



FOR SALE

MULTIPLEX

MLS# W13799770

# 33 South Station Street, Toronto, ON M9N 2B2

Weston, Toronto · M9N 2B2

C\$ 1,330,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 5         | 3,250 | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Freestanding mixed-use investment property steps to Weston GO/UP Express Station, situated on an expansive 3,293 sq. ft. lot with 33ft. frontage and 100 ft. depth. This well-maintained building features a 500 sq. ft. commercial office space at the front and 4 fully leased residential apartments at the rear, across the main and upper levels (2 bachelor-style units and 2 one-bedroom apartments). Located in a well-connected area, a short walk from Weston's transit hub, the property offers excellent exposure along a busy commercial strip with convenient access to Highway 401, Humber River Hospital and local amenities, making it a high-demand rental area. A turnkey opportunity for investors looking to add a well-positioned mixed-use asset to their portfolio.

## FEATURES

- ✓ Garage
- ✓ Arts Centre
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

## PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Multiplex      |
| LISTING STATUS | For Sale       |
| STYLE          | Other          |
| PROPERTY TYPE  | Multiplex      |
| FACING         | East           |
| AREA RANGE     | 3000-3500 sqft |
| PARKING        | 4 spaces       |
| ANNUAL TAX     | \$8,669        |
| POSTAL CODE    | M9N 2B2        |
| NEIGHBOURHOOD  | Weston         |

GALLERY





## LISTING AGENT

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