



Investment Summary

Mixed Use Retail/Residential Property

2825-2827 Weston Road | Toronto, ON

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Highway 401

Albion Road

Gaydon Avenue

Western Road



Introduction

2825-2827 Weston Road represents a rare opportunity to acquire a well located value-add, mixed-use property in the City of Toronto. The property is located just north of Highway 401 at the busy intersection of Weston Road and Gaydon Avenue. The property is attached on the north side to a similar larger 3-storey building. The site is approximately 6,970 SF and the total building area is approximately 5,505 SF with one retail unit on the ground floor and a total of 4 residential units on the 2nd and 3rd floors. Complimentary retailers occupy the ground floor of the adjacent buildings which drives further activity to the property. The property is surrounded by an established single family neighbourhood. The apartment units at this property and the adjacent properties are unique to this area and in high demand. The property offers an investor stable income with great growth potential as current rents are below market.

Investment Overview

2825-2827 Weston Road is in a unique City of Toronto neighbourhood that has tremendous accessibility to the major 400 highways systems (Hwy 401 and Hwy 400) and major arterial roads of Weston Road, Albion Road, Wilson Avenue and Black Creek Drive. This transportation rich neighborhood is highly sought after and will likely experience intensification in the future. There are over 32,000 vehicles traveling daily on the intersection of Weston Road and Graydon Avenue.

Investment Highlights



Mixed-Use Retail and Residential Property

One ground floor retail unit and 4 apartment units on the 2nd and 3rd floor offering an investor stable cash flow.



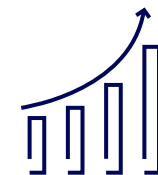
High-Traffic Location, Limited Exposure To New Competition

Rooted in its trade areas for decades with limited exposure to new competition, the Property is located along a major thoroughfare with average traffic volumes of over 32,000 vehicles per day.



Minimal Management

Long term residential tenants and net lease with the commercial tenant requires limited management by the landlord.

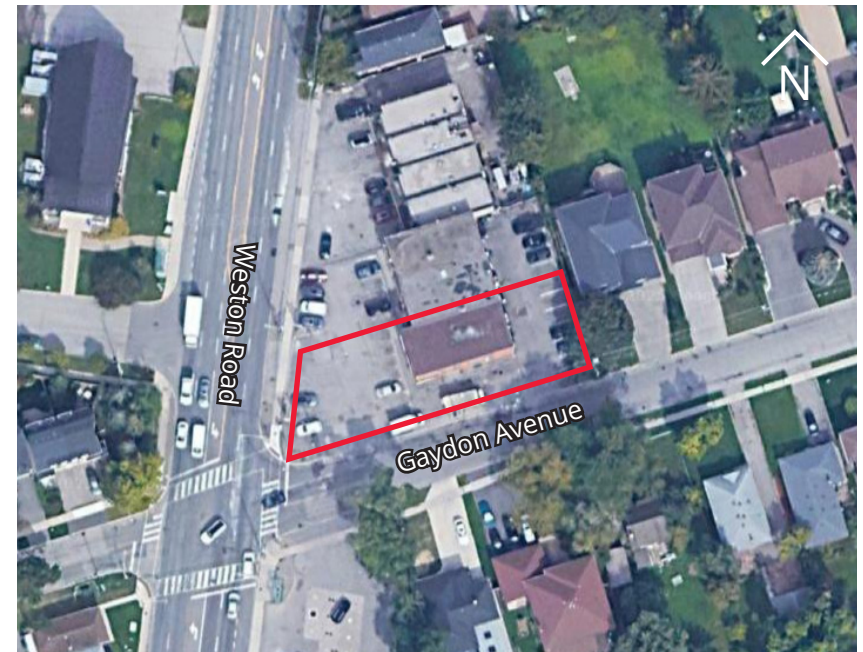


Value-Add Opportunity

The Property offers an investor a true value-add opportunity through to bringing rents to market rates.

Property Profile

Property Address	2825-2827 Weston Road, Toronto, ON	
Location	Northeast corner of Weston Road and Gaydon Avenue	
Property Type	Mixed-use commercial retail with residential units	
Site Area	0.16 acre (6,970 SF)	
Dimensions	42.75 x 183.91 feet	
GLA	Ground Floor	1,835 SF
	Second Floor	1,835 SF
	Third Floor	1,835 SF
	Total	5,505 SF
No. of Units	1 Retail and 4 Residential Units	
Year Built	1969	
Zoning	CR (per MPAC)	
Parking	Approximately 17 surface stalls	
Access	1 access off Weston Road and 1 on Gaydon Avenue	
Major Tenant	Becker's Convenience	
List Price	\$2,200,000	



Area Overview

Humberlea At A Glance (2025 estimate)



Population

101,919
(3km radius)



Average Household Income

\$126,121
(1km radius)



Number of Households

2,593
(1km radius)



Humberlea is a quiet, family oriented community. Weston Road runs through the centre of this neighbourhood which is sheltered by the Humber River Valley to the west, Highway 401 to the south and the Canadian Pacific railway and industry to the east.

