



  
Virtual Tour  
Available

For Sale: Commercial/Office Condominium

# 34 Sousa Mendes Street

End user opportunity suitable for a variety of uses including both office and retail

**Lennard:**


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# 34 Sousa Mendes Street

This modern commercial/office condominium offers versatile space and excellent amenities in a convenient location.

 Unit Size  
**1,480 SF (740 SF per floor)**

 Asking Price  
**\$1,195,000**

Taxes (2024)  
**\$9,962.95**

Monthly Condo Fees  
**\$648.06**

 Preferred Closing Date  
**October 2024**

 Occupancy  
**Vacant Possession**

 Parking Stalls  
**1 Underground**

## Property Overview

This beautifully built out commercial/office condominium was constructed in 2018 and is comprised of two floors of 740 SF each. The ground level has open area, kitchenette and bathroom. The second level has open area, full kitchen, bathroom (including shower), and washer/dryer. There is a lot of flexibility in terms of how the space can be utilized. Occupy the entire unit or lease out a floor and generate some income.

The high ceilings combined with the large windows at the front and back bring in plenty of natural light. In addition to the convenience of being located right beside Dundas West Station where you will find three transit services including TTC, GO, and UP Express, this unit also benefits from the many great cafes, sandwich shops, and other amenities located within the development. There is also the Toronto Railpath which runs directly behind the unit bringing with it an abundance of pedestrian and bike traffic.

 Listing Agent  
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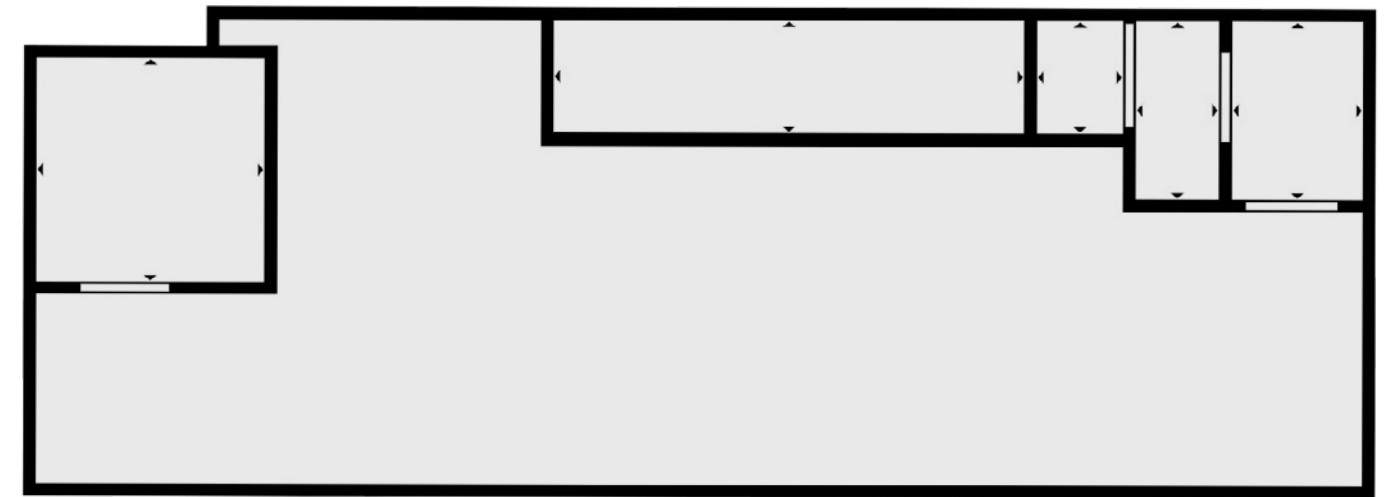
# 34 Sousa Mendes Street

Main Floor: **740 SF**



Virtual Tour

[Click Here to View](#)



2nd Floor: **740 SF**



Virtual Tour

[Click Here to View](#)







# The Area

34 Sousa Mendes Street is located in the Junction Triangle neighborhood of Toronto, ON. This revitalized neighborhood offers a unique mix of residential, commercial, and industrial spaces, attracting a diverse community of residents. With its convenient location and excellent transportation options, it has become a popular choice for young professionals and families seeking easy access to downtown Toronto as well as the rest of the city.

34 Sousa Mendes benefits from a thriving neighborhood that combines residential comfort, convenient amenities, artistic endeavors, and recreational opportunities. Its blend of old and new creates a vibrant atmosphere that appeals to a diverse community seeking a well-connected and culturally rich place to call home.

# Amenities

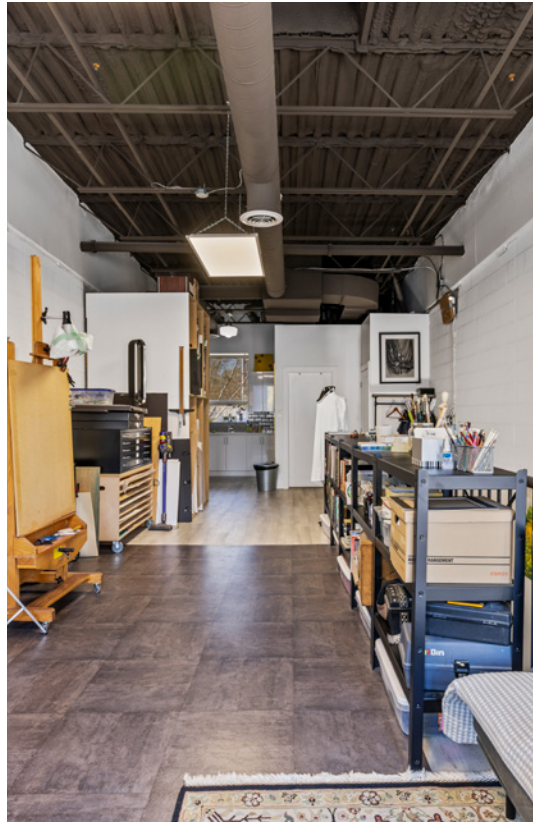


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# 34 Sousa Mendes Street

Photo Gallery







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