

FOR SALE

# 300 EGLINTON AVENUE WEST

TORONTO | ON



METROPOLITAN  
COMMERCIAL





## INVESTMENT HIGHLIGHTS

300 Eglinton Avenue West is a 2,101 square foot mixed use retail property with a fully developed lower level adding approximately 1,000 square feet of useable space. The property has two tandem parking stalls accessible from a rear laneway allowing parking for up to four cars. Separate entrances for the main floor retail, second floor apartment and lower level flex space allow configuration options for end users and investors alike.

The second level is a well appointed two bedroom, one bathroom apartment with month to month tenants. The lower level has been fully developed with a washroom, two offices, coffee area as well as a flex area with a fridge, kitchenette and washer and dryer.

Current zoning permits a variety of retail and professional uses. The main floor and lower level are currently vacant making it an ideal end-user opportunity.

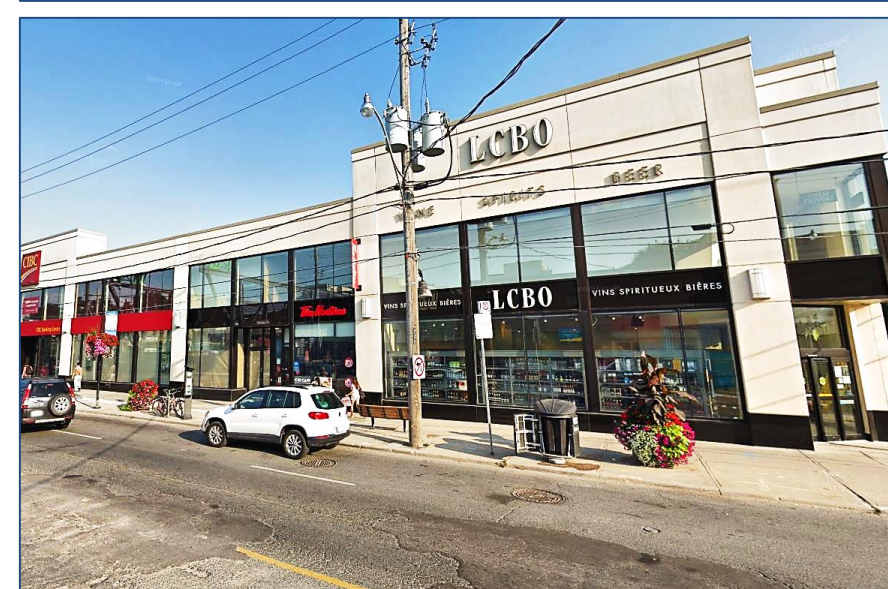
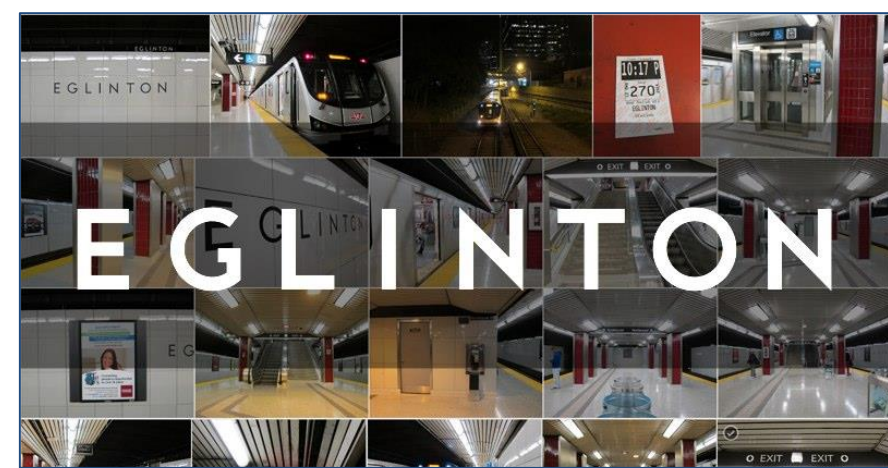
## INVESTMENT DETAILS

