



2455 EGLINTON AVENUE WEST

MIXED-USE INVESTMENT

Asking Price \$1,798,800

5 Residential Apartments

2 Commercial Units

Brokered By McCann Realty Group Ltd., Brokerage
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Finding a **stable, diversified asset** with **strong in-place cash flow** in Toronto's current market isn't easy—finding one with an **8% cap rate** is almost unheard of.

Ideally positioned along the rapidly evolving, transit-oriented Eglinton West corridor, 2544 Eglinton Ave W represents a rare, **multi-use investment opportunity** designed for **long-term appreciation** and **immediate returns**.



The Property Blueprint:

Total Area: **3,725 sq ft** freestanding building

Diversified Stream: 7 income-producing units (5 spacious 2-bedroom residential apartments + 2 commercial retail units)



Immediate Value Add

Commercial Unit 2 is currently vacant (perfect for immediate leasing at market rent), and Residential Unit 5 will be delivered vacant upon closing—giving you instant flexibility for renovations or repositioning.

Strong Fundamentals

In-place cash flow, low maintenance water radiator heating, and a solid 51-99 year building history.

Transit-Driven Growth

Located on a major transit route surrounded by significant upcoming residential and commercial redevelopment.

