



For Sale: Mixed Use

277

31

Danforth Avenue & Dawes Road

Toronto, ON

Commercial Development Sale Opportunity

Lennard:

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Property Overview

Well-located freehold retail investment opportunity at Danforth Avenue and Dawes Road in Toronto's evolving east end. The property benefits from outstanding walkability, strong transit access, and close proximity to everyday amenities and new residential development, making it an attractive opportunity for investors and users alike.



Property Addresses

**2777 Danforth Avenue & 31 Dawes Road,
Toronto, ON**



Total Land Area

9,785 SF

Total Building Area

7,451 SF



Total Frontage

67-109 ft

Total Depth

110 ft



Listed Price

Contact Listing Agent

Taxes (2026)

TBD



Listing Agents

Francis Lim

Sales Representative

416.649.5934

flim@lennard.com

Property Details

Type	Retail, Commercial
Location	Danforth Avenue & Dawes Road
Ownership Type	Freehold
Zoning	Commercial Resident (CR)
Legal Description	PT LT 22 PL 748 TORONTO (EAST TORONTO); PT LT 23 PL 748 TORONTO (EAST TORONTO); PT LT 24 PL 748 TORONTO (EAST TORONTO); PT LT 25 PL 748 TORONTO (EAST TORONTO); PT LT 26 PL 748 TORONTO (EAST TORONTO) AS IN CT200654; TORONTO , CITY OF TORONTO
Pin	210130178
Stories	2
Acres Lot	0.192 AC
Typical Floor	4,900 SF
Year Built	1950

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Property Outline



Walk Score
98
Walker's Paradise



Transit Score
88
Good Transit



Bike Score
86
Very Bikeable

Zoning

Commercial Residential: CR 3.0 (c2.0; r2.5) SS2 (x2219)

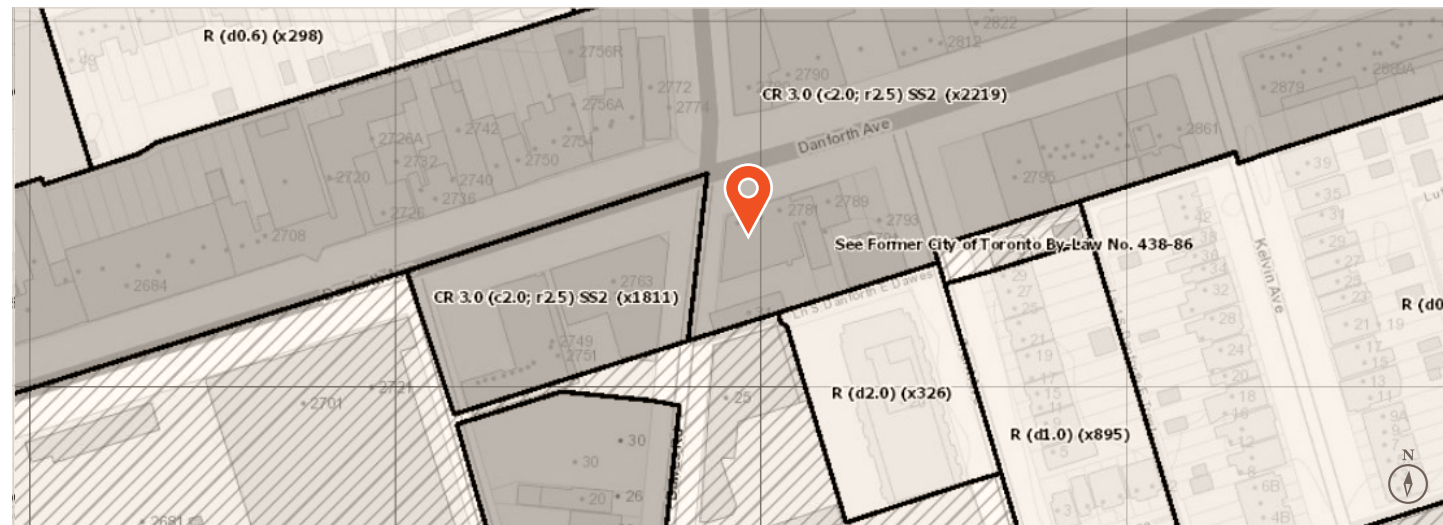
Permitted Use - Chapter 40.10.20

(A) In the CR zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

Ambulance Depot	Office
Art Gallery	Park
Artist Studio	Passenger Terminal
Automated Banking Machine	Performing Arts Studio
Community Centre	Personal Service Shop
Courts of Law	Pet Services
Education Use	Police Station
Financial Institution	Post-Secondary School
Fire Hall	Production Studio
Library	Religious Education Use
Massage Therapy	Software Development and Processing
Medical Office	Veterinary Hospital
Museum	Wellness Centre [By-law: 1198-2019]