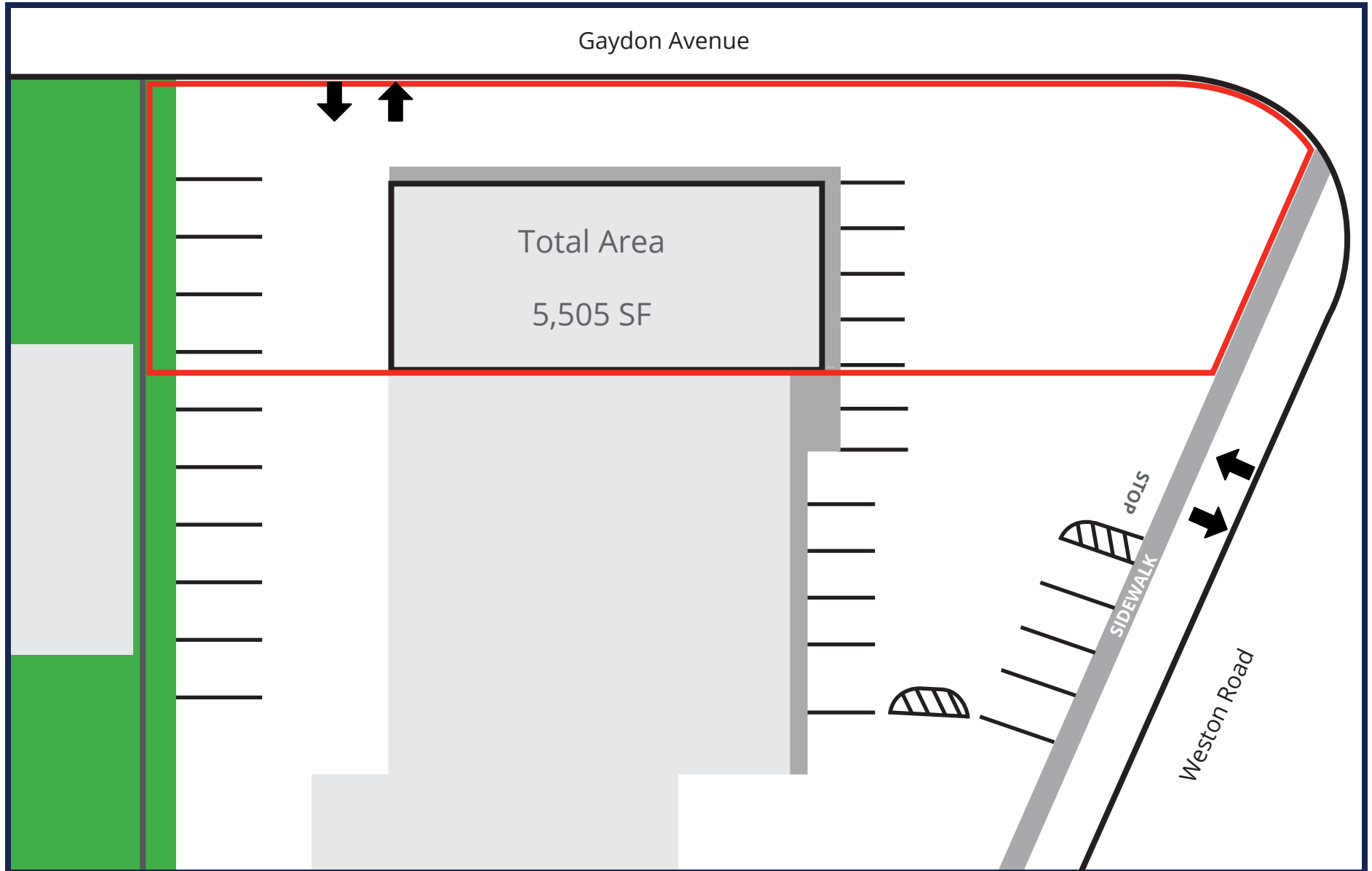
Distance from Property	1 km	2km	3km
Total Population (2025)	8,042	39,047	101,919
Average Age	40.2	39.0	39.6
Number of Households	2,593	13,013	35,336
Avg Household Income	\$126,121	\$112,001	\$107,633
Avg Household Size	3.0	2.9	2.9



Location Overview



Site Plan





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