



HOMELIFE SILVERCITY REALTY INC., Brokerage

FOR SALE

COMMERCIAL RETAIL

MLS# W13835282

288 Boon Avenue, Toronto, ON M6E 4A4

Caledonia-Fairbank, Toronto · M6E 4A4

C\$ 1,499,000

0	5	2,000	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A mixed-use/live-work! hard to find detached, corner property at Rogers Road & Boon Ave. A great find for the discerning Investor. This Live/Work Opportunity has great rental income with established restaurant on the first floor for over 20 years. Restaurant Commercial unit facing Rogers Road, with separate storage unit. Separate entrance facing Boon Ave provides access to 2nd Floor tenants, with 1 bachelor Unit, and a 1 bdrm Apt., with walk-out sliding door to an open terrace overlooking the Toronto skyline. The finished basement has a separate entrance with two 1 bedroom self contained apartments. Other conveniences include separately metered units and entrances. Three private parking spots fronting Rogers Rd. Public transportation at the door, TTC, minutes to Eglinton LRT. Schools, shopping, restaurants and parks. Community Centres with pools nearby. Minutes to 401, 400, and Allen Expressway. Whether you're looking for an owner occupied with live/work and rental income, or a redevelopment opportunity, this property is a solid investment in the heart of the city. Tenants are month-to-month and are willing to stay, or vacant possession can be arranged.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	51-99 years
ANNUAL TAX	\$9,200
POSTAL CODE	M6E 4A4
NEIGHBOURHOOD	Caledonia-Fairbank

GALLERY



LISTING AGENT

Pavel Shaganenko

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