



DETAILS

Location	On Danforth Avenue, West of Warden Avenue. Click Here
Building Details	2,020 SF
Lot Area	3,330 SF
Frontage	18 Feet
Zoning	CR3.5 (c3.5;r3*811)
Net Operating Income	\$44,000 (main floor could be vacant upon closing, upside potential)
Possession	Immediate
List Price	\$1,245,000

FEATURES

- Two-storey commercial building ideal for user or investor
- Great potential and opportunity to own an investment property in the Oakridge community
- Good visibility with 18 feet of frontage on busy Danforth Avenue in a retail plaza
- Spacious retail unit on the ground floor and 2-bedroom residential unit on the second floor, with back entrance
- Two entrances to basement, perfect for storage with two washrooms
- Four parking spots at front in plaza
- Tenants on month-to-month lease. Currently low income, could be vacant upon closing

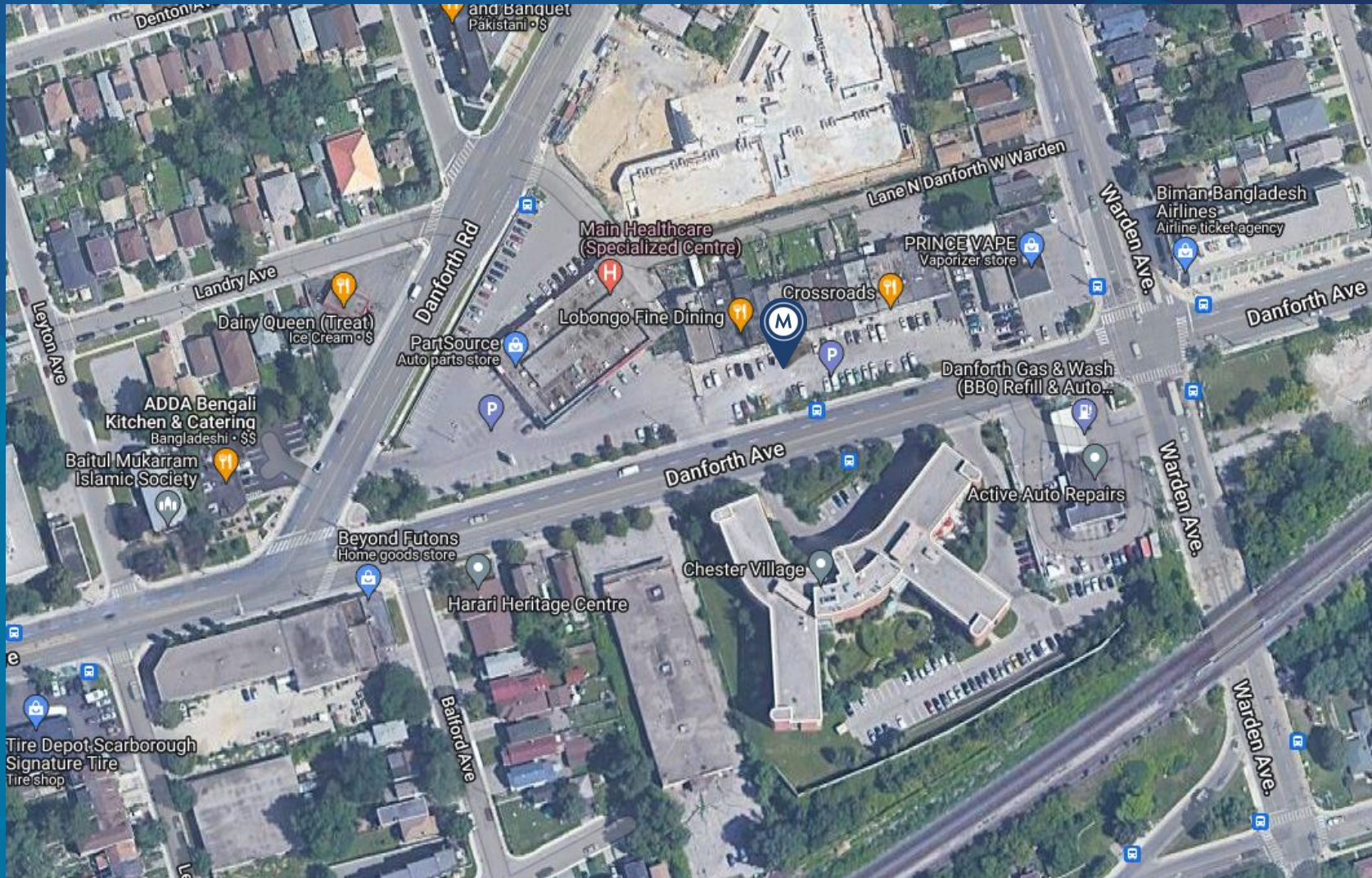


3460 Danforth Avenue | FOR SALE



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AREA MAP





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