



FOR SALE

STORE W APT/OFFICE

MLS# W13881272

2595 Eglinton Avenue W, Toronto, ON M6M 1T3

Keelesdale-Eglinton West, Toronto · M6M 1T3

C\$ 1,799,000

0	0	1,700	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Mixed-Use Investment Directly Across from Keelesdale LRT Station! An incredible multi-stream income property with unbeatable transit exposure, located steps from the vibrant green space of Keelesdale Park and right across from the brand-new LRT. This highly versatile building features a prominent main-floor commercial storefront along with a spacious 2-bedroom residential unit, offering a rare vacant possession opportunity to live in or set your own premium market rents! The Upper Residential Unit: A premium, bright 2-bedroom apartment currently occupied by the owner. Delivered vacant-perfect for an owner-user or an investor looking to lease at top market value. The Lower Living Space: A spacious 2-bedroom basement layout featuring a private, separate rear entrance. This extra living area will be delivered completely vacant as of November 1st, offering excellent flexibility as extended family living quarters, a large home office setup, or a private guest space! The Commercial Storefront: Fully equipped with a complete turn-key salon and nail setup, bypassing thousands in startup build-out costs. Included completely "as-is, where-is" at a \$0 valuation with no warranties. Full creative freedom to maintain as a salon or transform into a boutique retail shop, professional office, or cafe. Endless possibilities in a high-exposure location-don't miss out! NOTICE REGARDING LISTING IMAGES: Please be aware there are two sets of images provided for this listing:1. The Current State: Original photos capturing the property during the occupant's active moving and storage process.2. The Altered Images: Digitally organized versions to show how the spaces look when completely clean and presented, allowing the full potential of the property to be recognized. (Note: Window blinds have also been digitally added to show the room's alternative lighting option).

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$7,458
POSTAL CODE	M6M 1T3
NEIGHBOURHOOD	Keelesdale-Eglinton West

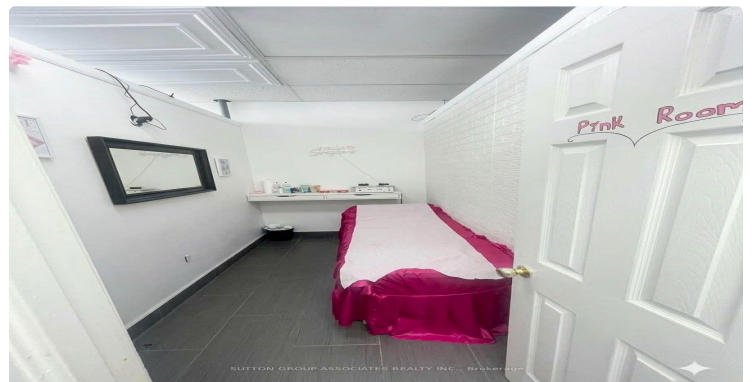
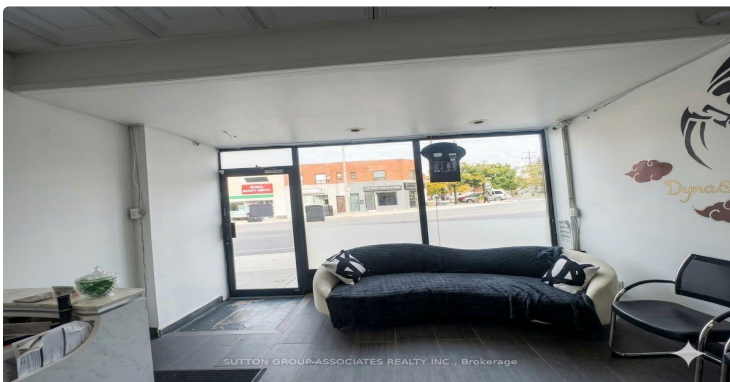
GALLERY

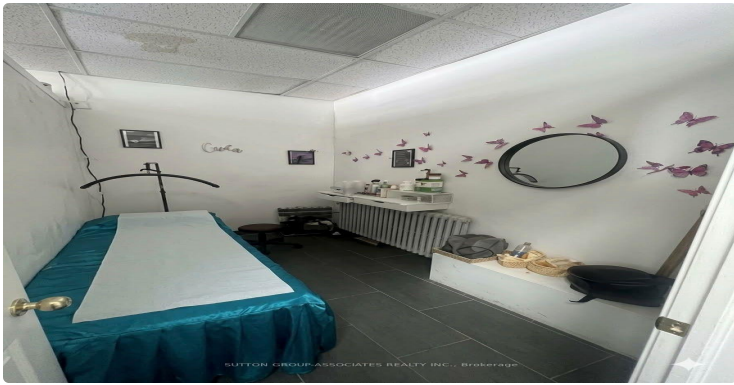


IMPORTANT NOTICE REGARDING LISTING IMAGES

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LISTING AGENT

Pavel Shaganenko

SUTTON GROUP-ASSOCIATES REALTY INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.