



FOR
SALE

Retail Storefront/Residential

1588 Bloor Street W

User & Investor Opportunity at Bloor and Dundas

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

FOR
SALE

1588 Bloor Street W

A retail storefront with residential apartment above



Lot Area
2,120 SF
Lot Frontage
16.41 ft
Lot Depth
125.00 ft



Building Square Footage
1st Floor: 823 SF
(Plus full basement: 490 SF)
2nd Floor: 741 SF
Total: 1,564 SF



Price
\$1,495,000

Property Details

Zoning	MCR (T3.0 C1.0, R2.0) - Mainstreet Commercial-Residential
Ownership Type	Freehold
Current FSI	0.76
Legal Description	PT LT 12 PL 946 CITY WEST AS IN CA161614; CITY OF TORONTO
Year Built	1928
Property Tax (2022)	\$12,298.25
Parking	Up to 4 surface spaces via rear lane



Listing Agents

Noah Schwartz*
Senior Vice President,
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Michael Zeldin*
Associate Vice President
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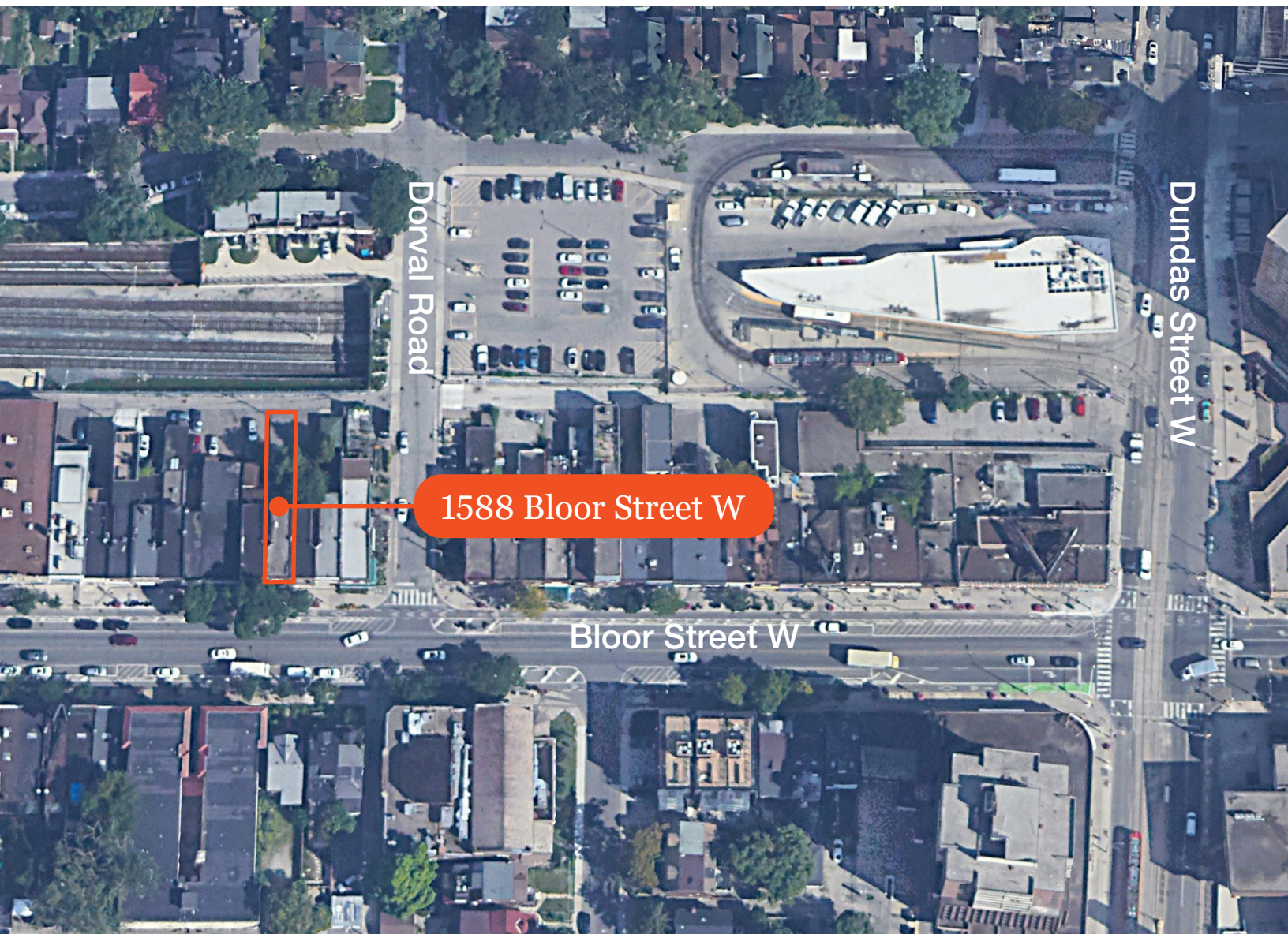
*Sales Representative