(B) In the CR zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

Dwelling Unit in a permitted building type in Clause 40.10.20.40	Residential Care Home
Hospice Care Home	Respite Care Facility
Municipal Shelter	Retirement Home
Nursing Home	Student Residence
Religious Residence	[By-law: 545-2019]



Permitted Use with Conditions - Chapter 40.10.20.20

(A) In the CR zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Amusement Arcade (23, 47)	Private School (28)
Cabaret (1)	Public Parking (7,8,9,10,11)
Club (1)	Public School (28)
Cogeneration Energy (56)	Public Utility (54,57)
Custom Workshop (16)	Recreation Use (1, 46)
Day Nursery (27)	Renewable Energy (56)
Drive Through Facility (37)	Retail Service (17)
Eating Establishment (1,33)	Retail Store (5)
Entertainment Place of Assembly (1, 46)	Service Shop (6)
Funeral Home (24)	Sports Place of Assembly (46)
Hotel (4)	Take-out Eating Establishment (1)
Laboratory (15)	Transportation Use (55)
Nightclub (2)	Vehicle Dealership (26)
Outdoor Patio (21)	Vehicle Fuel Station (13,38)
Outdoor Sales or Display (20)	Vehicle Service Shop (13,39)
Place of Assembly (1, 29)	Vehicle Washing Establishment (25)
Place of Worship (40)	[By-law: 1198-2019] [By-law: 451-2022]

(B) In the CR zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Crisis Care Shelter (43)	Secondary Suite (58)
Group Home (30)	Seniors Community House (42)
Home Occupation (45)	Short-term Rental (3) [By-law 1453-2017]
Private Home Daycare (44)	Tourist Home (22) [By-law: 545-2019]
Rooming House (48)	

Property Highlights

This freestanding two-storey retail building presents a compelling opportunity in one of Toronto's most active commercial corridors. Currently tenanted by Vintage Depot, the property sits on a freehold corner lot at a signalized intersection — a configuration rarely available on Danforth Avenue. With strong nearby development activity, flexible CR zoning, and multiple value-add strategies, this asset is well-positioned for investors, owner-users, and developers.

Key Features



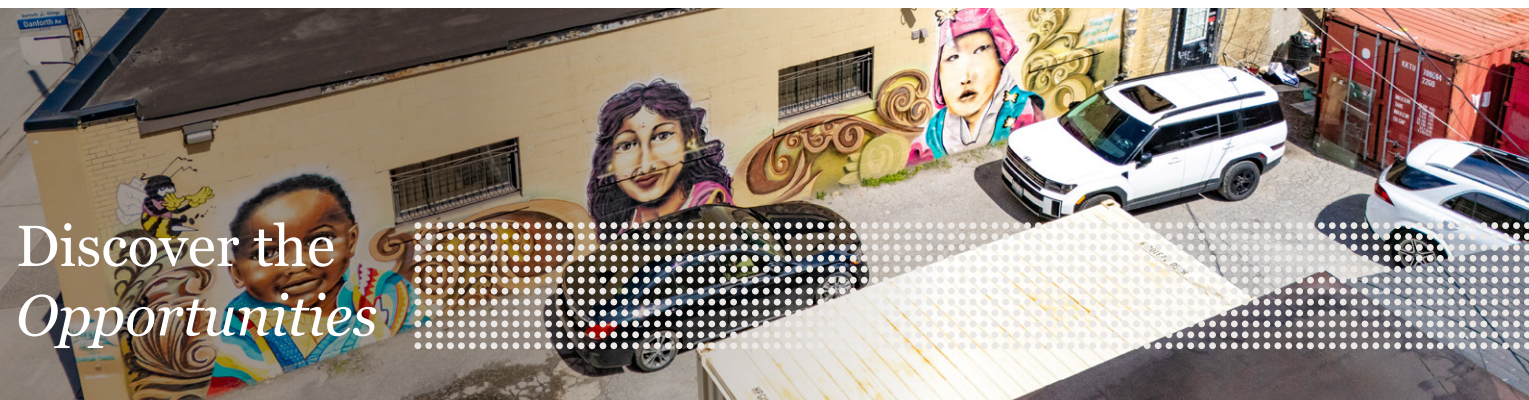
Prime Corner Location
Signalized intersection of Danforth Ave & Dawes Road with 67–109 ft of combined frontage, direct TTC access, and a Walk Score of 98. One of the most visible retail positions on the Danforth strip.



