



FOR SALE

STORE W APT/OFFICE

MLS# W13737678

3339 Lake Shore Boulevard W, Toronto, ON M8W 1N1

Long Branch, Toronto · M8W 1N1

C\$ 1,355,000

0	4	2,630	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

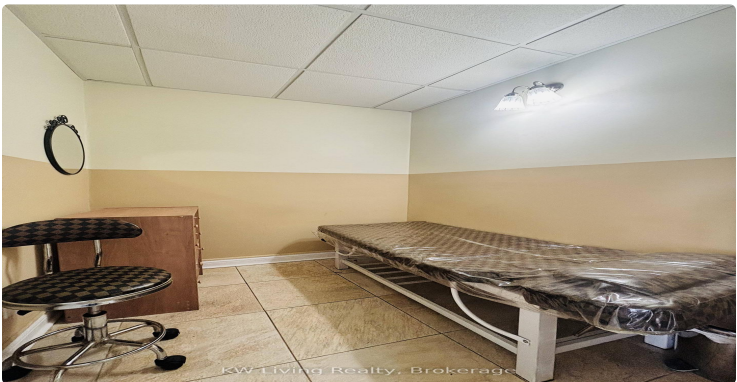
ABOUT THIS PROPERTY

Rare opportunity to own a versatile live/work mixed-use building in a prime, high-demand location! The entire building is currently vacant, offering immediate flexibility for investors, owner-operators, or end users. This income-generating property features 4 self-contained units, including 1 ground-floor commercial storefront and 3 residential units. The property was previously generating over \$10,000 per month in rental income, demonstrating excellent income potential. Previously operated as a successful nail salon, the commercial space is well suited for a wide range of retail, beauty, office, or service-based businesses. Strategically located just a 1-minute drive or 5-minute walk to Humber College, offering excellent potential for student housing and strong exposure for commercial use. Surrounded by dense residential communities, popular restaurants, retail plazas, supermarkets, and everyday conveniences. Public transit is at the doorstep with convenient access to GO Transit, TTC, and major highways. An exceptional opportunity to acquire a fully vacant mixed-use property with proven rental income, flexibility to set new market rents, and strong long-term investment and growth potential. Brand New Roof 2026

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$7,737
POSTAL CODE	M8W 1N1
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

Pavel Shaganenko

KW LIVING REALTY

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