

FOR SALE

169 DANFORTH AVE



PRIME DANFORTH
OPPORTUNITY

BOSLEY

COMMERCIAL

FOR SALE

169 DANFORTH AVE

THE BUILDING



Danforth and Broadview Top Tier Location. 169 Danforth is an exceptional real estate opportunity that embodies versatility and convenience in the heart of the Danforth. This remarkable mixed-use building, spanning 5000 square feet across three floors, is strategically located on the prime block of Danforth Avenue, offering a mix of residential and commercial opportunities. This building offers ultimate flexibility with separate entrances for all three floors allowing any blend of residential, commercial and retail uses. The building has lane access with 2 parking spaces and sits directly across from Shoppers Drug Mart and LCBO. Steps from Broadview, which provides the best of both worlds; the charm of the Danforth with immediate access to Bloor/Yorkville and the downtown core. A clean building; ready for occupancy. Vacant.

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FEATURES

CIVIC ADDRESS	169 Danforth Avenue, Toronto
SALE PRICE:	\$3,249,000
NEIGHBOURHOOD:	DANFORTH
CROSSROADS:	DANFORTH EAST OF BROADVIEW
ZONING:	COMMERCIAL
PARKING:	2 parking stalls in back
TRANSIT:	Less than a min walk to Broadview Subway



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LOCATION



WALK SCORE*

93

TRANSIT SCORE*

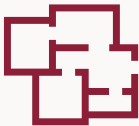
100

BIKE SCORE*

87



DANFORTH AND
BROADVIEW



5,014
SQ.FT.



