

For Sale: Mixed-Use Building

282 Eglinton Avenue W

Prime Two-storey Asset with Retail Storefront at Grade and Two Apartments Upstairs





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282 Eglinton Avenue W

Unbeatable street front exposure directly adjacent to future Eglinton LRT station.

	Address 282 Eglinton Avenue W
	List Price \$1,999,000
	Property Taxes \$17,403 (2024)
	Building Size 1,246 SF Main Floor 900 SF Second Floor (2x 450 SF residential apartments)
	Parking 2 stalls

	Frontage 20.0 FT
	Depth 102.0 FT
	Lot Size 2,282 SF
	PIN 211690199
	Zoning CR3 (C2; R2.5*2233)
	Property Type Commercial / Residential

	Listing Agents
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	Joseph Wise* Executive Vice President 416.649.5909 jwise@lennard.com
	<small>*Sales Representative **Broker</small>

Property Highlights

- Vacant retail unit on the ground floor with two tenanted 1-bedroom apartments upstairs
- Second floor deck provides the residential tenants a nice outdoor space
- Building has a dry unfinished basement and two surface parking stalls in the rear
- All three units are separately metered
- The building is directly adjacent to the new Avenue station on the Eglinton LRT line providing amazing transit connectivity
- 10-minute walk to Eglinton Subway Station

282 Eglinton Avenue W



The Neighbourhood

Yonge & Eglinton is a vibrant and bustling neighbourhood located in Midtown Toronto. It's known for its unique blend of residential, commercial, and entertainment offerings, making it a highly desirable area for both living and visiting.

Transportation

This area serves as a major transportation hub in Toronto. The Yonge-Eglinton Centre subway station connects residents and visitors to Line 1 (Yonge-University) of the Toronto Transit Commission (TTC), providing easy access to downtown Toronto and other parts of the city.

Future Development

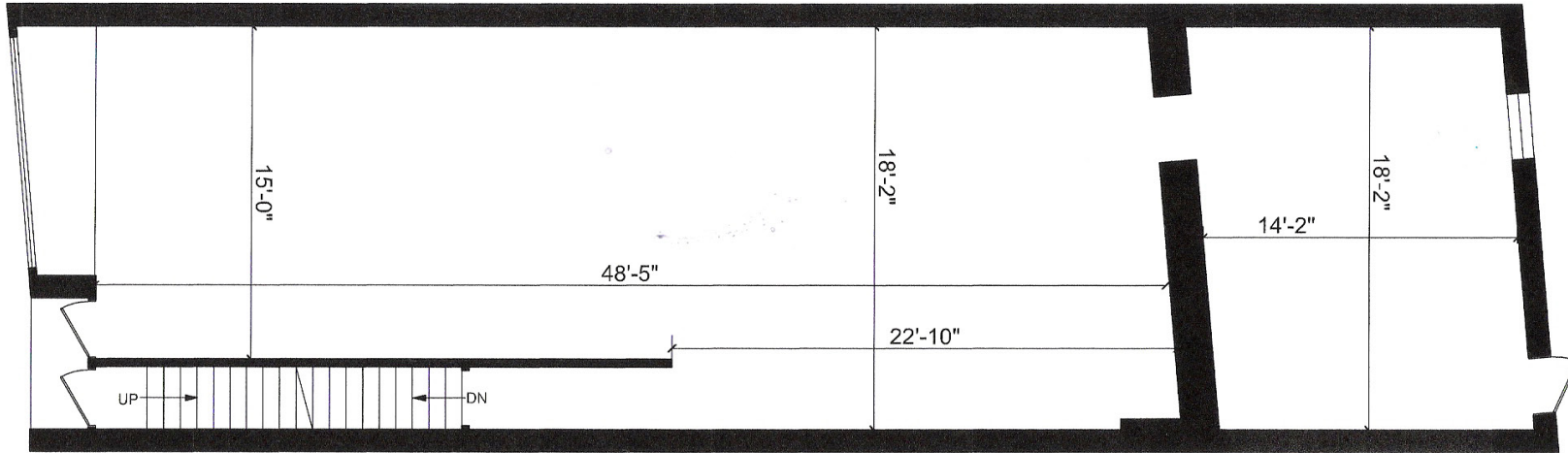
Yonge & Eglinton continues to experience significant development, with new residential and commercial projects underway. This growth underscores the neighbourhood's status as a dynamic urban hub with increasing opportunities for living, working, and leisure.

282 Eglinton Avenue W

Ground Level

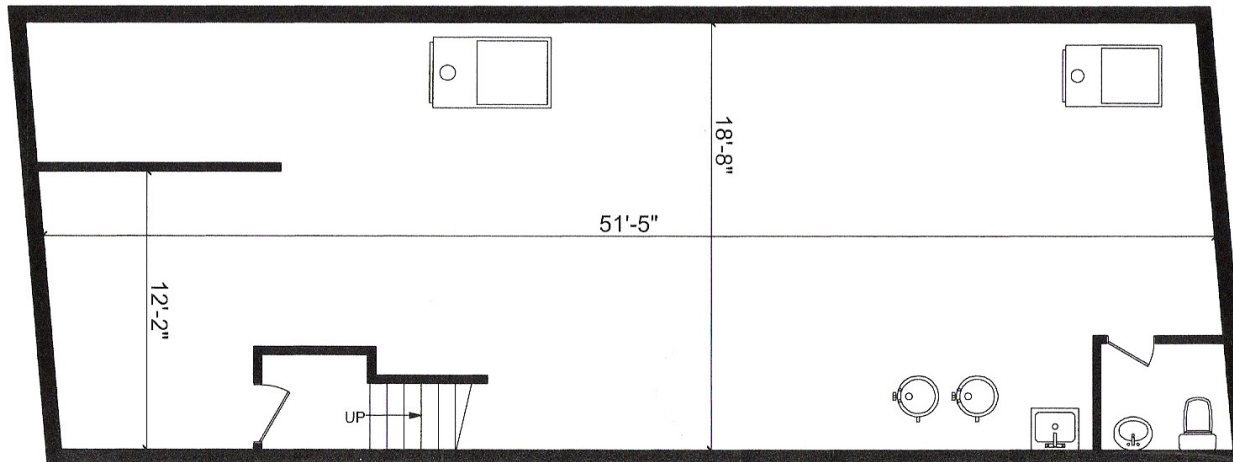
1,246 SF

Eglinton Avenue W



Lower Level

993 SF



282 Eglinton Avenue W



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*A bright future
for your business
is right here.*



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