



FOR SALE

STORE W APT/OFFICE

MLS# W13793796

41 Roncesvalles Avenue, Toronto, ON M6R 2K4

Roncesvalles, Toronto · M6R 2K4

C\$ 1,499,000

0	0	2,355	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare mixed-use opportunity on Roncesvalles Ave, with vacant possession! The main floor features a fully renovated 928 sq. ft. commercial space with 14 ft ceilings, exceptional natural light, and outstanding street exposure benefiting from strong daily vehicle, pedestrian and transit traffic. Over 200k in recent upgrades, including new flooring, lighting, and a renovated washroom, creating a turnkey space, ideal for a variety of retail or service uses. The second floor offers a spacious 1427 sq ft two-storey residential unit with four bedrooms and two renovated bathrooms. Well-suited for end-users or investors, the upper unit provides flexibility for rental income or owner occupancy. Offered at an attractive 5.75% projected Cap Rate. A unique opportunity to secure a high-visibility commercial space with significant residential upside in a prime location.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$9,882
POSTAL CODE	M6R 2K4
NEIGHBOURHOOD	Roncesvalles

GALLERY





LISTING AGENT

Pavel Shaganenko

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