<b>Location</b>	Just East of Avenue Road on Eglinton Avenue West. <a href="#">Click Here for Map</a>
<b>Building Details</b>	Main Floor – 1240 SF Basement – 1000 SF 2nd Floor Apartment – 861 SF
<b>Lot Dimensions</b>	20.16' x 114'
<b>Site Area</b>	2,688 SF
<b>Taxes (2018)</b>	\$15,782.87
<b>Zoning</b>	CR SS2 (x2627)

## ASKING PRICE

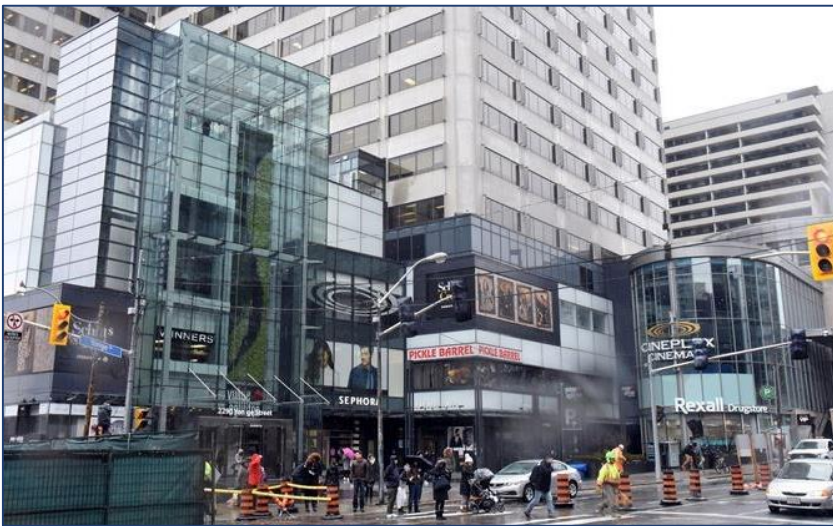
\$1,995,000

**300 EGLINTON AVENUE W | FOR SALE**





SURROUNDING AREA



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## EGLINTON CROSSTOWN LRT

The Eglinton Crosstown is the cornerstone of the \$8.4 billion investment. The Crosstown line will run underground for more than 10 kilometres, from Keele Street to Laird Avenue, then at surface to Kennedy Station.

