



FOR SALE

SALE OF BUSINESS

MLS# W14023984

# 4105 Steeles Avenue W, Toronto, ON M3N 1V7

Black Creek, Toronto · M3N 1V7

C\$ 299,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 1         | 1,500 | —       | 16-30     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

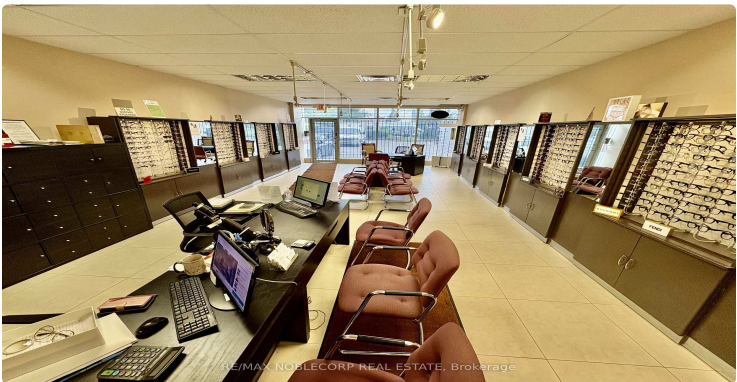
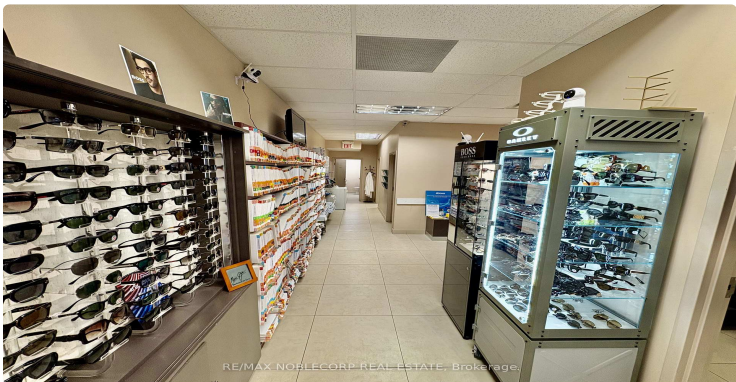
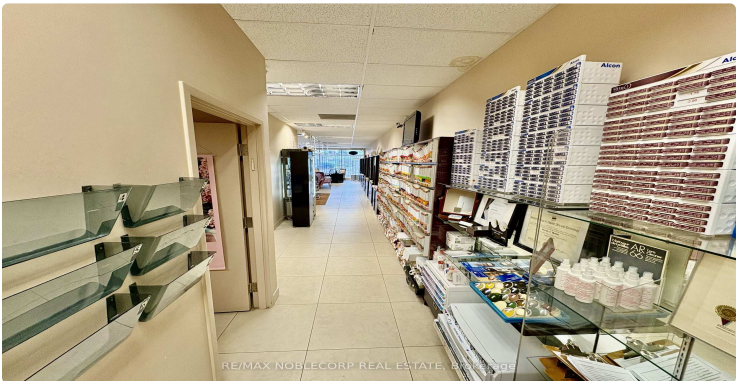
# ABOUT THIS PROPERTY

An exceptional opportunity to acquire a well-established and highly respected optical business in one of Toronto's busiest commercial corridors. This Optical has proudly served the community since 1991, building a loyal clientele and a strong reputation for quality eye care and optical services. Strategically located on bustling Steeles Avenue West, the business benefits from outstanding exposure, consistent traffic, and excellent accessibility. The location offers sample customer convenience with plenty of parking available both in front of and behind the building. Strong and consistent financials with approximately 3 years remaining on the current lease w/ extension negotiable with the Landlord. Current monthly rent is \$5,054.22, including TMI/HST. We are open to working with both investors and experienced operators looking for expansion opportunities, making this a flexible acquisition opportunity for a variety of buyers.

## PROPERTY DETAILS

|                |                  |
|----------------|------------------|
| PROPERTY TYPE  | Sale Of Business |
| LISTING STATUS | For Sale         |
| PROPERTY TYPE  | Sale Of Business |
| AGE            | 16-30 years      |
| POSTAL CODE    | M3N 1V7          |
| NEIGHBOURHOOD  | Black Creek      |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.