DOMINANT
SIGNAGE



GREAT CAR
ACCESS

FOR SALE

169 DANFORTH AVE



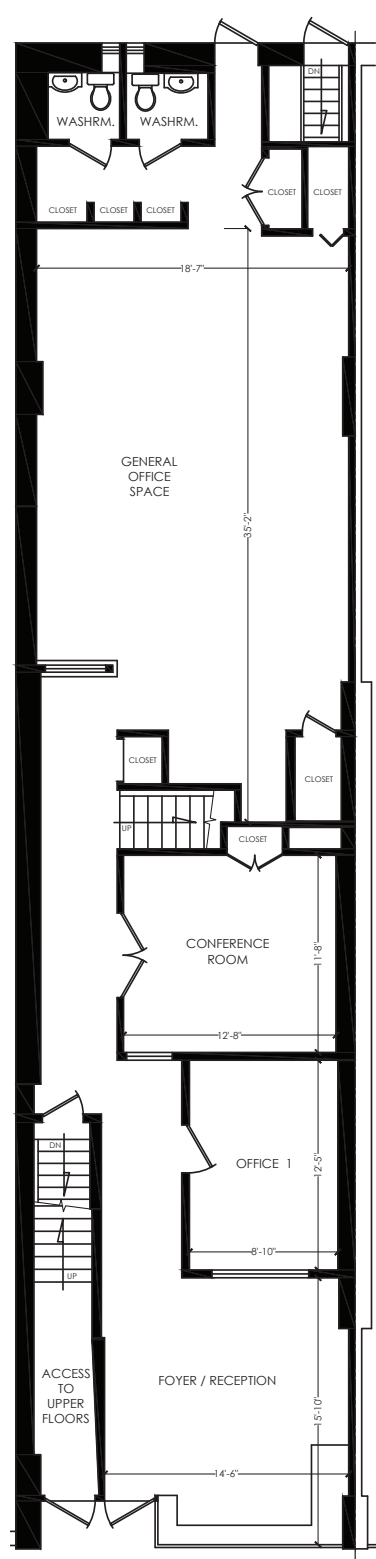
GreenP lot close by on
Ellerbeck



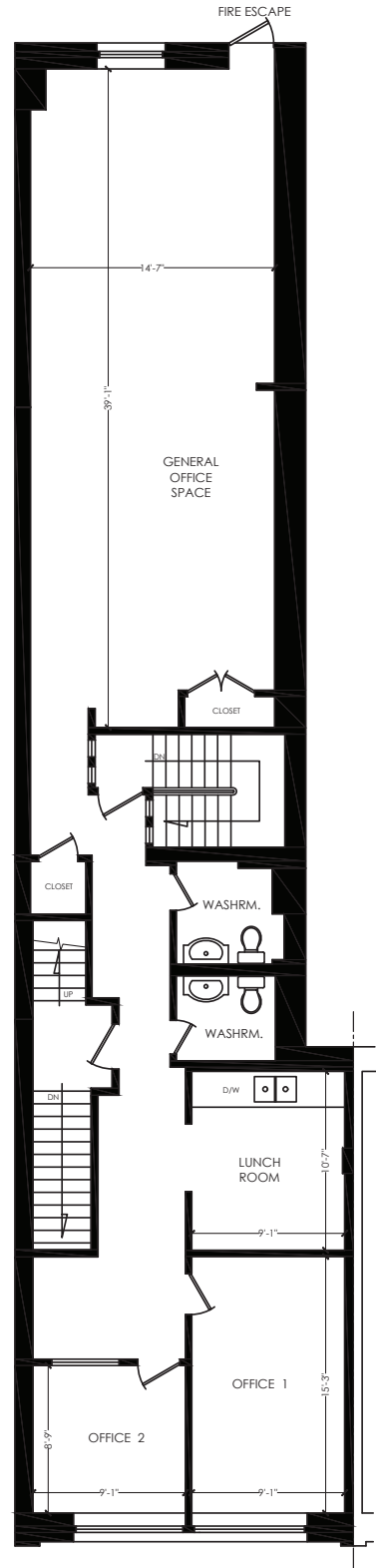
Short walk from
Broadview station

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FLOORPLANS



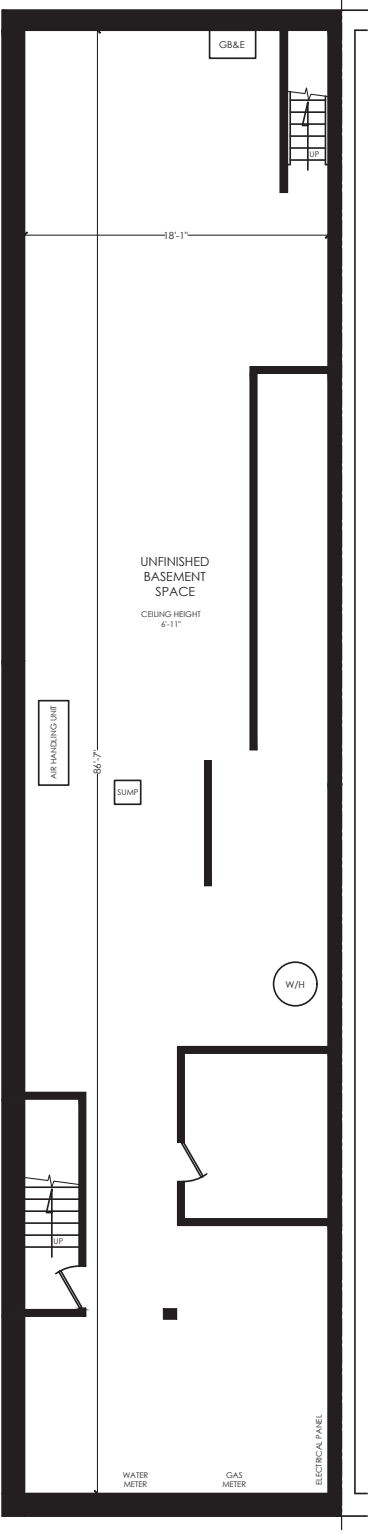
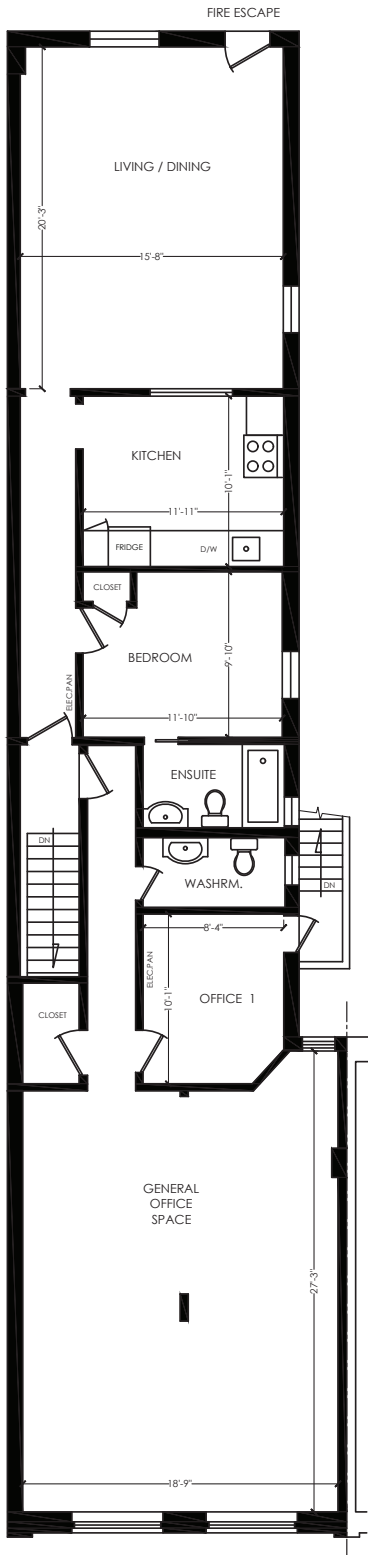
MAIN FLOOR
FLOOR AREA 1772 SQ. FT.



SECOND FLOOR
FLOOR AREA 1623 SQ. FT.

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