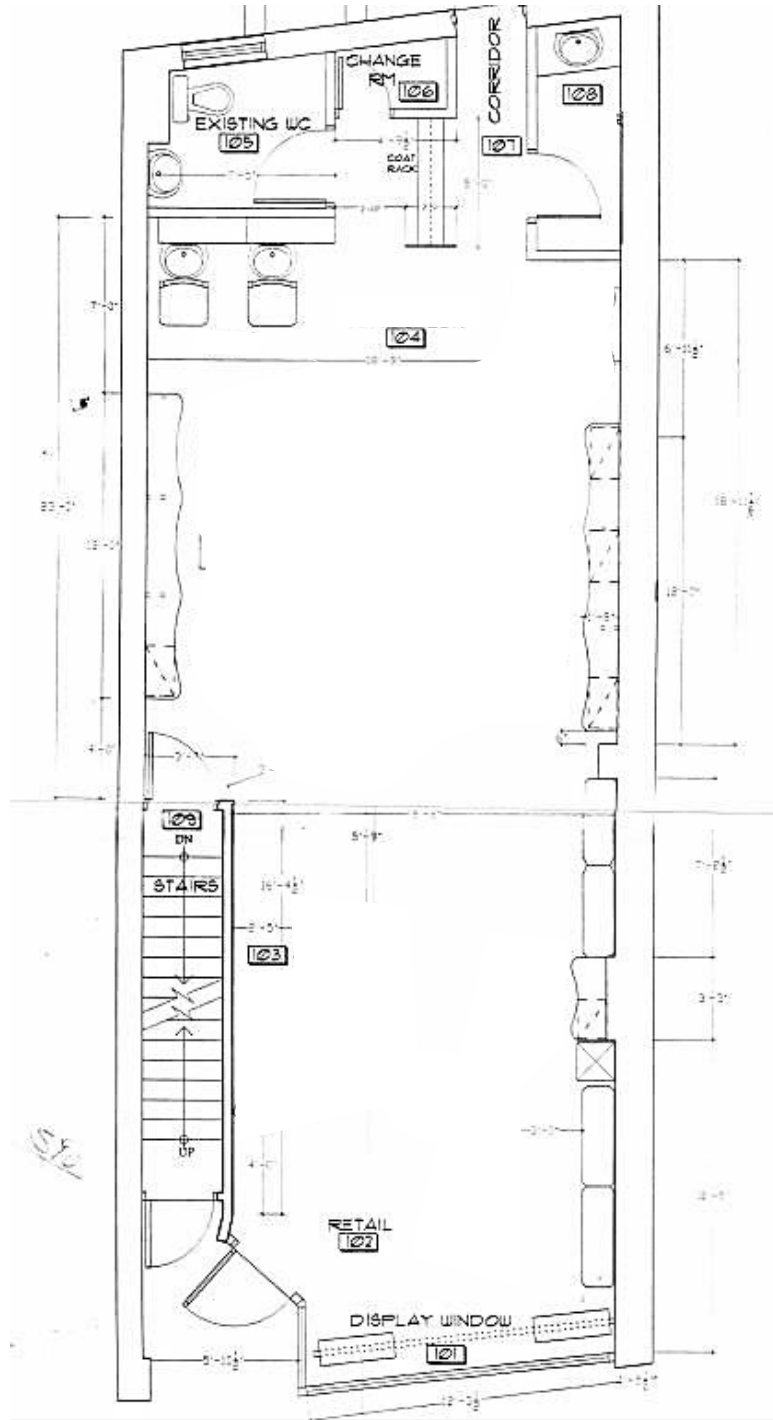
With 25 stations and stops running east-west across Toronto, the Crosstown will link to TTC 54 bus routes, three TTC subway stations (Kennedy, Eglinton and Cedarvale), and 3 GO stations (Mount Dennis, Caledonia, and Kennedy), all featuring 15-minute or better service

Avenue Station will be an underground station located at the intersection of Avenue Road and Eglinton Avenue West.

