

# FOR SALE | INVESTMENT OPPORTUNITY

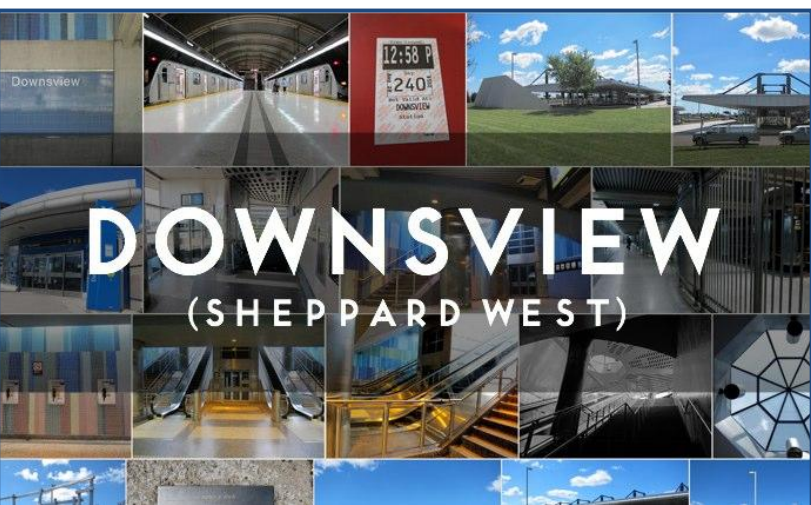


**560 & 564 Wilson Heights Blvd**  
TORONTO, ON



METROPOLITAN  
COMMERCIAL





## INVESTMENT HIGHLIGHTS

The subject properties consist of two freehold mixed-use buildings located along Wilson Heights Blvd., west of Sheppard Ave West. The properties are situated in a transit friendly location close in proximity to Sheppard West TTC Station and, in close proximity to Highway 401.

Both of the buildings are currently demised into three units: ground floor commercial at grade and two 2-bedroom residential units on the second and third floors. There is ample parking available on the subject site.