Intensification Potential
CR zoning and 9,785 SF land area support significant density for mixed-use redevelopment, aligned with city planning direction.

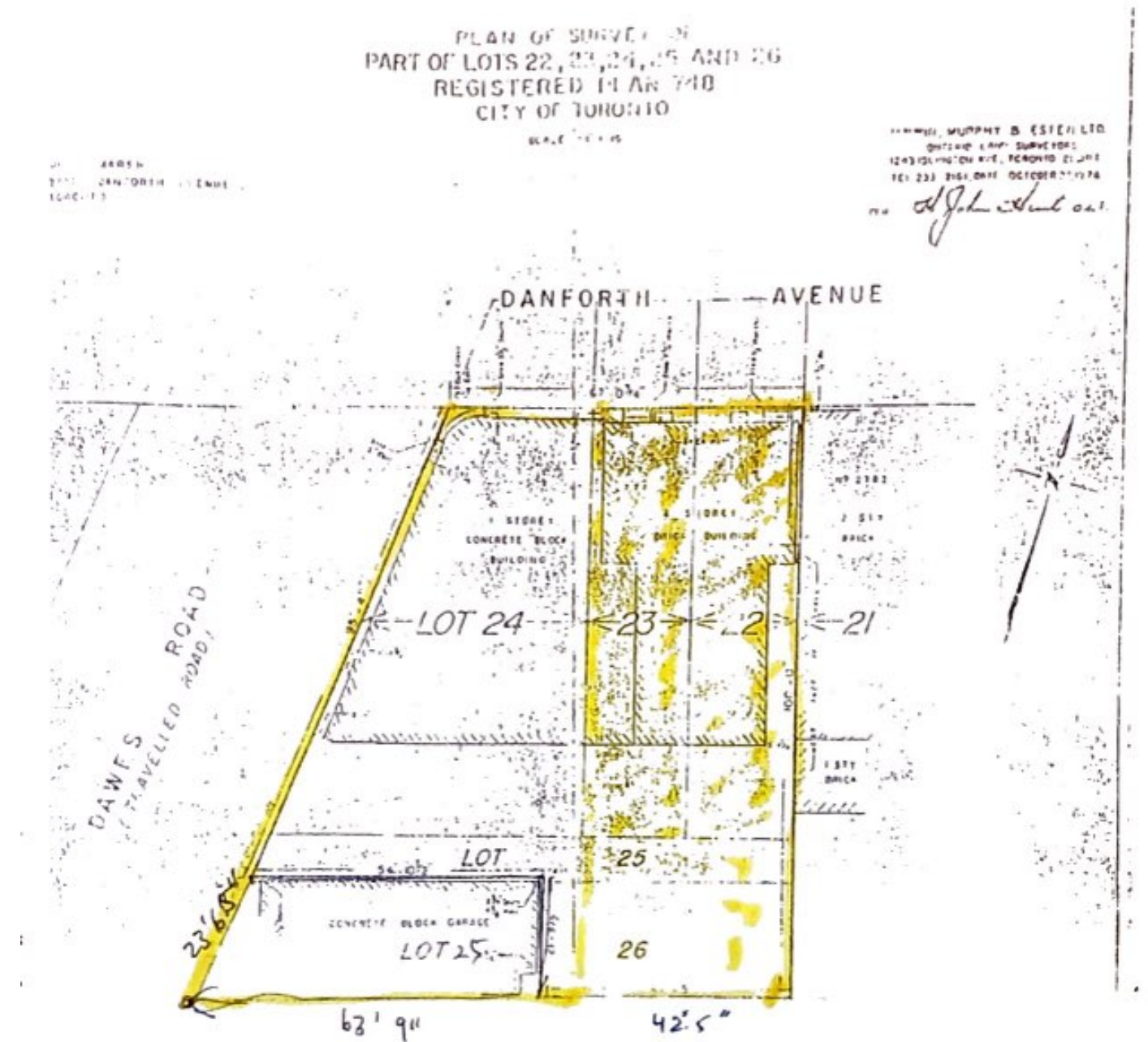


Value-Add Potential
Below-market tenancy creates immediate upside for owner or investors. Mixed-use redevelopment, and 10 approved residential projects within walking distance signal continued neighbourhood intensification.