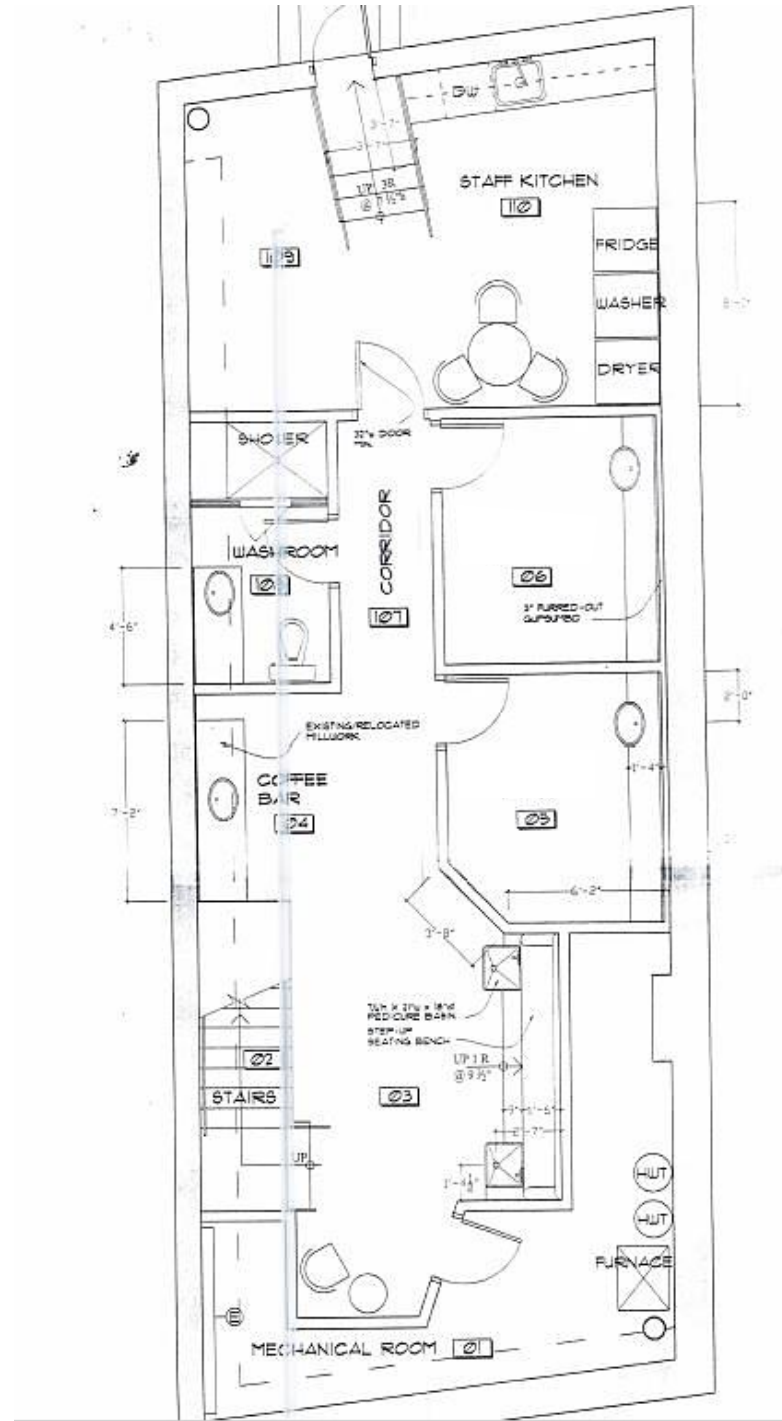
As can be seen in the picture in the top right-hand corner, the currently in construction Avenue Station is only steps away from the subject property 300 Eglinton Avenue West.



