## CZIVE REAL ESTATE





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### FOR SALE

985 O'CONNOR DR, TORONTO

# **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.



#### **RYAN EARL, Sales Representative**

416-618-0054 | ryan@carverealestate.com carverealestate.com \$799,000

**Commercial + Residential** 

3,000 leaseable sq ft

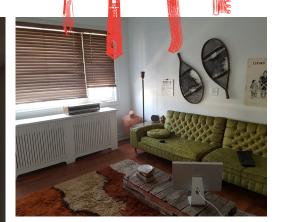
**Income Property** 

#### **READY FOR SECONDS?** Call me to discuss this listing today.

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## Carve Real estate











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# **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



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