

FOR SALE



THE GOOD LIFE™

REAL ESTATE GROUP

3267 Lake Shore Blvd W, Etobicoke
Prime 5,354 square foot retail opportunity



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**ROYAL LePAGE® REAL ESTATE
SERVICES LTD., BROKERAGE**

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FOR SALE Prime Retail Space | 3267 Lake Shore Blvd W, Etobicoke, ON

PROPERTY FEATURES

- Prime 5354 square foot retail opportunity on highly sought after Lake Shore Blvd. West in the heart of South Etobicoke.
- This well-positioned storefront offers excellent visibility, strong pedestrian and vehicular exposure and convenient access to surrounding residential neighbourhoods and major transit routes.
- This space features a functional layout suitable for a variety of retail or service-based uses with street parking.
- This building also features a solar system on the roof that generates up to 10,000 watts and new heat pump.
- This square footage includes the basement which features an outside separate entrance making it completely versatile for a growing retail or service based business.

\$1,999,999



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PROPERTY PHOTOS



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PROPERTY PHOTOS



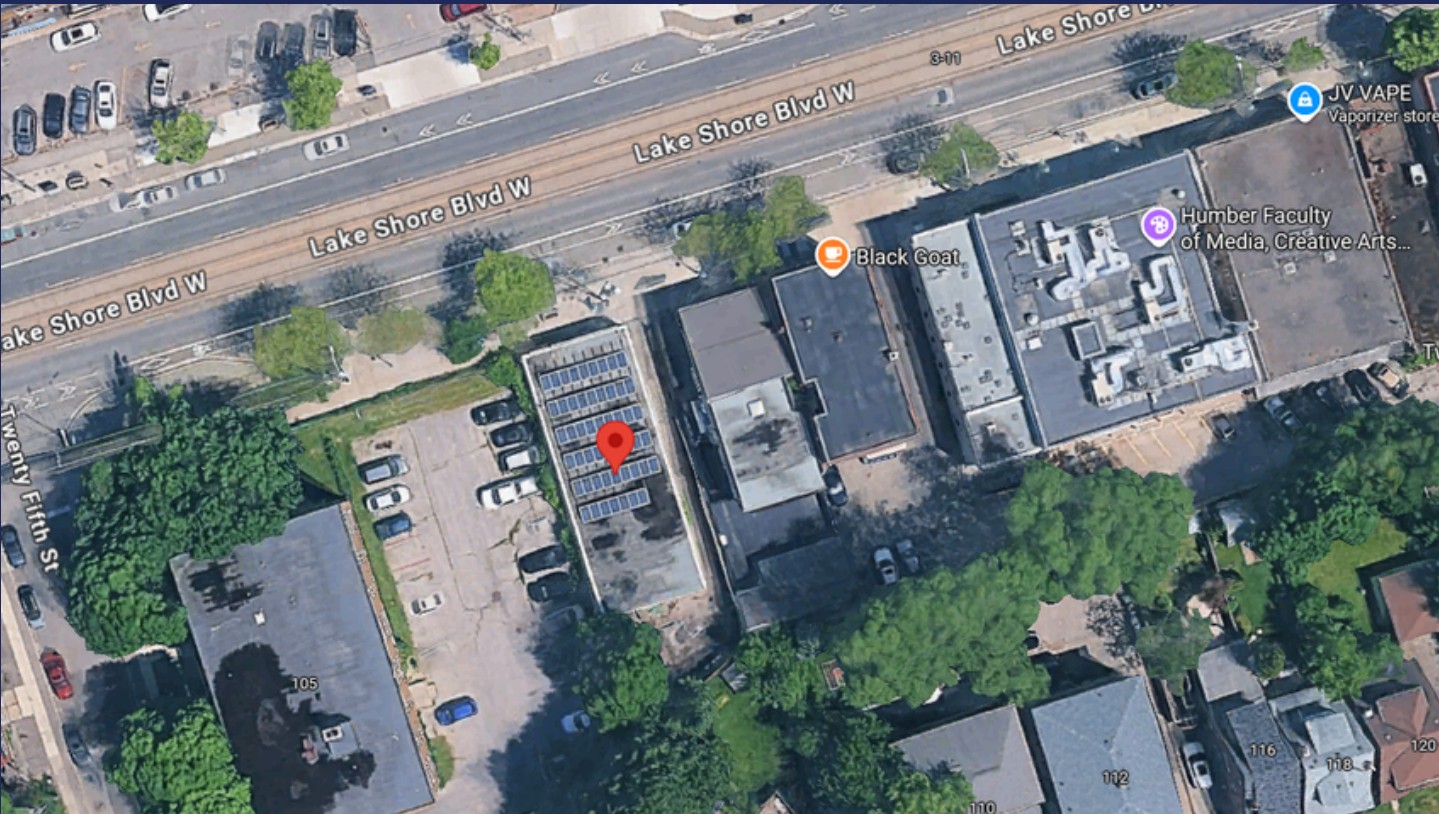
PROPERTY PHOTOS



PROPERTY PHOTOS



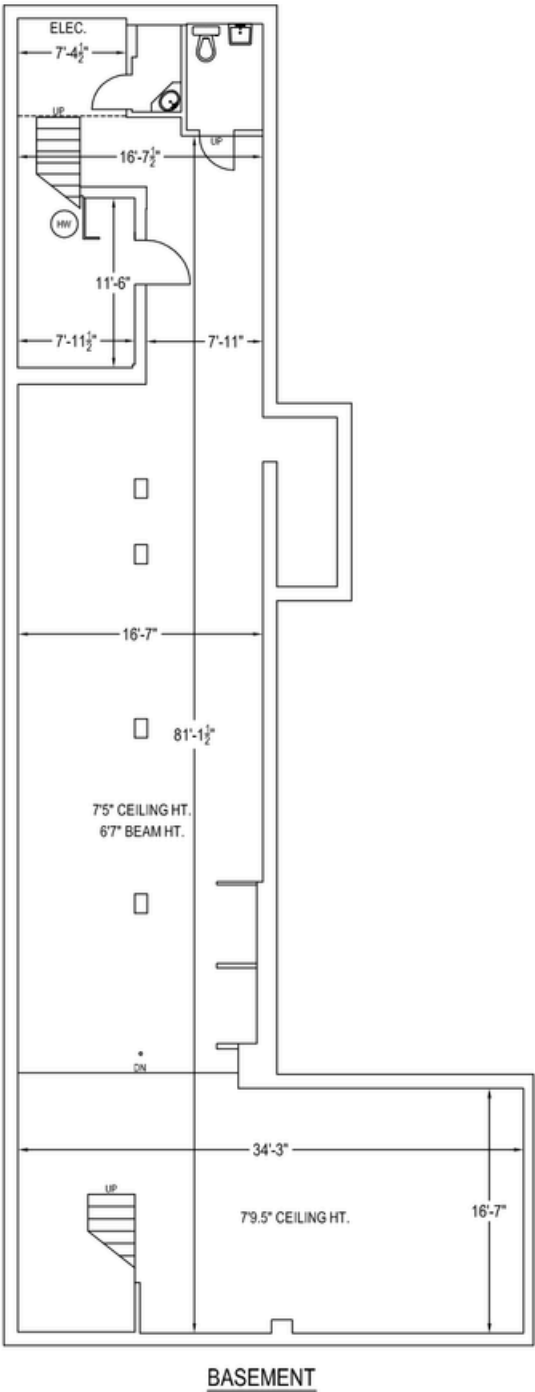
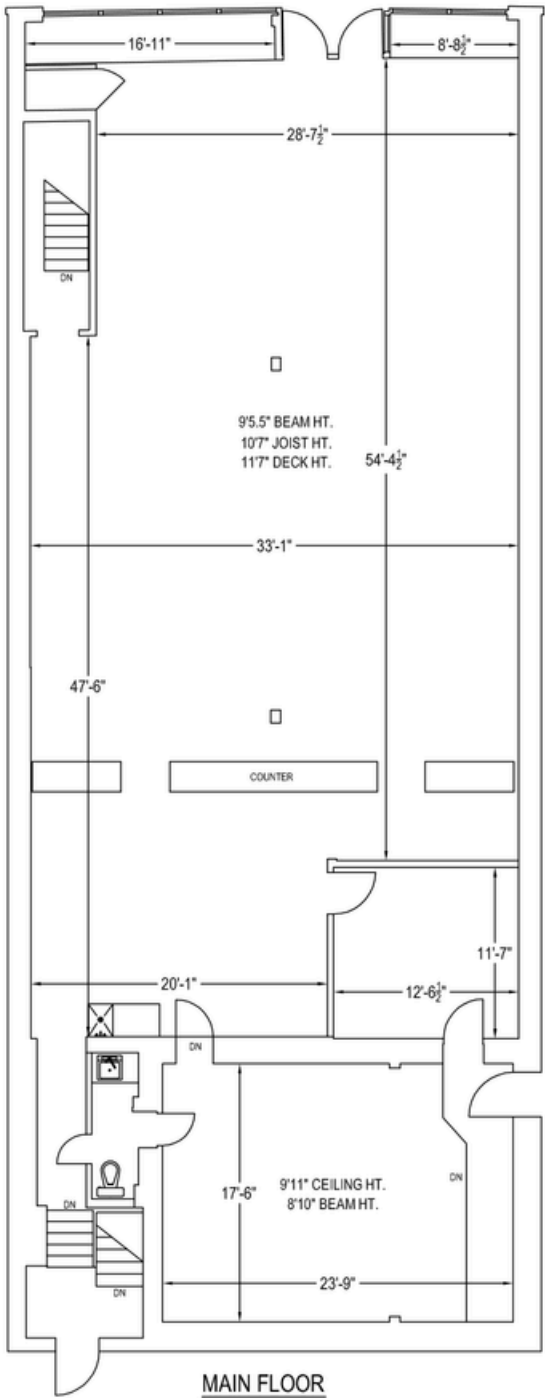
PROPERTY PHOTOS



