



REAL BROKER ONTARIO LTD., Brokerage

FOR SALE

STORE W APT/OFFICE

MLS# W13740164

1438A Dufferin Street, Toronto, ON M6H 3L1

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3L1

C\$ 2,499,900

3	6	3,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Offering 5 total units, this exceptional mixed-use commercial/residential property presents an outstanding turn-key investment opportunity in the heart of Dovercourt Village! Welcome to 1438A Dufferin St., thoughtfully updated throughout with modern, high-quality finishes while preserving its original character and charm. The main level features a modern, newly renovated restaurant space complete with a large outdoor patio, complemented by four spacious, updated residential units-including 3 - 1 bedroom apartments and 1 lower-level bachelor each featuring a 3-piece bathroom and wall-mounted A/C unit. Tenants can access a shared second-floor coin-operated laundry facility. Boasting strong current revenue and ROI alongside future development potential, this high-yield asset delivers exceptional value in an unbeatable location with a 94 Walk Score and 81 Transit Score.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Store W Apt/Office
BASEMENT	Apartment
FACING	West
AREA RANGE	3000-3500 sqft
ANNUAL TAX	\$9,525
POSTAL CODE	M6H 3L1
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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GALLERY





LISTING AGENT

Pavel Shaganenko

REAL BROKER ONTARIO LTD.

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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.