# Ground Floor Retail



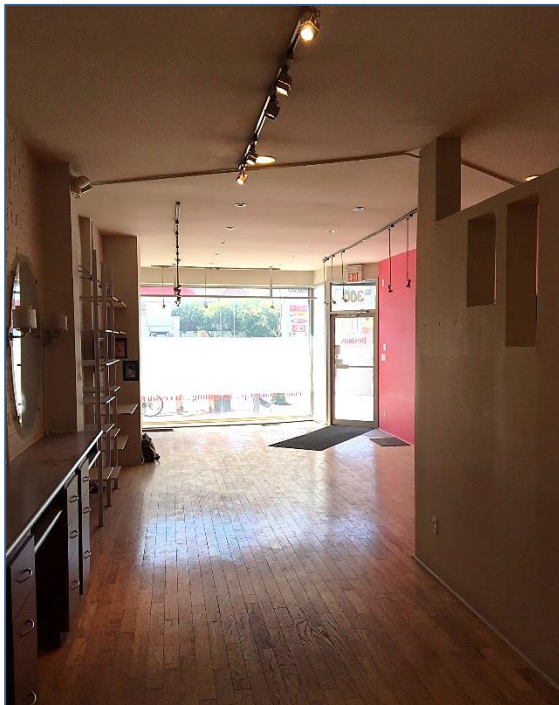
# Basement



FLOOR PLANS



INTERIOR PHOTOS



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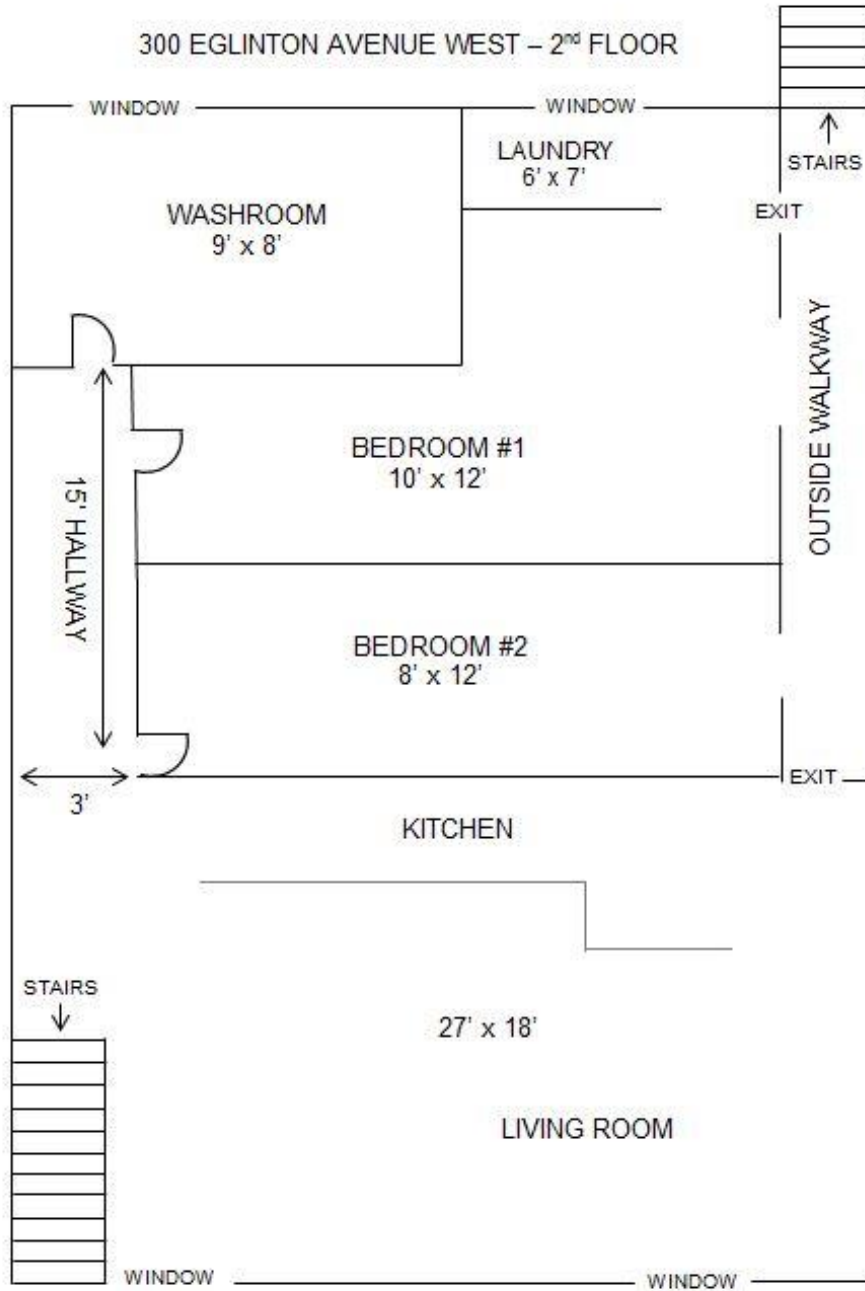


