


FOR SALE | STORE W APT/OFFICE | MLS# W14148510

# 1601 Bloor Street W, Toronto, ON M6P 1A6

High Park-Swansea, Toronto · M6P 1A6

## C$ 1,185,000

| 0 | 0 | 2,480 | — | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

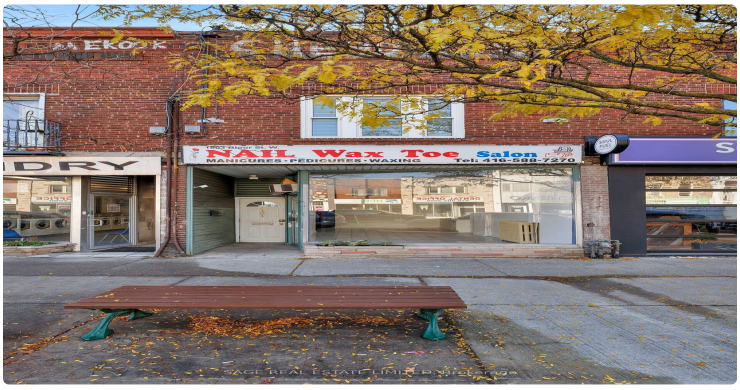
BIG DEAL ON BLOOR! Big possibilities, a brilliant location, and a few amazing surprises! This is an incredible opportunity to own a mixed-property in one of the most sought-after stretches of Bloor Street West.The best of both worlds. A main-floor commercial space offers endless possibilities for entrepreneurs, business owners, or investors, while upstairs, a spacious one-bedroom apartment (originally a two-bedroom and easily converted back) offers serene city living.And then there's the surprise! Tucked behind the bustle of Bloor St W is a wonderfully unexpected, deep backyard oasis. Your own secret slice of tranquility in the heart of the city, complete with a garage. A rare and remarkable find! Both units are vacant, offering the freedom and flexibility to bring your vision to life immediately. Live upstairs and launch your dream business below? Add a versatile mixed-use property to your investment portfolio? Create two income streams? The possibilities are yours to explore.And here's the cherry on top: a transferable rooftop billboard lease agreement provides an additional source of income from day one! Location? It doesn't get better. Steps to the subway, UP Express for direct access to Pearson Int'l Airport, fabulous restaurants, shops, and neighbourhood cafés. Wander around the corner to Roncesvalles, stroll west toward Bloor West Village, or escape into the magnificent green space of High Park. Effortless access to the Gardiner Expressway. All the energy and convenience of city living, with a little unexpected magic tucked away out back. A rare opportunity to live, work, invest, and dream big on Bloor.

## PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Store W Apt/Office |
| LISTING STATUS | For Sale |
| PROPERTY TYPE | Store W Apt/Office |
| ANNUAL TAX | $14,141 |
| POSTAL CODE | M6P 1A6 |
| NEIGHBOURHOOD | High Park-Swansea |

# GALLERY


LAUNDRY
NAIL Wax Toe Salon
MANICURES · PEDICURES · WAXING
Tel: 416-588-7270
SOUL FUEL
SAGE REAL ESTATE LIMITED, Brokerage


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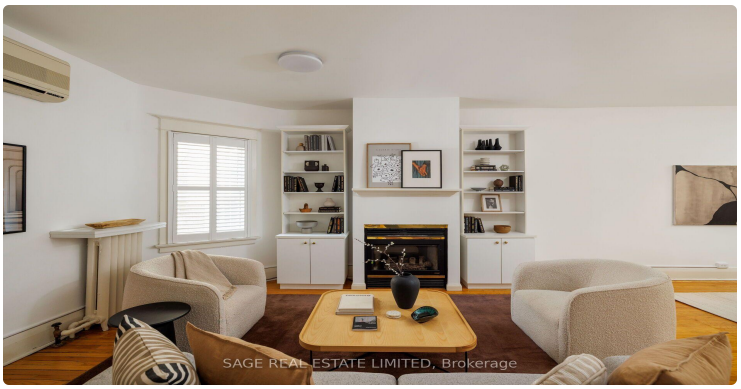

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## LISTING AGENT


### Pavel Shaganenko

SAGE REAL ESTATE LIMITED

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Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.