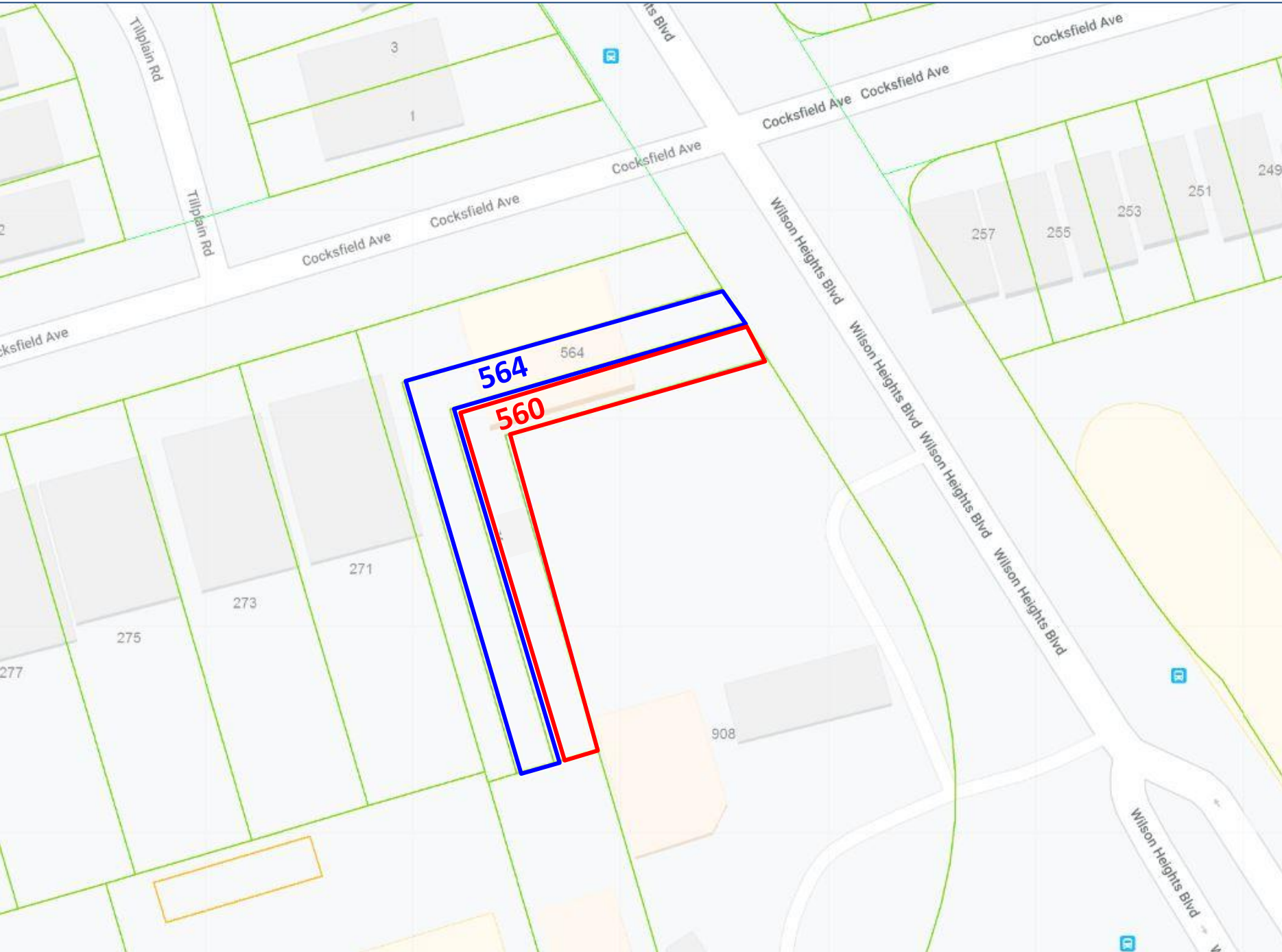
Properties can be purchased together or separately.

## INVESTMENT DETAILS

	560 Wilson Heights	564 Wilson Heights
<b>Taxes</b>	\$12,164.75	\$11,923.00
<b>Lot Size</b>	6,598 SF	5,264 SF
<b>Frontage</b>	18.42 feet	17.74 feet
<b>Building Size</b>	3,300 + basement	3,300 + basement
<b>Zoning</b>	CR 1.0 (c1.0; r1.0) SS3 (x1597) HT 10.5 meters	
<b>Asking Price</b>	<b>\$1,700,000</b>	<b>\$1,700,000</b>

