



FOR SALE

COMMERCIAL RETAIL

MLS# W13816050

604 Marlee Avenue, Toronto, ON M6B 3J5

Yorkdale-Glen Park, Toronto · M6B 3J5

C\$ 1,499,000

0	3	2,571	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

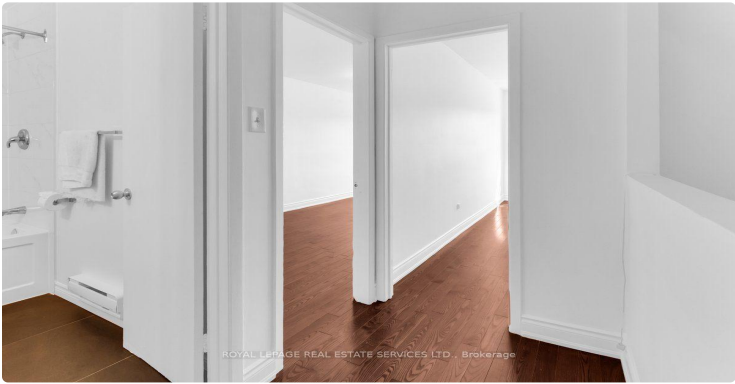
ABOUT THIS PROPERTY

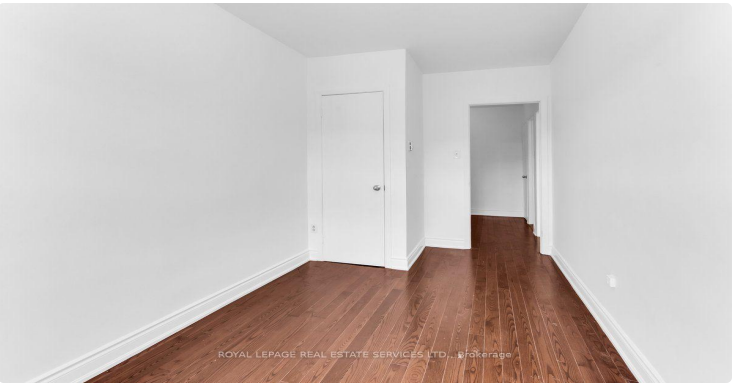
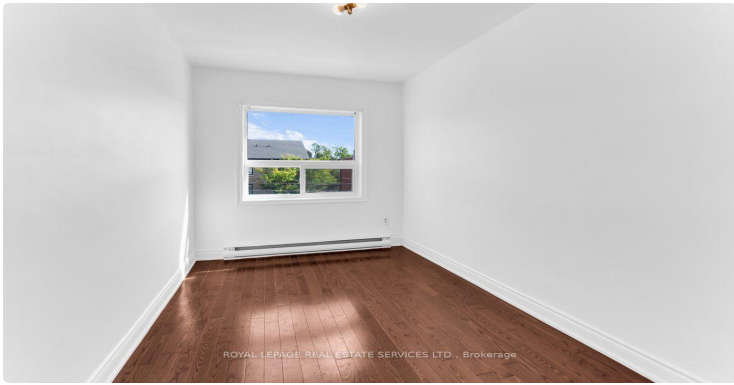
Prime Mixed-Use Investment Opportunity! Well-maintained mixed-use property in the Marlee/Glencairn Plaza with direct access to convenient plaza parking. Property is anchored by the fully leased ground-floor commercial retail space providing stable and reliable income flow. Upper levels are comprised of two spacious 2-storey residential units (2 bedroom/1 bathroom each). Apartment A presents an ideal opportunity for owner-occupancy, end-users or immediate rental income. The unit features updated broadloom on staircase, updated windows, updated 1x4pc. bathroom and painted throughout. Apartment B is currently occupied on a month-to-month tenancy. Potential future development opportunities may further enhance the property's long-term value and investment appeal. A versatile asset ideal for investors, owner-operators, or those seeking a property with income and growth potential. Do not miss out!

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	51-99 years
ANNUAL TAX	\$7,285
POSTAL CODE	M6B 3J5
NEIGHBOURHOOD	Yorkdale-Glen Park

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.