

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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Here is where your business will *grow*.

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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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*Sales Representative **Broker

Property Highlights

- Vacant retail unit on the ground floor and two 1-bedroom apartments upstairs – one tenanted and the other vacant
- 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.

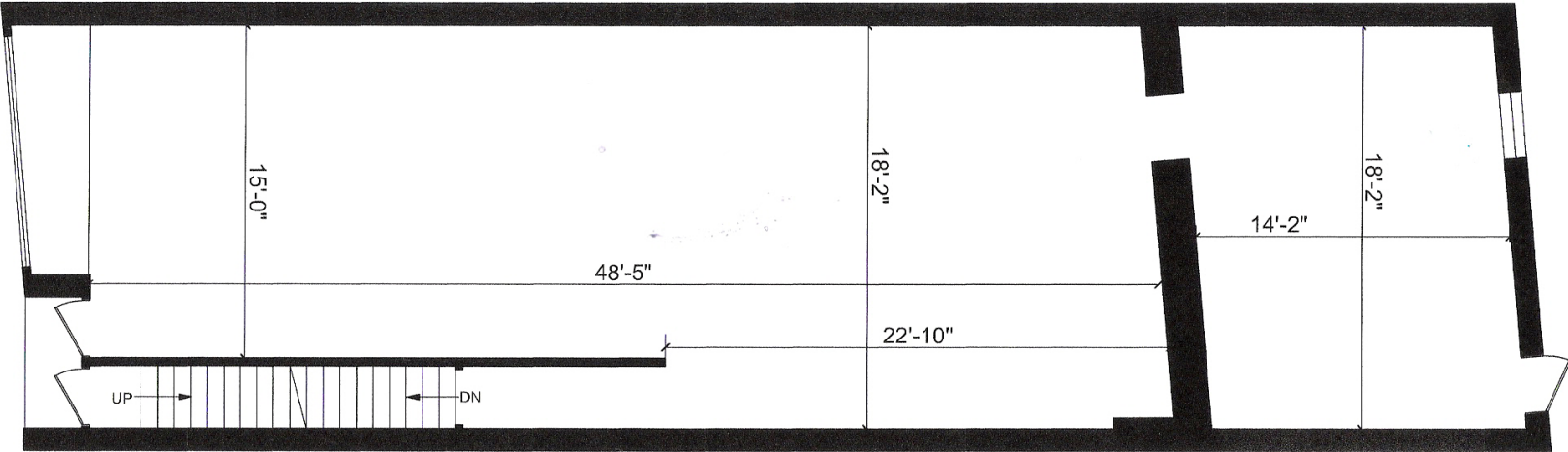
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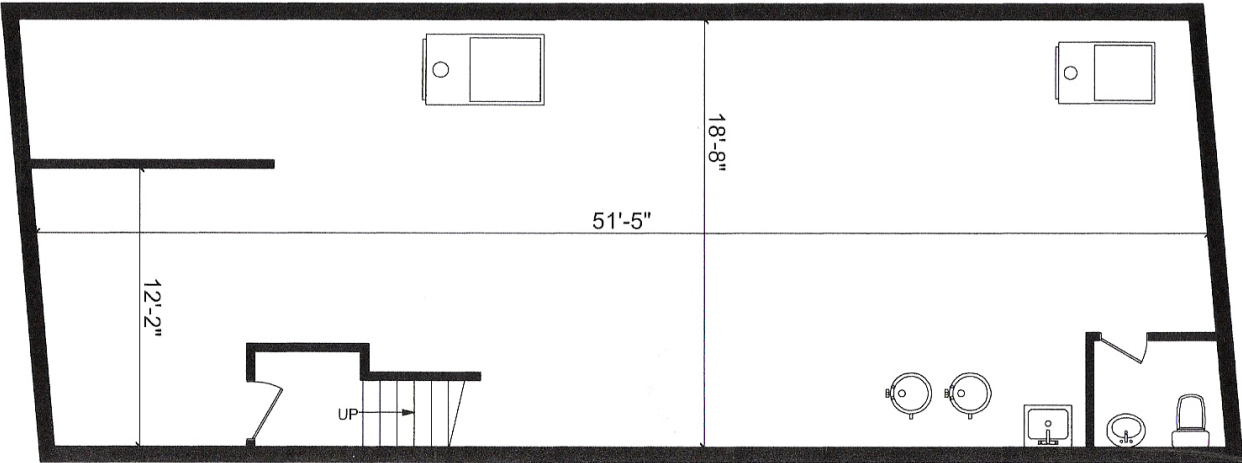
Ground Level

1,246 SF



Lower Level

993 SF



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



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