



FOR SALE

STORE W APT/OFFICE

MLS# W13835538

2233 Dundas Street W, Toronto, ON M6R 1X6

High Park-Swansea, Toronto · M6R 1X6

C\$ 1,899,000

0	5	3,528	—	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

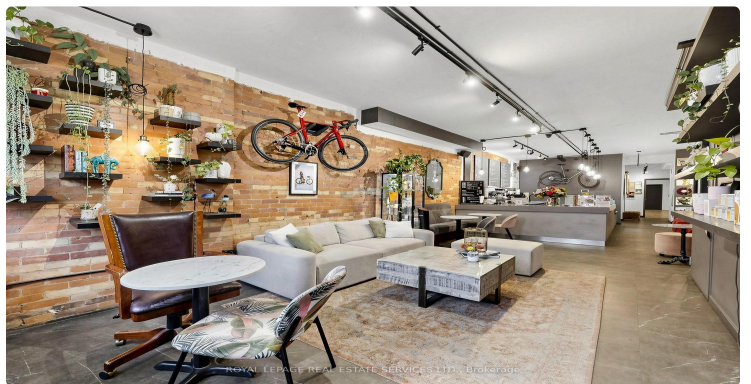
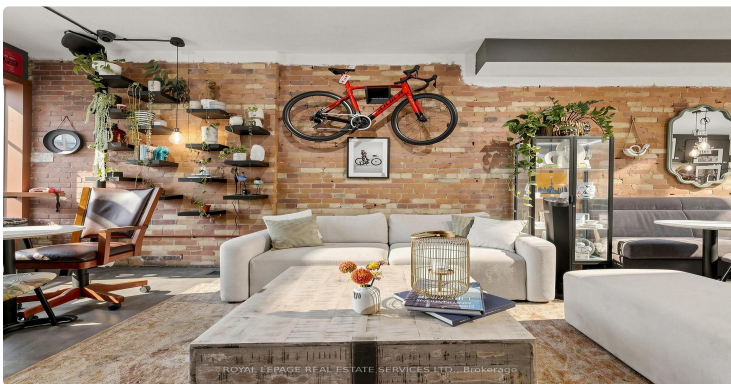
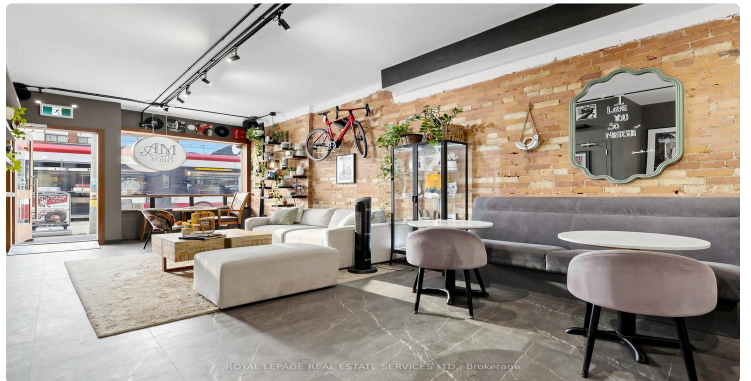
ABOUT THIS PROPERTY

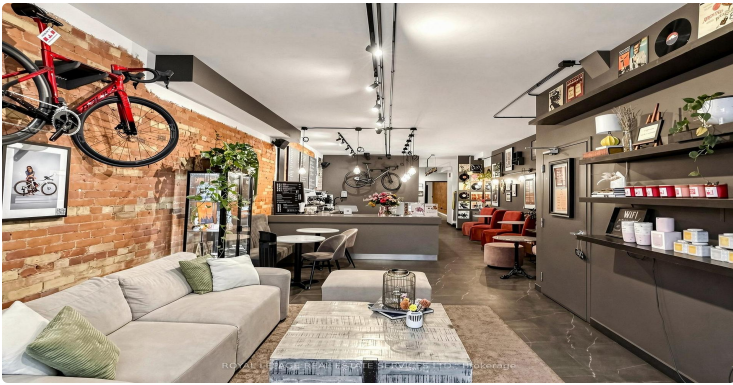
Exceptional mixed-use investment opportunity in a highly desirable Dundas West location, and right in the middle of the desirable High Park/Roncesvalles communities. This well-positioned property offers a unique combination of commercial and residential income, featuring nearly 1800 sq. ft. of main-floor commercial space, plus the finished basement and garage, currently occupied by an established coffee shop/yoga studio. Two separate residential rental units provide additional income, creating three distinct income streams. All units are separately metered, landlord pays Water and Garbage. The commercial tenancy is currently on month to month. An excellent opportunity for investors seeking a diversified mixed-use asset with established tenancy and built-in rental growth.

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
AGE	100+ years
ANNUAL TAX	\$16,169
POSTAL CODE	M6R 1X6
NEIGHBOURHOOD	High Park-Swansea

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.