



FOR SALE

STORE W APT/OFFICE

MLS# W14105776

2444 Dufferin Street, Toronto, ON M6E 3T1

Briar Hill-Belgravia, Toronto · M6E 3T1

C\$ 899,000

0	0	1,755	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

EXCEPTIONAL VALUE! VACANT POSSESSION POSSIBLE! PRIME DUFFERIN STREET OWNER-USER OR INVESTMENT OPPORTUNITY! EASY TO SHOW!An outstanding opportunity to acquire a versatile commercial/residential property in a prime Toronto location, just steps from the busy Dufferin Street and Eglinton Avenue intersection. Offering excellent visibility, prominent street frontage, signage potential and convenient parking, this property presents tremendous value for investors and owner-users alike.The main floor features commercial retail space with a generous basement area ideal for storage and a 2-piece washroom. The upper level offers a self-contained two-bedroom residential apartment with a 3-piece bathroom, recently refreshed with new paint and ready for occupancy.Potential vacant possession offers flexibility for owner-users, while the possibility of retaining existing main floor tenant provides an attractive option for investors, Conveniently located near public transit, the Eglinton Crosstown LRT corridor, Yorkdale Shopping Centre and surrounding amenities.AGGRESSIVELY PRICED TO GENERATE INTEREST! An excellent opportunity to secure a mixed-use property with income potential in an established Toronto neighbourhood.EASY TO SHOW - LOCKBOX ON PROPERTY! Don't miss this exceptional opportunity. Book your private viewing today! ***All information to be varified

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$8,707
POSTAL CODE	M6E 3T1
NEIGHBOURHOOD	Briar Hill-Belgravia

GALLERY





LISTING AGENT

Pavel Shaganenko

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