



ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

FOR SALE

COMMERCIAL RETAIL

MLS# W13758888

3267 Lake Shore Boulevard W, Toronto, ON M8V 1M2

Long Branch, Toronto · M8V 1M2

C\$ 2,000,000

0	2	5,354	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

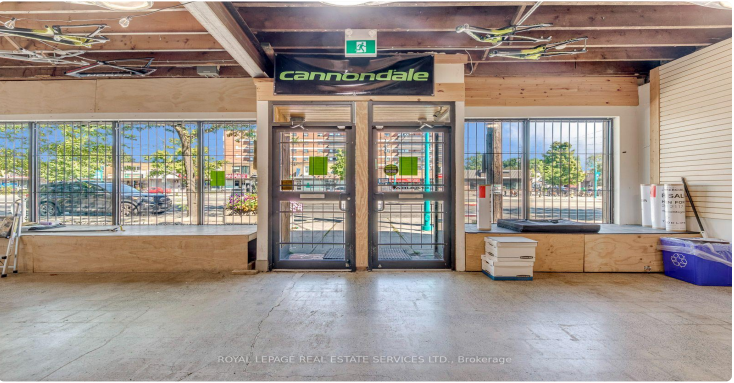
ABOUT THIS PROPERTY

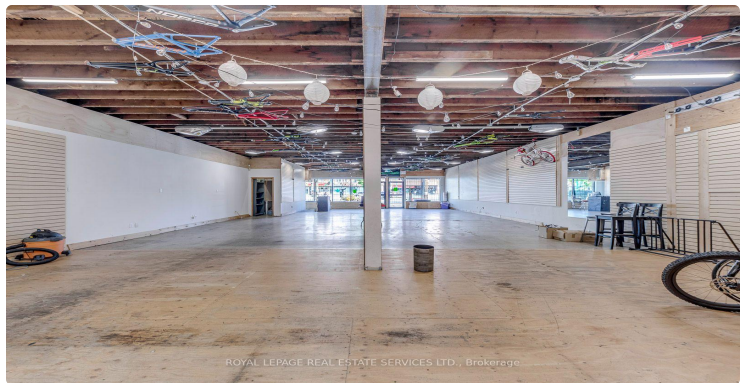
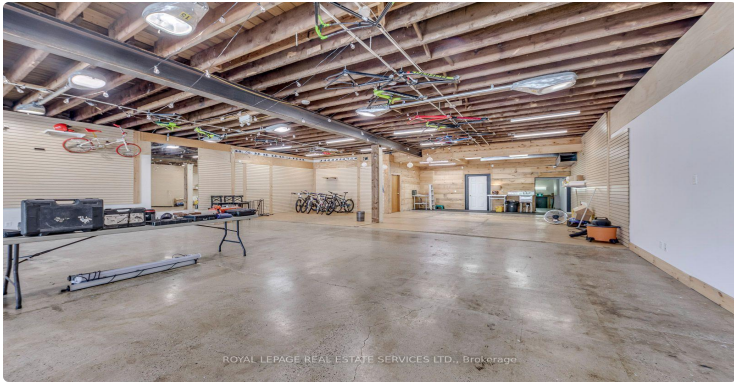
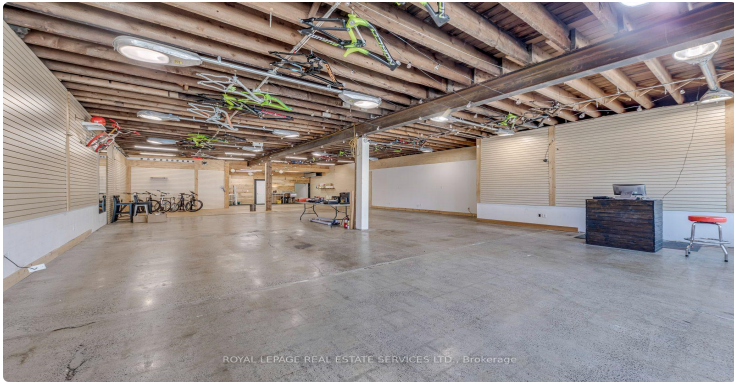
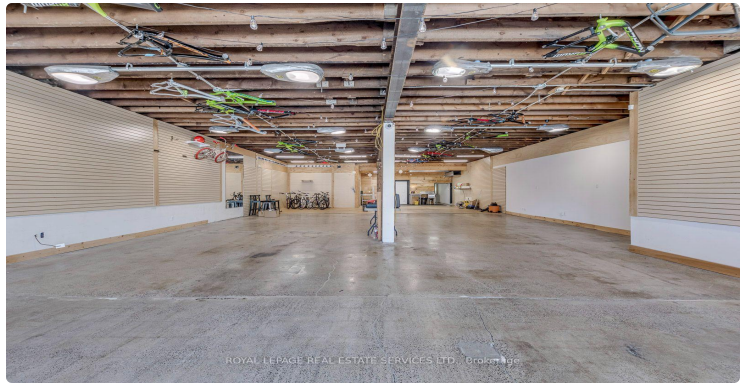
Prime 5354 square foot retail opportunity on highly sought after Lake Shore Blvd West in the heart of South Etobicoke. This well-positioned storefront offers excellent visibility, strong pedestrian and vehicular exposure and convenient access to surrounding residential neighbourhoods and major transit routes. This space features a functional open layout suitable for a variety of retail or service-based uses with ample street parking. This building also features a solar grid that generates up to 10,000 watts of electricity and sells that energy to Toronto Hydro for \$14,000 per annum, which you receive as the owner. This square footage includes the basement which features an outside separate entrance making it completely versatile for a growing retail or service-based business.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$20,618
POSTAL CODE	M8V 1M2
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.