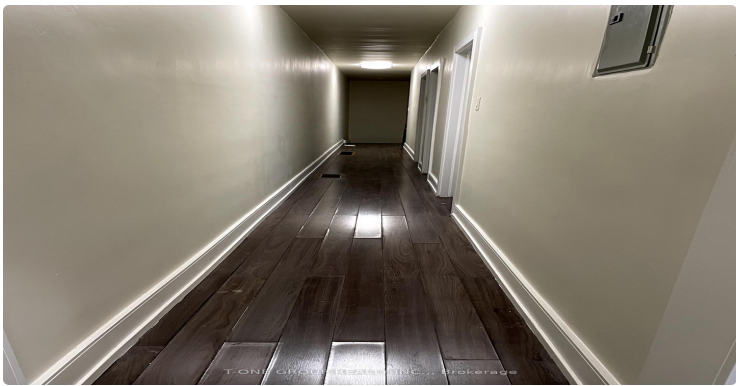
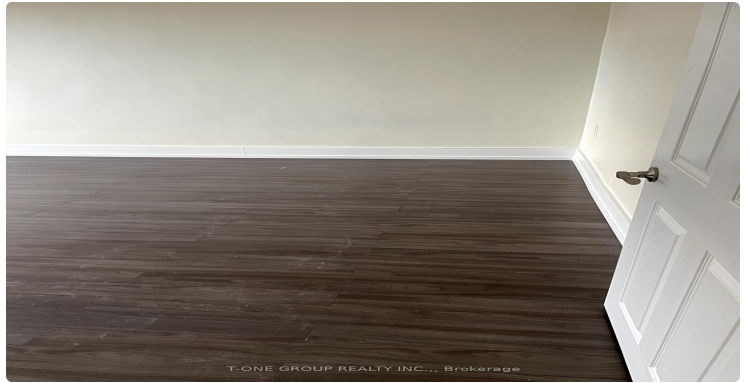
Incredible opportunity to invest in a rapidly transforming part of the city! Located on the new Eglinton LRT transit line, just three buildings from Keele Street, with the new Keelesdale LRT Station right across the street. The area is experiencing significant growth, with many new developments underway. This high-visibility location is ideal for a retail store or service-based business. The property features a ground-floor commercial unit with access to a full basement, as well as a spacious and bright fully renovated two-bedroom apartment on the second floor with a separate entrance. Both the commercial and residential units are fully occupied on month-to-month leases, generating a combined rental income of \$4,650/month, with more upside room. An additional \$500/month can be earned from rooftop signage. A new roof was installed in 2023. One surface parking space is available at the rear of the building. Close to all amenitiesmajor highways, restaurants, shopping, schools, and more. This soon-to-be-discovered community is poised for strong appreciation as market activity intensifies.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$8,278
POSTAL CODE	M6M 1T6
NEIGHBOURHOOD	Keelesdale-Eglinton West

GALLERY





LISTING AGENT

Pavel Shaganenko

T-ONE GROUP REALTY INC.,

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.