



FOR SALE

OTHER

MLS# W14032742

3446 Lake Shore Boulevard W, Toronto, ON M8W 1N3

Long Branch, Toronto · M8W 1N3

C\$ 445,000

0	2	600	2	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Mixed use zoning, one storey building with the commercial unit on the main floor already set up for a hair salon (two hair washing stations installed with water supply and draining, 2-piece bathroom); Basement can be used for either storage or as a residential use (there is a shower there), however the basement does not have a separate entrance (it is accessed from the main floor commercial space)

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Other
LISTING STATUS	For Sale
STYLE	Other
PROPERTY TYPE	Other
BASEMENT	Full, Finished
FACING	North
AGE	51-99 years
AREA RANGE	< 700 sqft
PARKING	2 spaces
ANNUAL TAX	\$2,172
POSTAL CODE	M8W 1N3
NEIGHBOURHOOD	Long Branch

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	5.20 x 4.60	—
Other	Basement	4.60 x 3.64	—

GALLERY



LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

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.