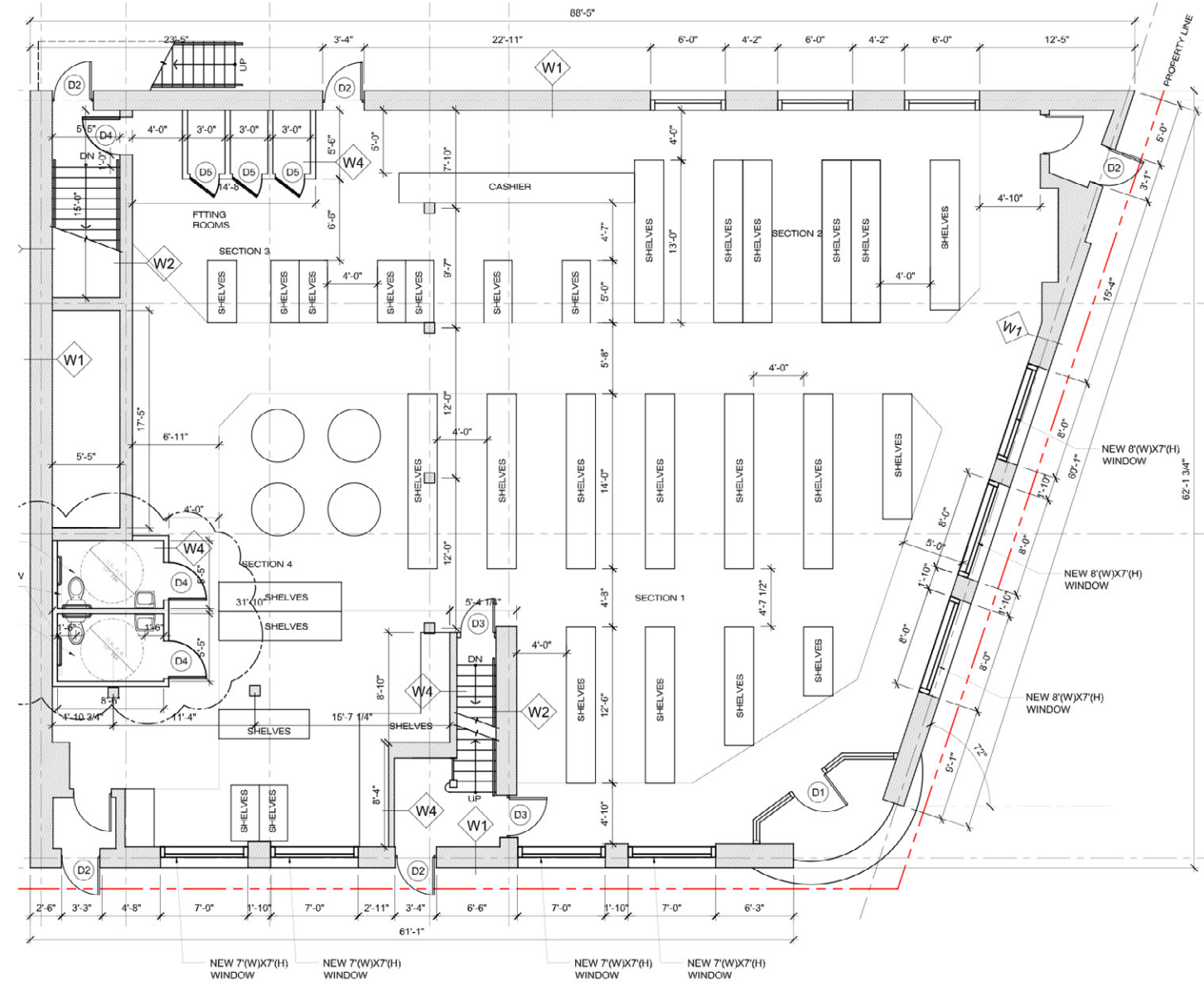
Discover the Opportunities

Survey

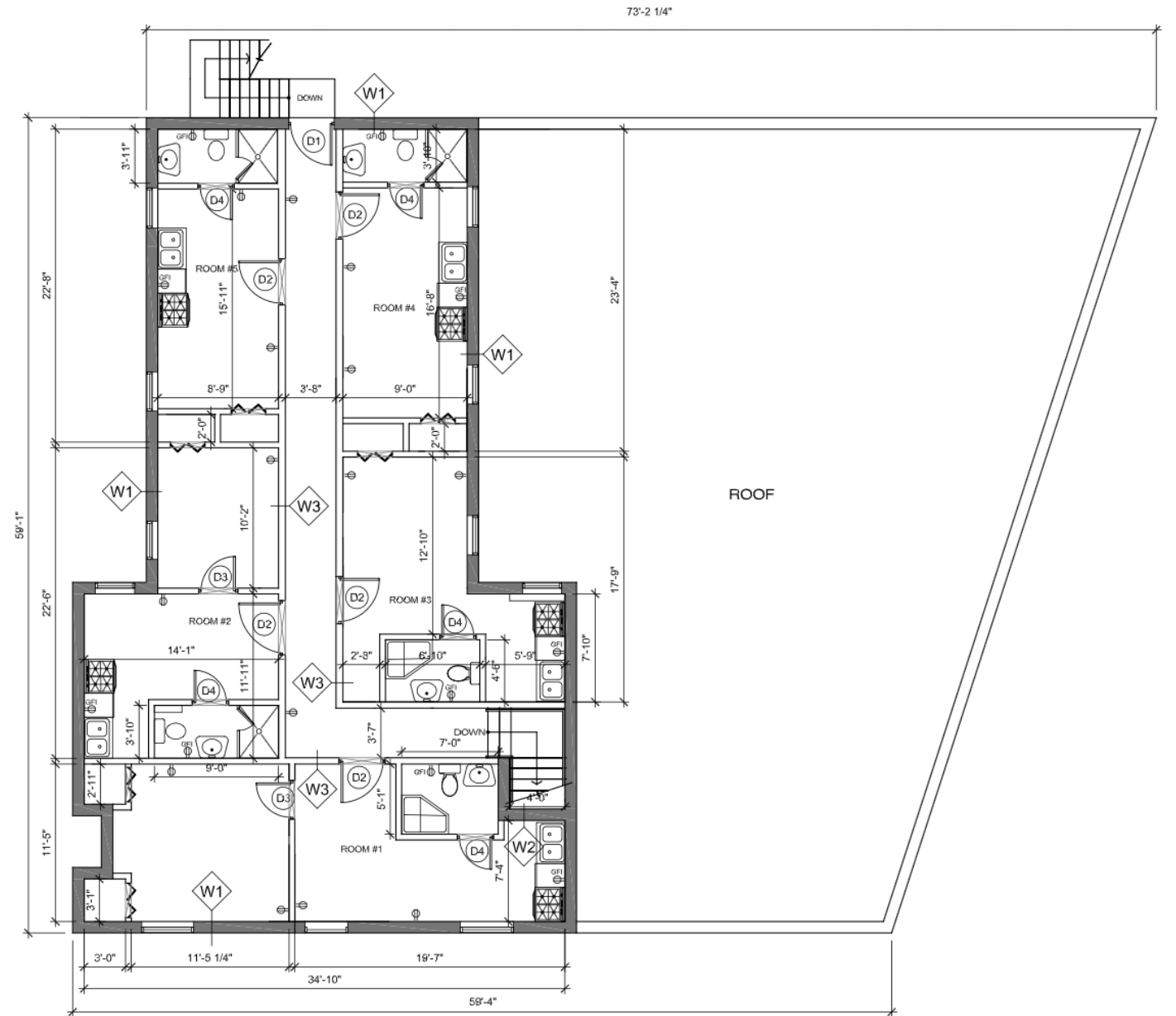


Floor Plans

Ground Floor - Commercial



2nd Floor - Residential





Rushden Station



The Dawes



Dawes Road







CT REIT

Danforth Avenue



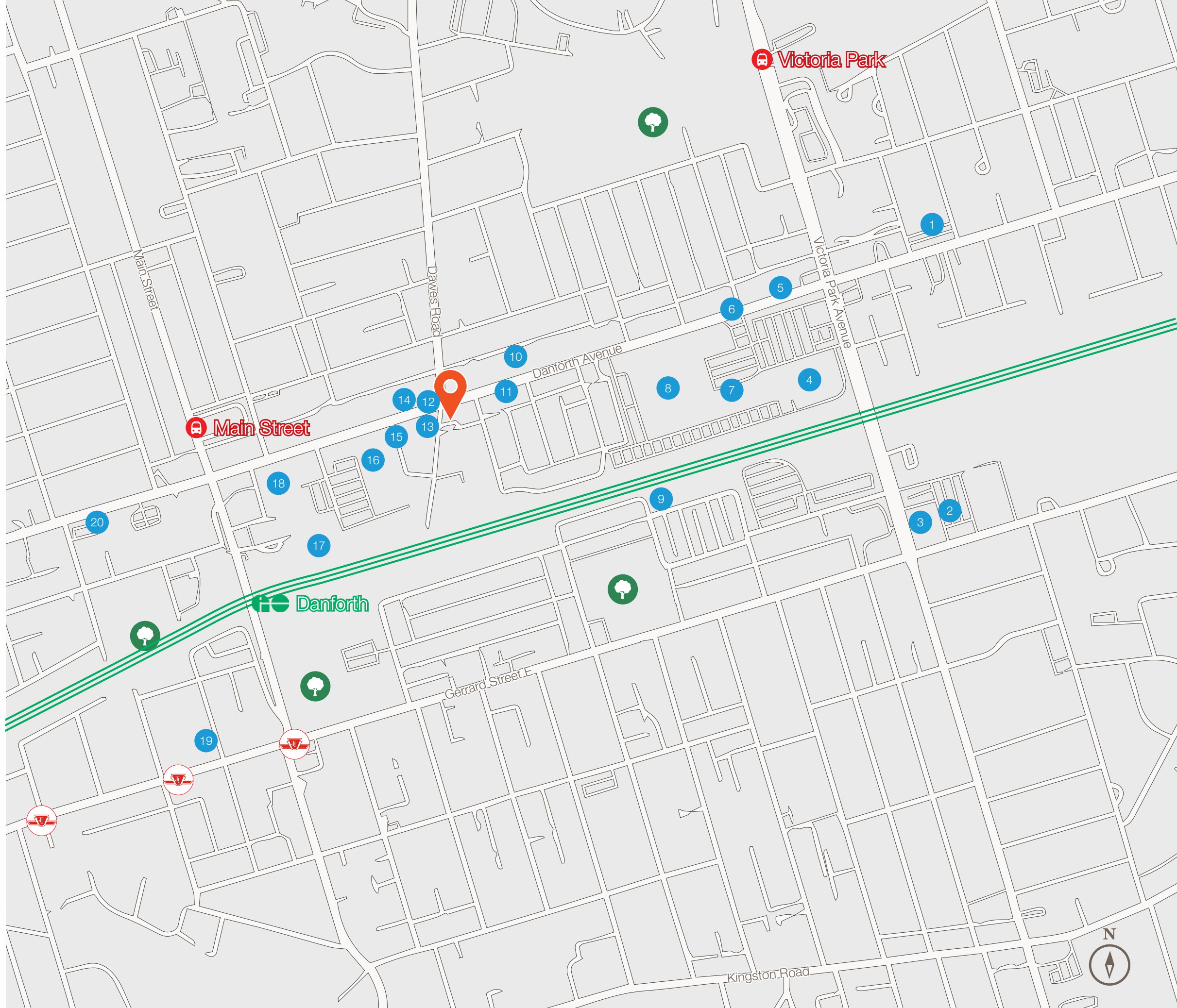
Amenities Map

Legend

-  2777 Danforth Avenue & 31 Dawes Road
-  Subway Station
-  TTC Subway Stops
-  Parks

Amenities

- 1 The Beer Store
- 2 Freshco
- 3 McDonald's
- 4 Metro
- 5 Dhaka Kebab Restaurant
- 6 Ghorooa Restaurant
- 7 Staples Wireless
- 8 Freedom Mobile
- 9 Nom Nom Nom Cupcakery
- 10 Leon's Furniture
- 11 Two Brother's Shawarma
- 12 Comedy Bar Danforth
- 13 Osmow's Shawarma
- 14 Danforth Market
- 15 Popeyes
- 16 Canadian Tire
- 17 Main Square Community Centre
- 18 Tim Hortons
- 19 Domino's Pizza
- 20 Sobeys



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