INTERIOR PHOTOS



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## Second Floor



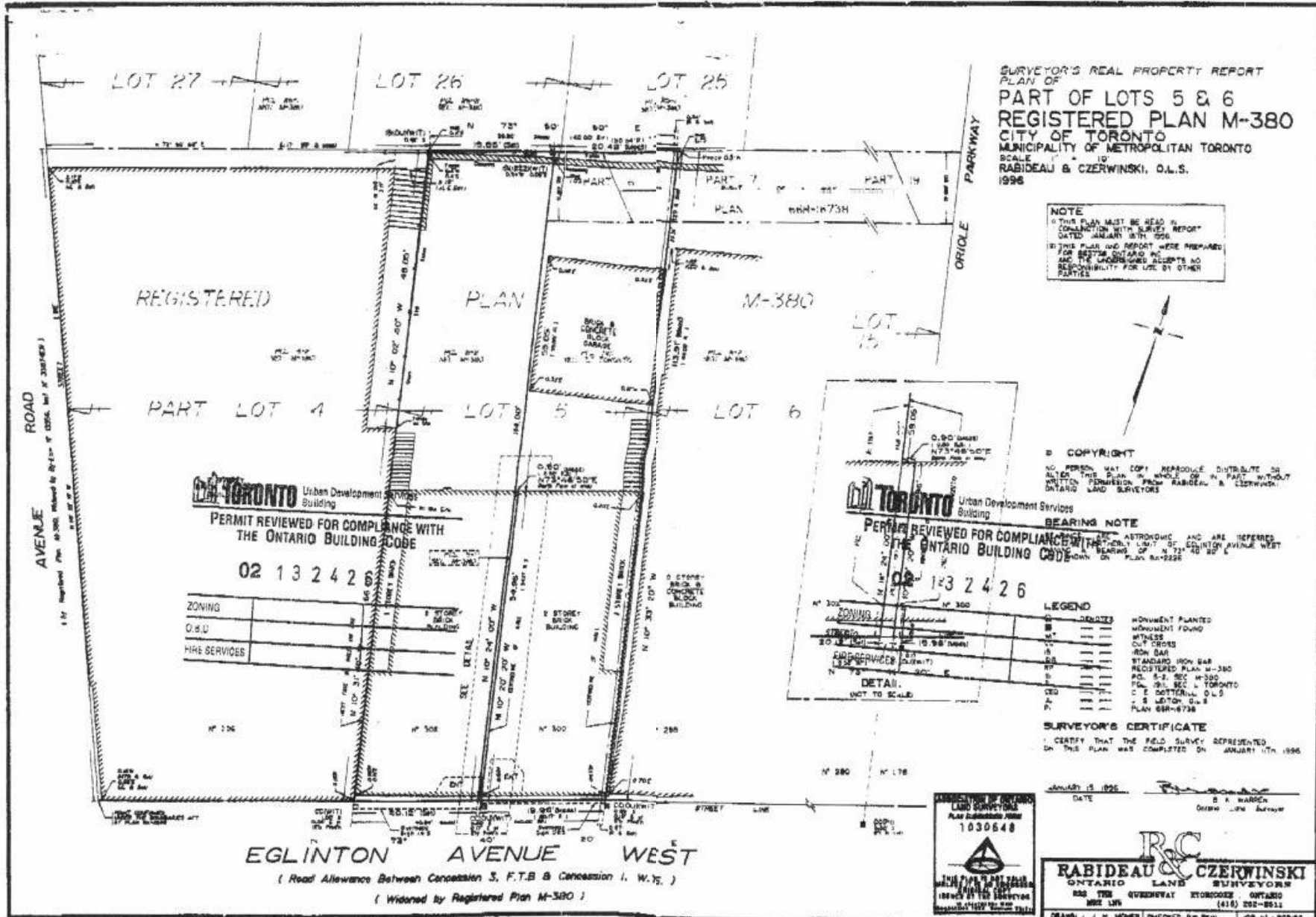
\*Apartment is approximately 861 SF



FLOOR PLAN

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SURVEY



# METROPOLITAN COMMERCIAL

626 King St West, Suite 302  
Toronto, ON  
M5V 1M7

[www.metcomrealty.com](http://www.metcomrealty.com)

## CONTACT:

**NICHOLAS ROCKWELL\***  
Sales Representative  
416.703.6621 ext. 237  
[nicholas.rockwell@metcomrealty.com](mailto:nicholas.rockwell@metcomrealty.com)