

FOR SALE

3659-3663 Lake Shore Blvd. W., Toronto

home&condomarket
BROKERAGE

ETOBICOKE STREET-FRONT INVESTMENT OPPORTUNITY

An excellent opportunity to acquire a newly renovated, fully tenanted street-front asset in the transforming neighbourhood of Long Branch along Lake Shore Boulevard West. The asset is located minutes from the western terminus of two TTC streetcar lines and the Long Branch GO Station.



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Key Highlights

- Fully leased retail and residential asset
- Recently renovated property
- 30 feet of frontage on Lake Shore Boulevard West
- Gentrifying neighbourhood with convenient access to Long Branch GO, TTC, and MiWay transit terminal

Property Details

- Frontage: 30 FT
- Depth: 120 FT
- Site Area: 3,600 SF
- Building Area: 3,060 SF
- Parking: Four (4) Spaces
- Official Plan: Mixed Use Area
- Net Operating Income: \$67,000 per annum

Listing Agent:

Elliot Medoff*

Vice President

JLL Capital Markets Group

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Location

The asset is located on the south side of Lake Shore Blvd. W., east of the Long Branch GO Station. This stretch of Lake Shore Blvd. W. is undergoing a period of transition from a low-density industrial-commercial corridor to a higher-density mixed-use node. The Long Branch loop to the west of the Property serves as a local transit hub and along with the Long Branch GO Station, connects the neighbourhood to Downtown Toronto. As gentrification in the area continues, Long Branch is likely to see an influx of young professionals looking for living spaces accessible to the Downtown Core.

Tenancy Details

The ground floor retail space is currently leased to Home & Condo Market Brokerage, a well-established local residential brokerage with a lease expiring in October 2020. The second floor and lower level consist of four fully leased apartment units.

Offering Guidelines

The Property is offered for sale at a price of \$1,650,000 and will be sold on an as-is, where is basis, free and clear of debt. The Vendor's objective is to maximize sale proceeds while preference will be given to Offers with limited conditionality and timely closing. Offers should be submitted to the attention of Elliot Medoff at 22 Adelaide Street West, Suite 2600, Toronto, ON, M5H 4E3.