



FOR SALE

985 O'CONNOR DR, TORONTO

\$799,000

Commercial + Residential

3,000 leaseable sq ft

Income Property

4 UNIT BUILDING FOR SALE

2 storey building in East York on the very busy O'Connor Drive that links East York and the Don Mills DVP exit to Scarborough and the east.

Vacant retail space on the main floor with 3 residential units fully tenanted and paying market rent. 2 of the units are on the second floor with 1 spacious unit on the lower floor:

- 1 bedroom upstairs front pays \$1,150 plus hydro
- 1 bedroom upstairs back pays \$1,050 plus hydro
- 1 bedroom basement recently renovated pays \$950
- 1 parking space rented at \$100 per month

The commercial unit is for lease for \$2,000 Net plus \$300 TMI.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Sales Representative

416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

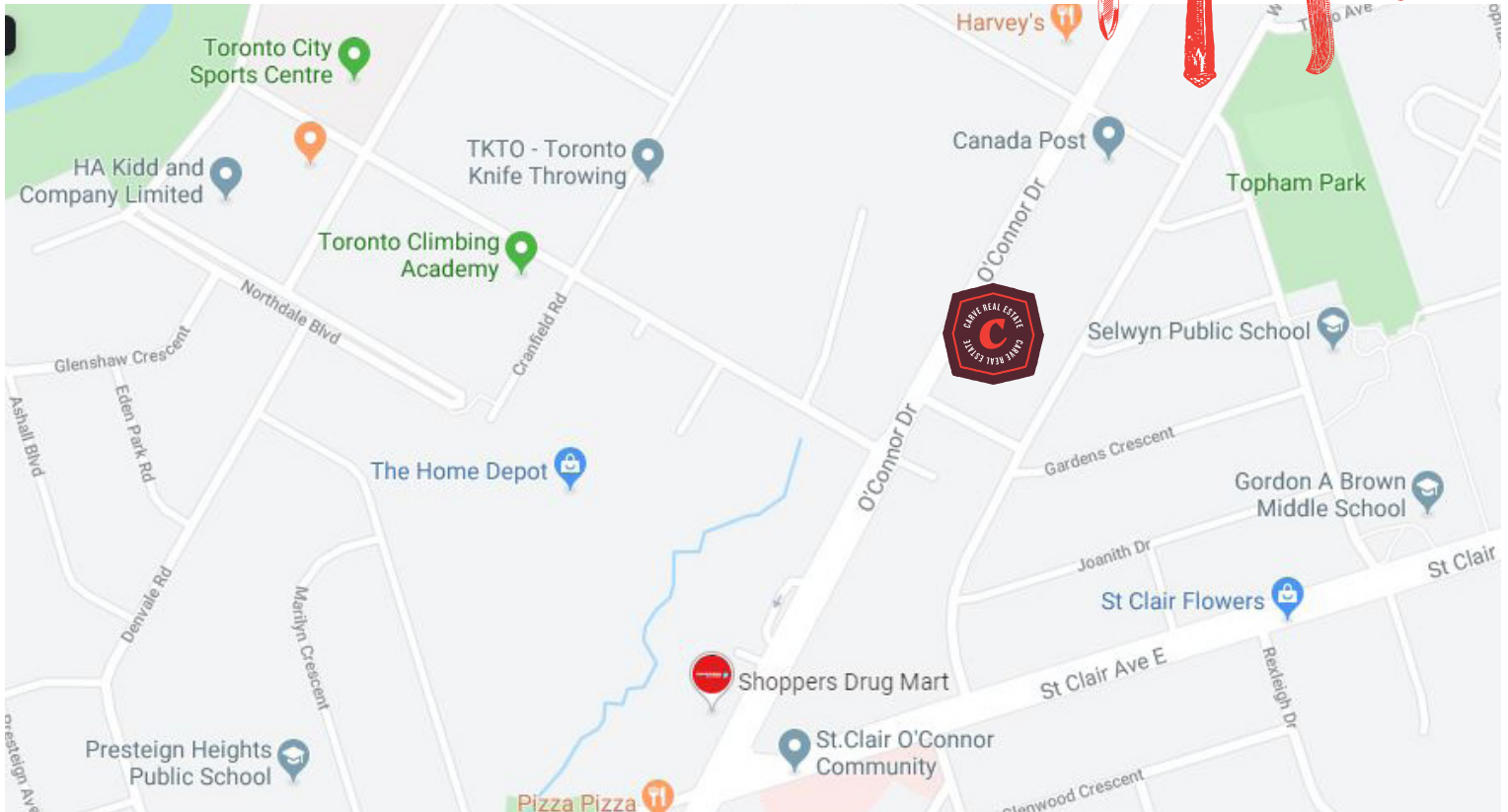
This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



RYAN EARL, Sales Representative
416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5
This document is not meant to solicit existing listings. (12.2002).



BUILDING DETAILS

Great location with street municipal parking and side streets with daytime parking in area with tons of car traffic connecting several different neighbourhoods. Lots of future development potential.

Property Details: Solid 2 storey building with 4 parking spaces and 3 floors of rentable units.

2nd Floor: Two 1 bedroom residential units fully leased

Main Floor: One retail commercial unit zoned for many uses

Lower Level: One 1 bedroom residential unit + additional commercial space

Parking: Four parking spaces 2 outside and 2 in garage

LOT SIZE

Frontage:
19.95 ft along O'Connor Drive

Depth:
Approximately 150 ft

Parking:
2 surface parking +
2 garage parking

Total Area:
2,992.36 sq ft



RYAN EARL, Sales Representative
416-618-0054 | ryan@carverestate.com
carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
A commercial division of Re/Max Ultimate Realty Inc.
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).