



FOR SALE

STORE W APT/OFFICE

MLS# W13716814

1085 Weston Road, Toronto, ON M6N 3S3

Mount Dennis, Toronto · M6N 3S3

C\$ 729,900

3	3	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Investors & End-Users! Rare Mixed-Use Power of Sale Opportunity in Mount Dennis! Unlock exceptional value and multiple income streams with this highly visible, vacant, mixed-use property situated along heavily trafficked Weston Road. This property represents a premier opportunity for savvy investors or business owners looking to establish a footprint in a rapidly developing transit hub. The building features three separate income-generating units across three versatile levels. The main floor commercial storefront has a modernized facade, wide street frontage, and large display windows that offer exceptional exposure. Inside, a freshly updated interior skeleton provides a clean, open-concept palette ready for your brand's custom fit-out, making it move-in ready and perfect for a boutique retail shop, medical clinic, or professional office. Upstairs, the bright and functional second-floor residential apartment is ideal for securing steady rental income or utilizing as an owner's suite. Additionally, the basement apartment offers a self-contained residential unit perfect for maximizing your monthly cash flow. Commuting is effortless with a TTC bus stop directly fronting the property, and it sits just minutes from the Mount Dennis Transit Hub, providing immediate connections to the Eglinton Crosstown LRT, GO Kitchener Line, and the UP Express. The property also includes dedicated parking spaces at the rear, easily accessible via the laneway, which is a rare and valuable asset for both commercial clients and residential tenants. Positioned close to major transit routes and priced to sell, this high-exposure asset is ready for its next chapter. Schedule your viewing today!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

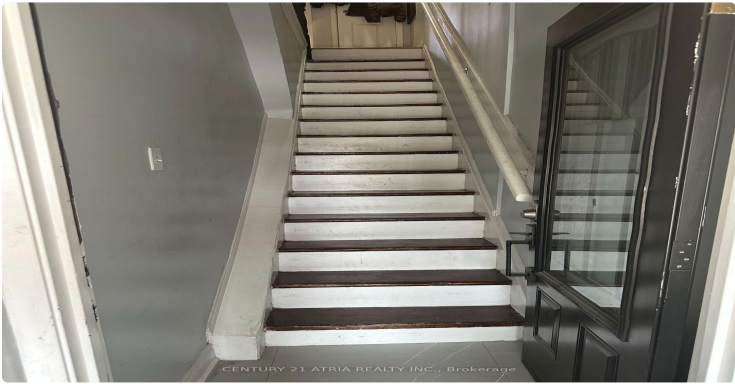
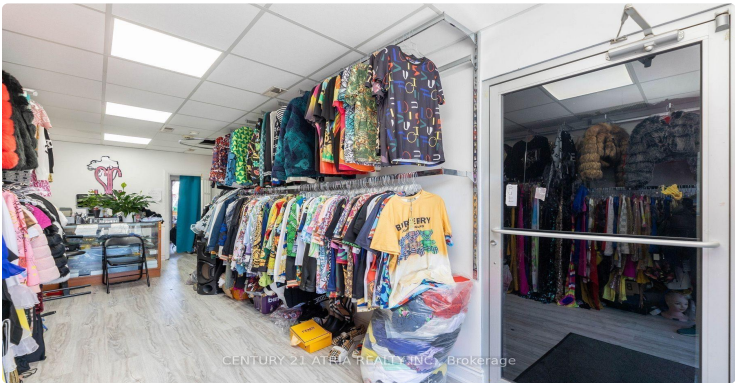
PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Apartment
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$3,500
POSTAL CODE	M6N 3S3
NEIGHBOURHOOD	Mount Dennis

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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GALLERY





LISTING AGENT

Pavel Shaganenko

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