



RE/MAX ROUGE RIVER REALTY LTD., Brokerage

FOR SALE

STORE W APT/OFFICE

MLS# W13663208

2282 Islington Avenue, Toronto, ON M9W 3W8

Rexdale-Kipling, Toronto · M9W 3W8

C\$ 1,500,000

0	0	3,414	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

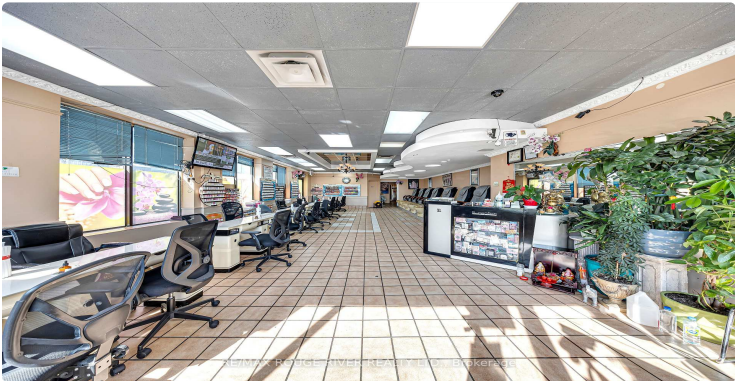
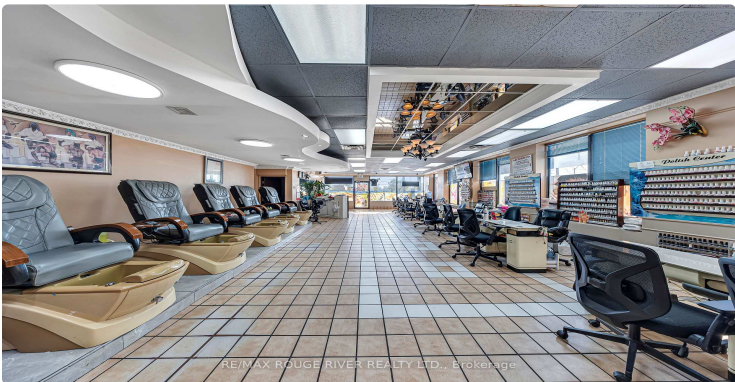
ABOUT THIS PROPERTY

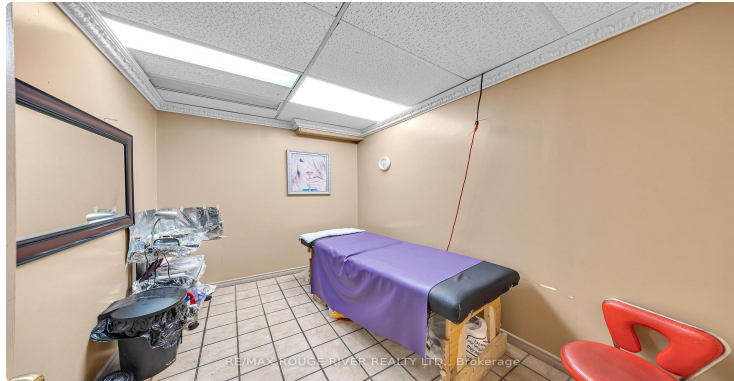
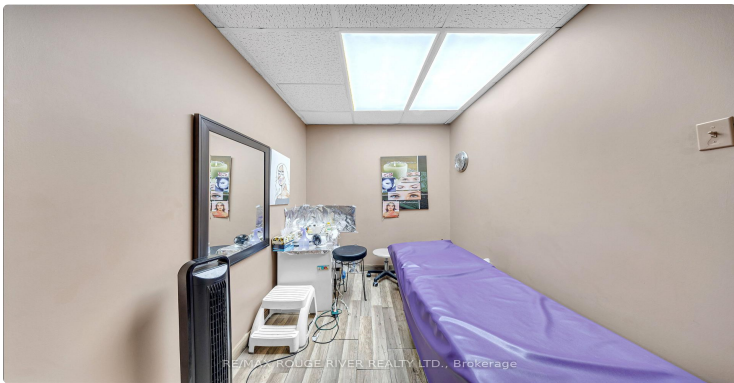
MIXED-USE INVESTMENT OPPORTUNITY. Corner location at Islington Ave. & Rexdale Blvd. Building area approximately 3,414 sq. ft. (MPAC): ground-floor commercial 1,800 sq. ft., two separate 2-bedroom residential apartments 1,614 sq. ft. combined. CR zoning permits variety of commercial and residential uses. INCOME: Ground-floor commercial unit leased to established nail salon: \$4,424.78/month + HST. Tenant responsible for utilities except 50% water. Commercial lease expires September 30, 2027. Two residential apartments on month-to-month basis at \$1,850/month each; tenants pay hydro. Gross annual rental income (before HST): \$97,497.36 (commercial \$53,097.36 + residential \$44,400). LOCATION: Prime Rexdale corridor near SmartCentres, shopping, restaurants, and amenities. Excellent TTC access and convenient Highway 401 connectivity. Three rear parking spaces. PROPERTY FEATURES: Ground-floor retail separate from residential access. Corner visibility for commercial tenant. LEASE STRUCTURE: Commercial lease in place until September 30, 2027, providing stable income. Month-to-month residential tenancies offer future flexibility. Flexible possession available. *Do not attend property without a booking made/confirmed by a Realtor*

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$16,621
POSTAL CODE	M9W 3W8
NEIGHBOURHOOD	Rexdale-Kipling

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ROUGE RIVER REALTY LTD.

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Prepared for you on November 1, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.