



Investment Opportunity

# 2624 Danforth Avenue

2,614 SF Retail / Residential Building in Toronto's East End

**Lennard:**

201-60 Columbia Way, Markham  
905.752.2220

[lennard.com](http://lennard.com)



# 2624 Danforth Avenue



2,614 SF Retail Building with 2 Residential Apartments located on Danforth Avenue in Toronto's thriving East End.



Building Size  
**2,614 SF**

Lot Size  
**2,304 SF**

Lot Dimensions  
**17.45 ft X 132.00 ft**



Zoning  
**CR3**



Asking Price  
**\$1,695,000**

Taxes (2024)  
**\$11,346.33**



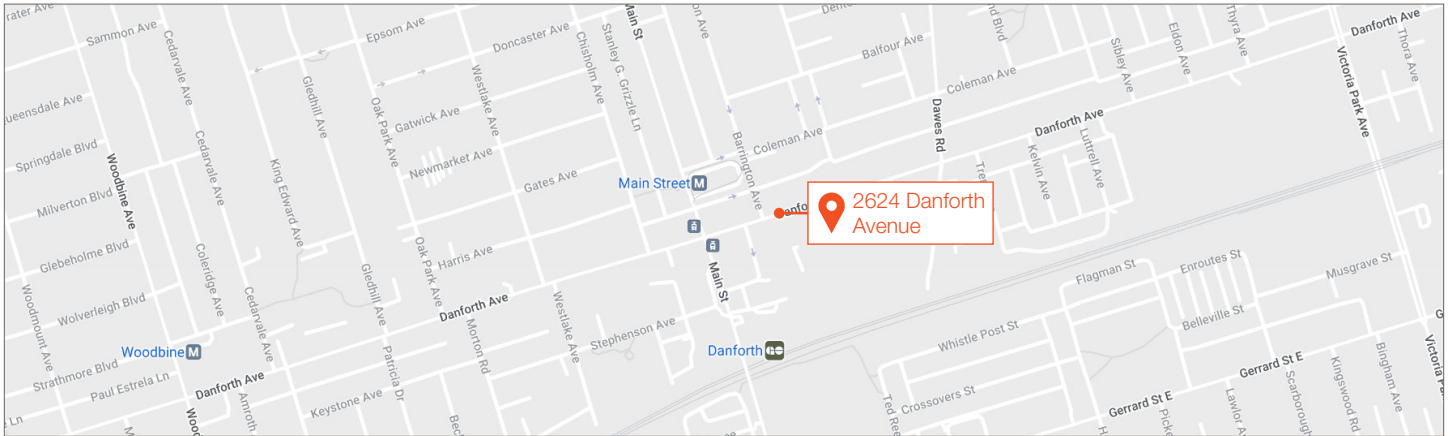
Listing Agents  
**Cole Braithwaite\***  
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\*Sales Representative

## Property Highlights

- Prime user/owner opportunity
- Open zoning with many permitted uses
- Ideal for retail store, restaurant or professional office
- Well maintained building with pride of ownership
- Open concept main floor retail with full basement for storage
- Brand new roof & water heater
- Rented second floor apartments: 2 – 1 Bedroom units each separately metered
- 100 amp electrical panel.
- 2 dedicated parking spots
- Excellent exposure & signage in a high traffic location
- Steps away from Main Street subway station
- Surrounded by residential and steps from new development to bring over 2,800 residential units to the area.

# 2624 Danforth Avenue



## The Neighbourhood

2624 Danforth Avenue is situated in the heart of Toronto's Danforth Village, a bustling and dynamic neighborhood in the city's east end. This area is known for its unique blend of residential and commercial spaces, offering a diverse range of amenities and experiences for residents and visitors alike. The Danforth Village is celebrated for its cultural diversity, with a wide array of restaurants, shops, and markets representing various cuisines and traditions from around the world.

The neighbourhood is also characterized by its tree-lined streets and a strong sense of community, making it an attractive place to live and work. With easy access to the Danforth subway line, residents of 2624 Danforth Avenue enjoy convenient transportation options, connecting them to the rest of Toronto's vibrant offerings, including parks, entertainment venues, and the downtown core.

	1 KM	3 KM
Total Population	28,239	167,693
Total Daytime Population	28,902	126,154
Median Age	40	41.7
Median Household Income	\$89,547	\$95,965
Total Households	11,787	68,579

## Walk, Transit & Bike Scores



Walk Score  
**98**  
Walker's Paradise



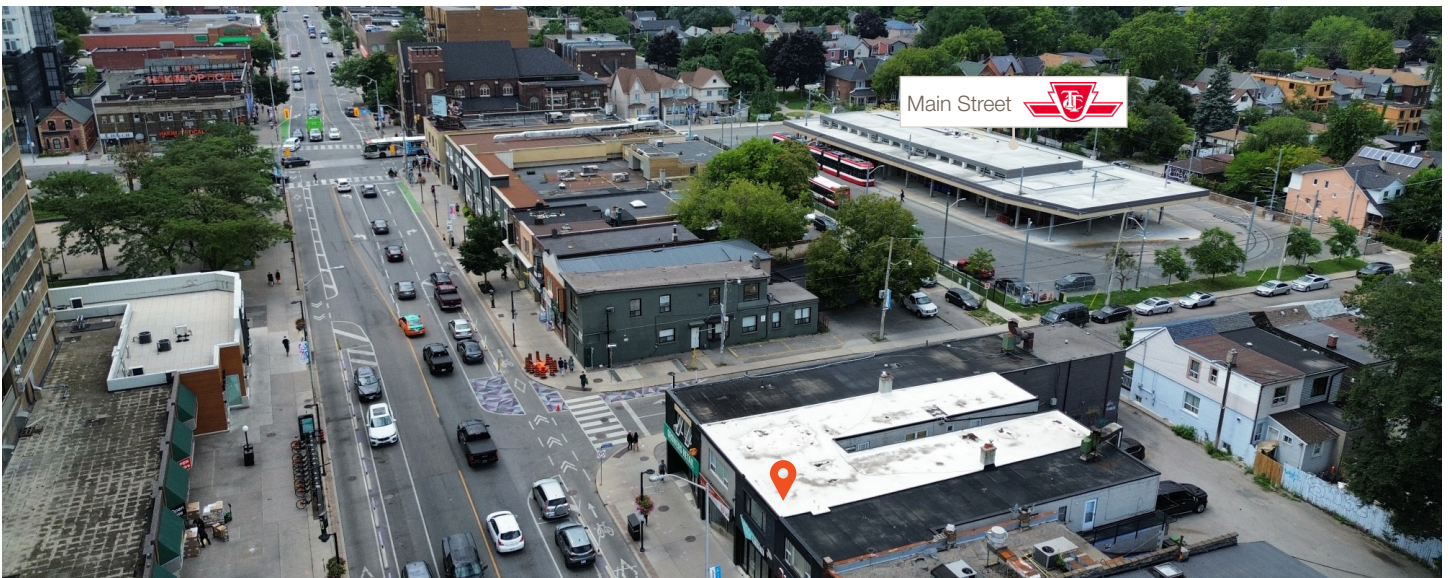
Transit Score  
**96**  
Rider's Paradise



Bike Score  
**83**  
Very Bikeable



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