



FOR  
SALE

Retail Storefront/Residential

# 2877 Dufferin Street

User & Investor Opportunity at Dufferin and Glencairn

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

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

FOR  
SALE

# 2877 Dufferin Street

A retail storefront with residential apartment above



Lot Area

2,282 SF

Lot Frontage

18 ft

Lot Depth

127.2 ft



Price

\$899,000

(This is a receivership sale and being sold as is, where is, and vendor makes no representations or warranties with respect to the property. The sale is subject to court approval.)

Property Tax (2025)

\$7747.85



Listing Agents

**Michael Zeldin\***

Vice President

416.649.5942

[mzeldin@lennard.com](mailto:mzeldin@lennard.com)

\*Sales Representative

## Property Details

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Zoning            | CR1.0 (c1.0; r1.0) SS3 (x2620)<br>Commercial Residential                                                                |
| Ownership Type    | Freehold                                                                                                                |
| Legal Description | PT LT 369 PL 1911 TWP OF YORK AS IN TR76372; S/T TR76372 EXCEPT THE EASEMENT THEREIN; TORONTO (N YORK), CITY OF TORONTO |
| Year Built        | 1960                                                                                                                    |

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Parcel Outline



2877 Dufferin Street

## Property Highlights

- 2 storey, mixed use property for sale on busy section of Dufferin St
- Main floor: vacant retail unit, formerly used as a butcher shop
- Second floor: tenanted 2 bed + den, 1 bath apartment
- Live/work opportunity
- Surrounded by all transit types
- Variety of lifestyle retail (i.e. Yorkdale Shopping Centre, etc.)

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Amenities Map



## Walk & Transit Scores



Walk Score

88

Walker's Paradise



Transit Score

78

Rider's Paradise

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Zoning: CR 1.0 (c1.0; r1.0) SS3 (x2620)

- Commercial-Residential

## Permitted Uses

### Use - CR Zone

(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
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- 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
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence
- [ By-law: 545-2019 ]

### Exception CR 2620

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 367, 368, and 370 Melrose Avenue, 444 St. Germain Avenue, 378 Fairlawn Avenue, 431 Woburn Avenue, 352 Bedford Park Avenue, 312 and 316 Douglas Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Schedule ‘D’ Airport Hazard Map from City of North York zoning by-law 7625.

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Photos



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