FLOOR PLAN -
MAIN FLOOR: 3,288 SF
BASEMENT: 2,066 SF
LEASABLE AREA: 5,354 SF

MEASURED PER BOMA
2010 RETAIL STANDARD

DIMENSIONS ARE FOR SPACE
PLANNING PURPOSES ONLY



AMENITIES MAP



THE GOOD LIFE™
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3267
LAKE SHORE
BOULEVARD W
TORONTO, ON M8V 1M2

COMMERCIAL
RETAIL

NEARBY AMENITIES

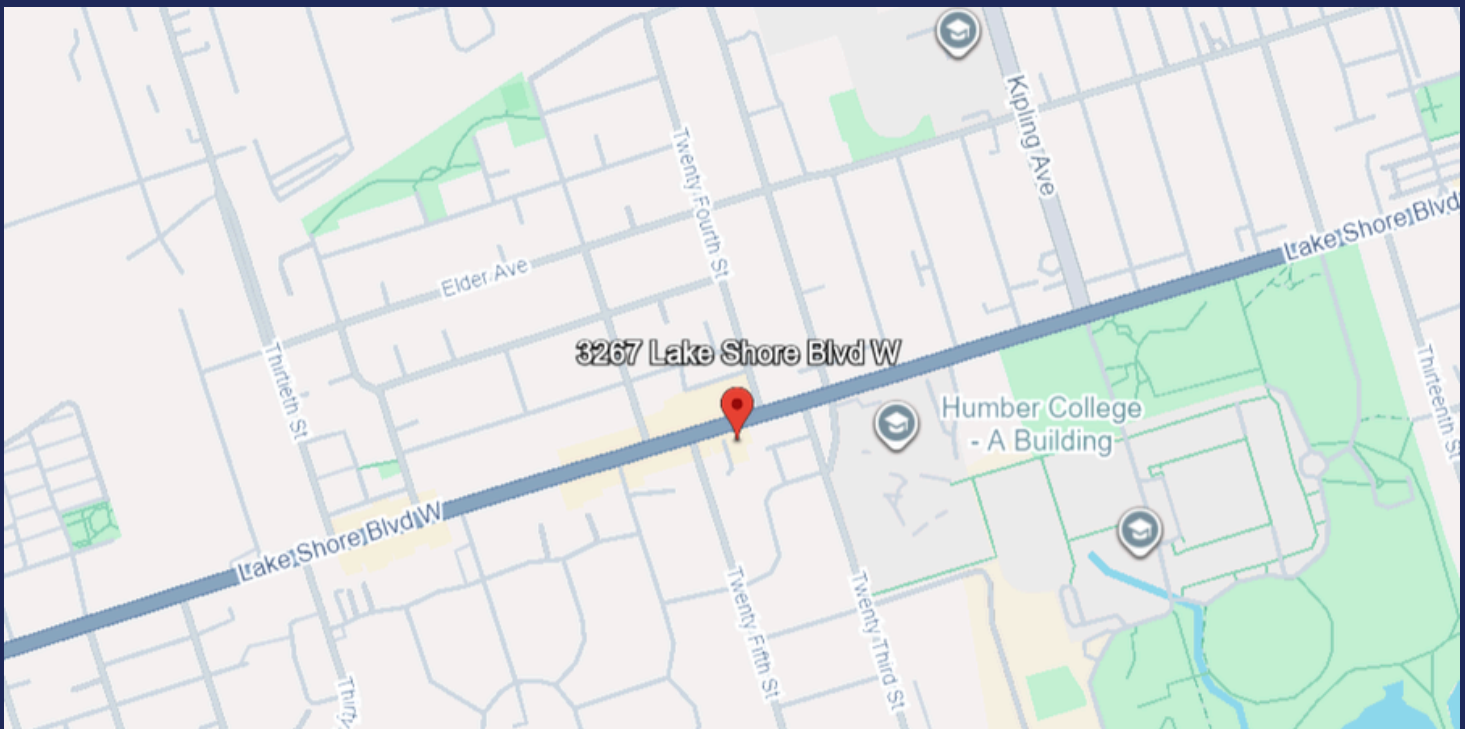
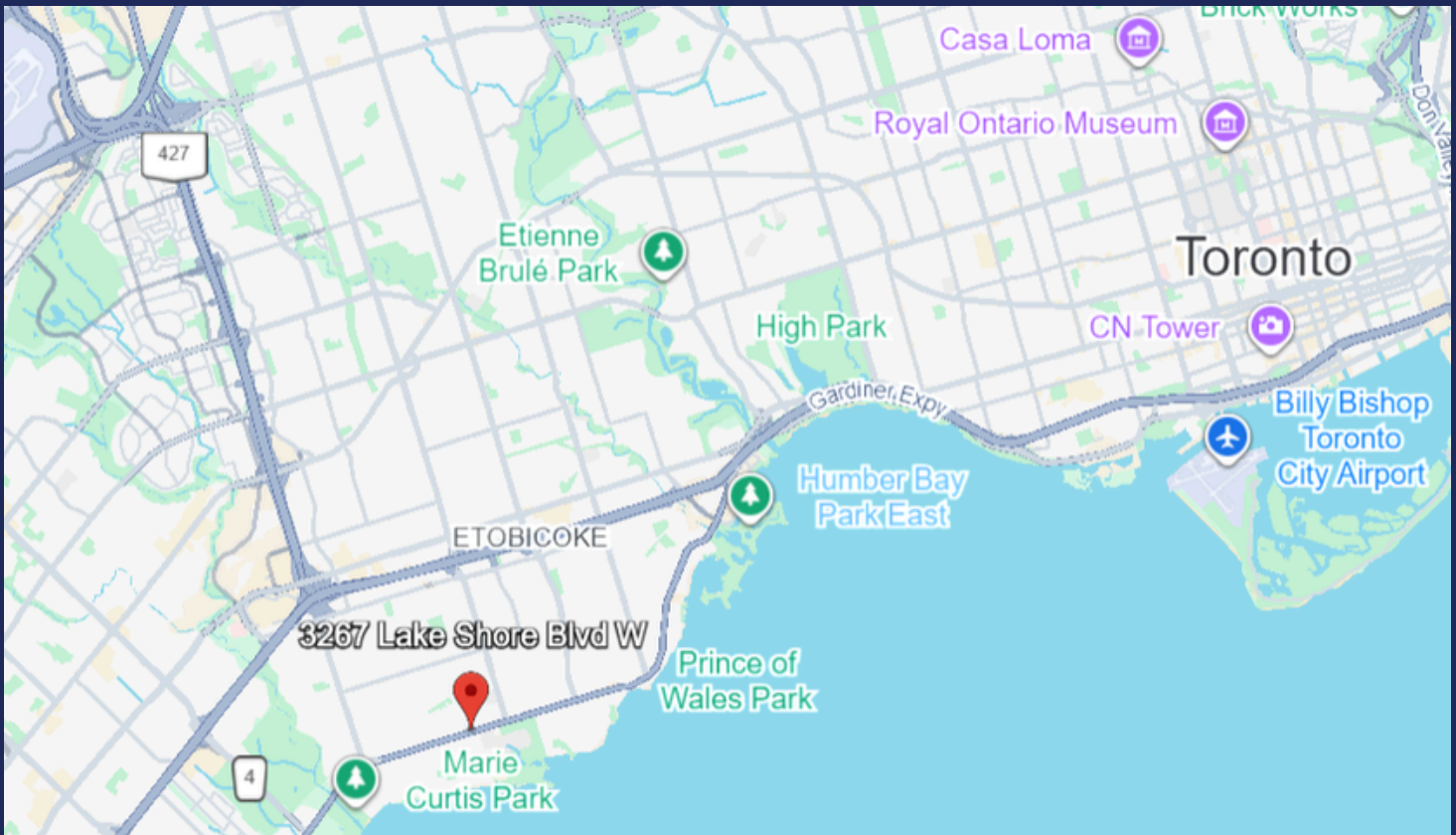
- TRANSIT
- GROCERIES
- PARKS
- HEALTHCARE
- VERIFIED BUILDING SERVICES
- SPORTS FACILITIES & COURSES
- SCHOOLS

DRIVING TIMES APPROXIMATE | ALL WITHIN ~10 MINUTES



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LOCATION OVERVIEW



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