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Parcel Outline



1588 Bloor Street W

Property Highlights

- Turnkey Dental Office, easily converted to other medical uses
- Live/work opportunity
- Rapidly gentrifying neighbourhood
- Surrounded by all transit types
- Variety of lifestyle retail (i.e. Roncey Village, Junction, etc.)
- Adjacent to High Park and more!

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Amenities Map



Walk, Transit & Bike Scores



Walk Score
98
Walker's Paradise



Transit Score
92
Rider's Paradise



Bike Score
90
Very Bikeable

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Permitted Uses

Residential Uses

Housing Comprising Dwelling Units

- Apartment building
- Artist live/work studio
- Converted house
- Detached house
- Duplex
- Dwelling units in a building - one or more*
- Live-work unit*
- Row house
- Rowplex
- Semi-detached duplex
- Semi-detached house
- Semi-detached triplex
- Senior citizens' housing
- Triplex

Shared Housing Containing Dwelling Rooms

- Crisis care facility*
- Dwelling rooms in a building - one or more*
- Home for the aged
- Hostel
- Monastery, nunnery or religious retreat
- Nursing home, convalescent home or rest home
- Residence owned and controlled by Y.M.C.A. or Jewish community centre, and a residence affiliated with a hospital or university to house patients, students or employees or public hospital
- Residential care facility*
- Rooming house*
- Tourist or guest home
- University residence

*permitted but subject to conditions

Associated/Accessory Residential Uses

- Parking area
- Parking garage
- Parking stacker*
- Parking station*
- Private garage

Non-Residential Uses

Parks, Recreation, Places of Amusement & Assembly

- Club*
- Commercial baths
- Park
- Place of amusement*
- Place of assembly*
- Public park
- Public playground

Community Services, Cultural & Arts Facilities

- Clinic
- Community centre
- Community health centre
- Day nursery
- Fire hall
- High school or secondary school
- Municipal community centre
- Performing arts studio
- Place of worship
- Police station
- Premises of a charitable institution, non-profit institution or other community or social agency*
- Public art gallery
- Public library
- Public museum
- Public or separate elementary school
- Y.M.C.A., Y.W.C.A., Y.M.H.A, Y.W.H.A.

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General Institutions

- College or university, royal conservatory of music and any use that is naturally and normally incidental or subordinate and devoted to the principal use of the institution
- Clinic, treatment or research centre or hospital for the observation and treatment of and for consultation with alcoholics and addicts
- Post office
- Premises of a charitable institution or non-profit institution
- Private academic, philanthropic or religious school
- Private hospital
- Psychiatric hospital
- Public hospital
- Seminary or religious mission
- Union hall
- Vocational school

Retail & Service Shops

- Auctioneer's premises
- Bake-shop*
- Branch of a bank or financial institution
- Brew-on-premises establishment
- Caterer's shop*
- Courier service*
- Dry-cleaner's distributing station
- Dry-cleaning shop
- Duplicating shop
- Laundry shop
- Pawnbroker's shop
- Personal grooming establishment
- Pet shop
- Private art gallery
- Restaurant*
- Retail store
- Service, rental or repair shop
- Showroom
- Tailoring shop
- Take-out restaurant*

