



FOR SALE

DETACHED

MLS# W13793272

2685 Lake Shore Boulevard W, Toronto, ON M8V 1G6

Mimico, Toronto · M8V 1G6

C\$ 5,995,000

3	2	1,300	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare waterfront assemblage on Lake Ontario: 2679 & 2685 Lake Shore Blvd W-offered for land value and future redevelopment. Set along Toronto's coveted south shoreline, this site captures sweeping, unobstructed south-facing water views and a striking nighttime skyline of the downtown core. Positioned within an established, amenity-rich lakeshore neighborhood with strong rental fundamentals, the property presents an exceptional canvas for developers seeking a mid-rise, multi-family vision-purpose-built rental being a highly compelling end use. Imagine residents stepping out to the waterfront, trails, and parks, with seamless connectivity to the city via the Lake Shore corridor and convenient access to transit, commuter routes, and everyday essentials. 2679 includes an existing house (currently tenanted) to be delivered with vacant possession, offering flexibility while you complete planning and approvals. Opportunities to secure meaningful waterfront presence with iconic views and redevelopment scale are increasingly scarce-this is your chance to create a landmark address on the lake. Buyer to conduct their own due diligence regarding zoning, planning, and all development potential. Land sale; property sold in "as is, where is" condition.

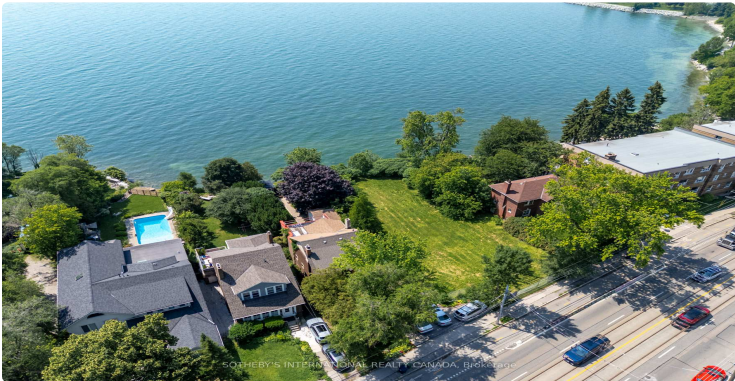
FEATURES

- ✓ Basement
- ✓ Waterfront
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Other
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	4 spaces
ANNUAL TAX	\$30,442
POSTAL CODE	M8V 1G6
NEIGHBOURHOOD	Mimico

GALLERY





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SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.