**560 & 564 WILSON HEIGHTS BOULEVARD | FOR SALE**

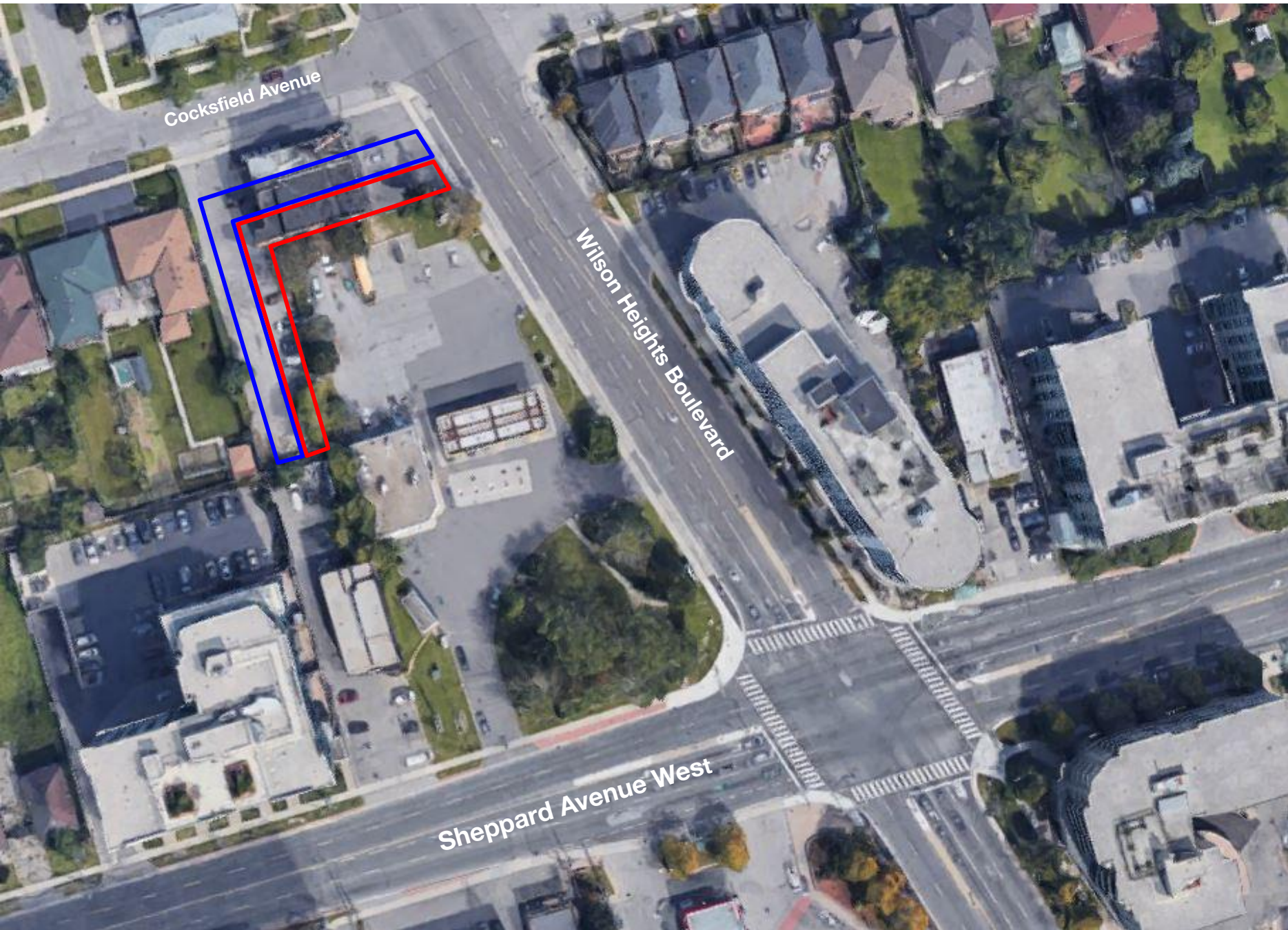




AREA MAP

560 & 564 WILSON HEIGHTS BOULEVARD | FOR SALE

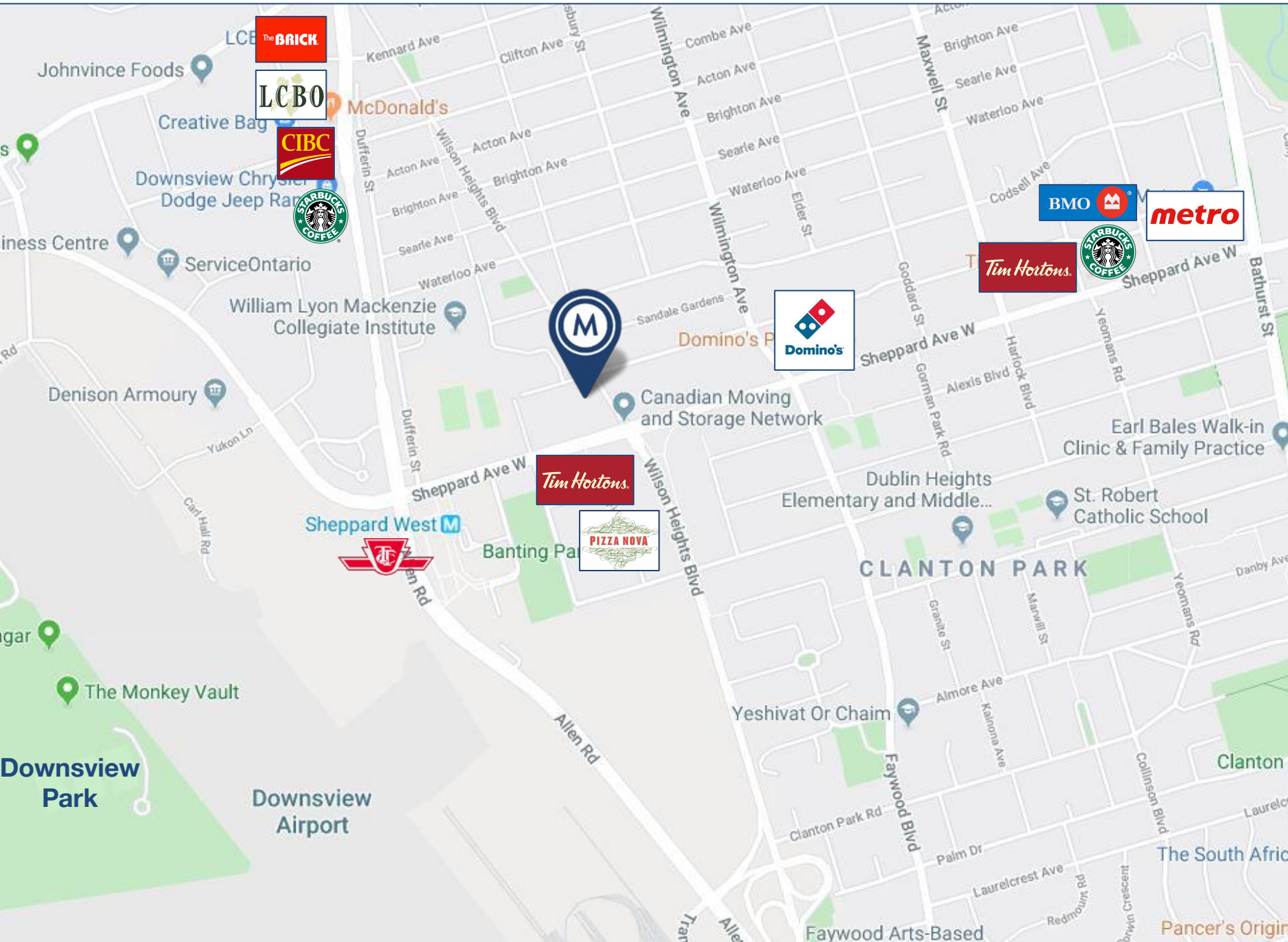




AERIAL MAP

560 & 564 WILSON HEIGHTS BOULEVARD | FOR SALE





AREA MAP

560 & 564 WILSON HEIGHTS BOULEVARD | FOR SALE



INTERIOR PHOTOS





# METROPOLITAN COMMERCIAL



Built on  
Connections.

**626 King St West** | Suite 302  
**Toronto, ON** | M5V1M7

416.703.6621

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

<b>Anthony</b> Martino*	416.703.6621 x244	<a href="mailto:anthony.martino@metcomrealty.com">anthony.martino@metcomrealty.com</a>
<b>Amir</b> Nourbakhsh*	416.703.6621 x252	<a href="mailto:amir@metcomrealty.com">amir@metcomrealty.com</a>
<b>Jesse</b> Roth*	416.703.6621 x243	<a href="mailto:jesse.roth@metcomrealty.com">jesse.roth@metcomrealty.com</a>