*permitted but subject to conditions

Workshops & Studios

- Artist's or photographer's studio
- Communications and broadcasting establishment
- Custom workshop
- Data processing establishment
- Industrial computer service
- Laboratory, Class A
- Printing plant*
- Publisher
- Research and development institute
- Software design and development establishment

Offices

- Office

Automobile Related Uses

- Automobile service and repair shop*
- Automobile service station*
- Car washing establishment
- Commercial parking lot*
- Motor vehicle repair shop, Class A*
- Parking area
- Parking garage
- Parking stacker*
- Parking station*
- Private garage
- Sales or hire garage
- Taxicab stand or station

Warehouse & Storage

- Cold storage locker plant

Miscellaneous Uses

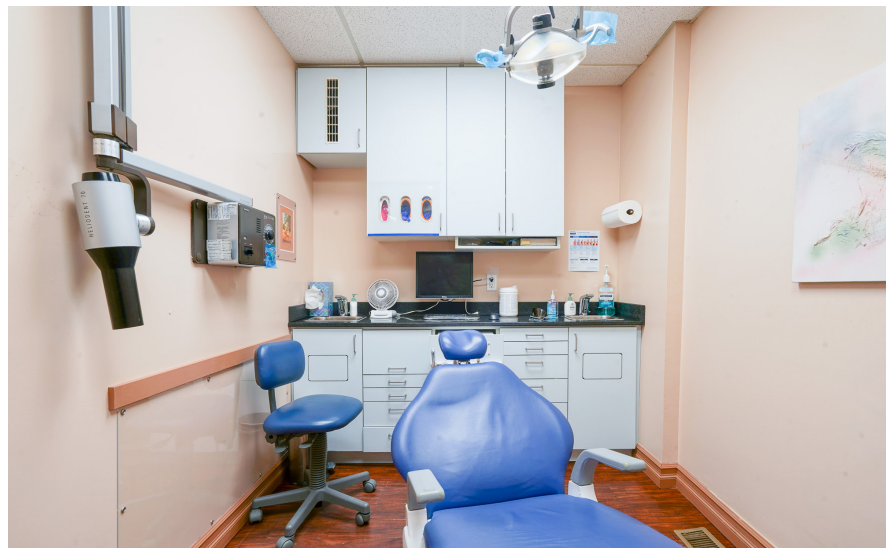
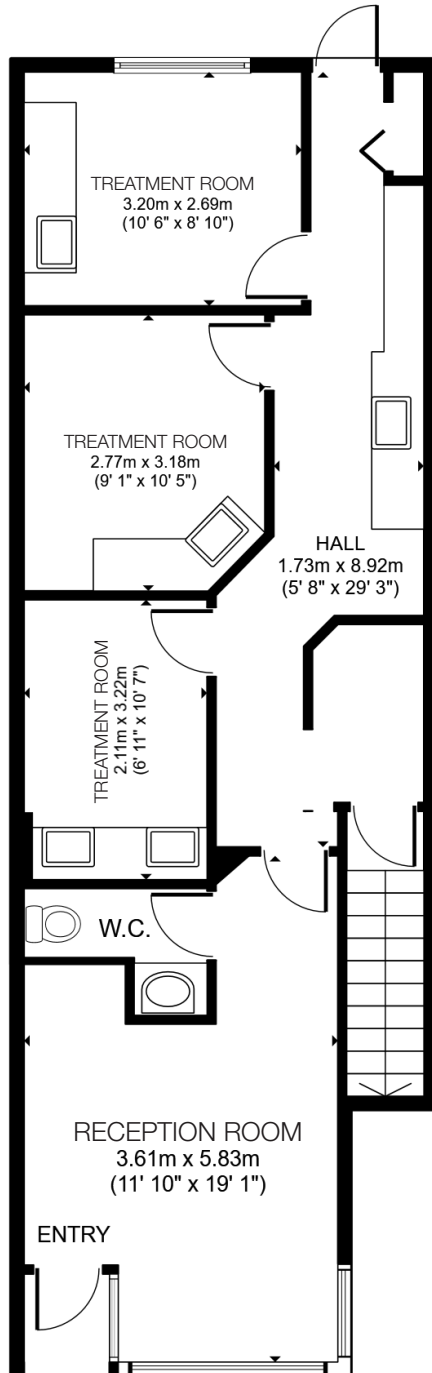
- Animal hospital
- Commercial bakery
- Commercial school
- Hotel
- Massage establishment
- Newspaper plant
- Public transit
- Trade school
- Undertaker's establishment

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Floor Plan: 1st Floor - 823 SF

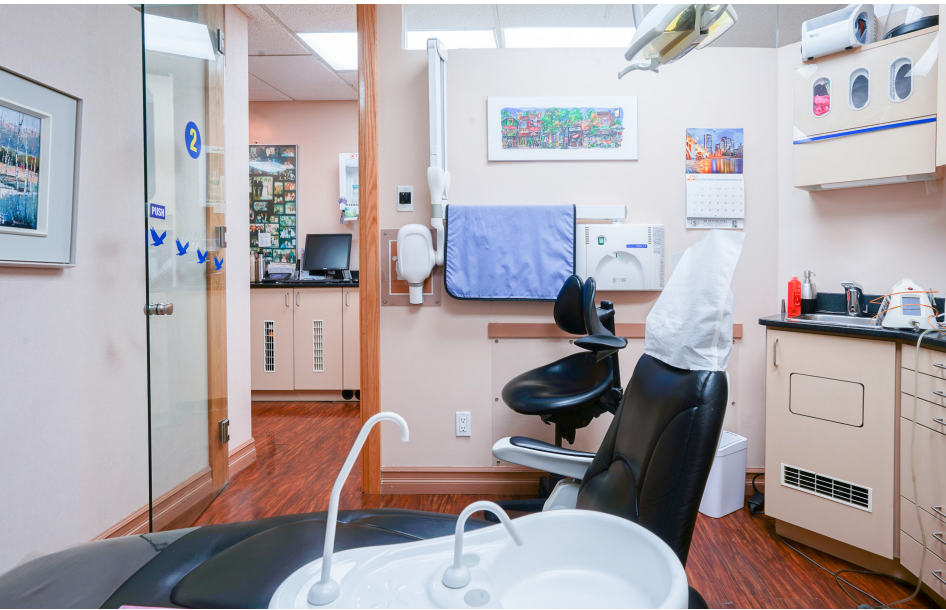


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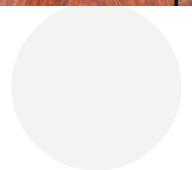
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Photos: 1stFloor - 823 SF



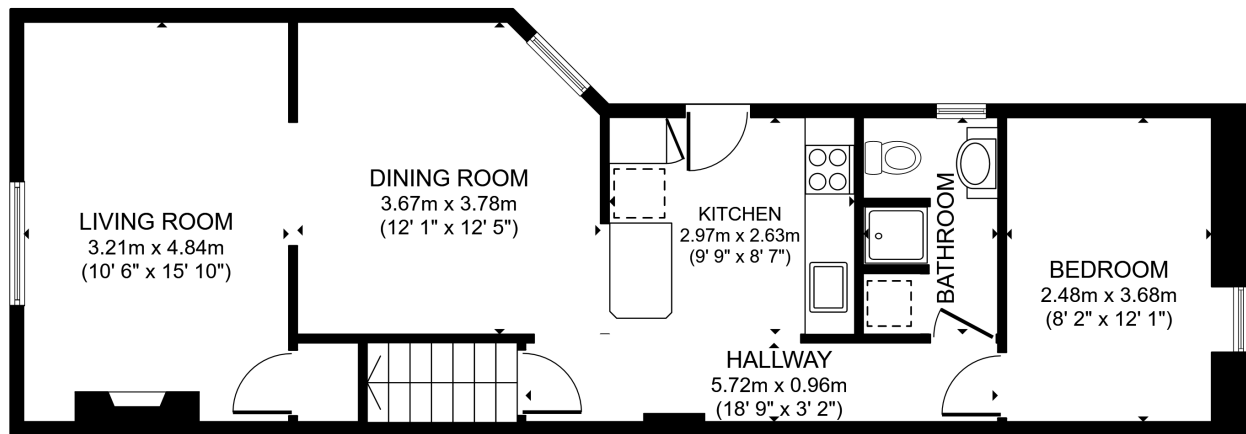
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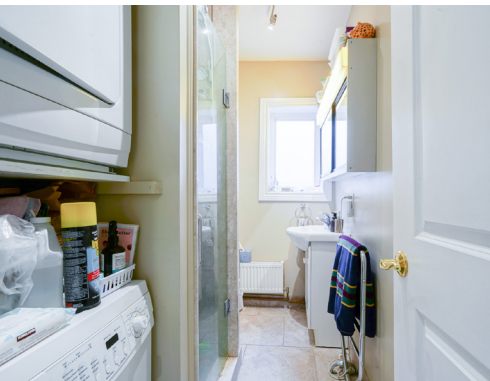
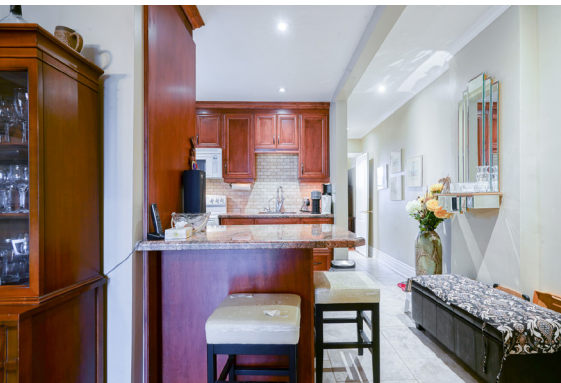
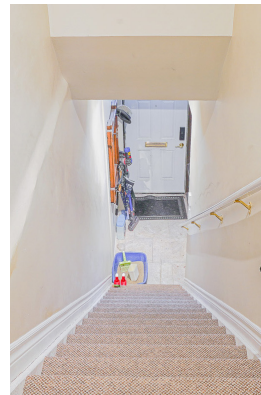
Floor Plan: 2nd Floor - 741 SF



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Photos: 2nd Floor - 741 SF

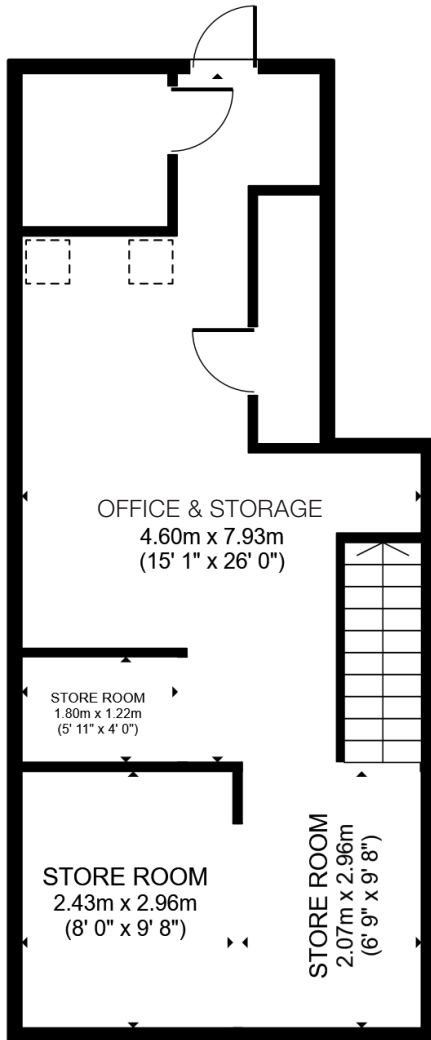


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Floor Plan & Photos: Basement - 490 SF



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