

\$1,490,000 - 3352 Lake Shore Boulevard W, Toronto (long Branch)

MLS® #W12500456

\$1,490,000

0 Bedroom, 0.00 Bathroom, 3,700 sqft

Retail on 0.00 Acres

Long Branch, Toronto (long Branch), Ontario

Exceptional Investment Opportunity - Live, Work and Earn in One Prime Location. This amazing property is perfectly suited for the savvy investor or business owner seeking an ideal live/work setup o strong income potential. Located in a highly visible and accessible are, this well-maintained mixed use building features a versatile commercial space and two spacious multi level apartments.

RESIDENTIAL UNITS - Each of the two upper apartments offer 980 sq ft across two levels, featuring: Open concept living areas on the main floor, two bedrooms and a full bath on the upper level, in unit laundry, new baseboard heaters with smart thermostat controls installed 2020. . Apt A is carpet free on the first floor. Apt B boasts a new Ikea kitchen (2023), all new vinyl flooring throughout.

COMMERCIAL SPACE - the main floor retail unit offers 875 sq ft of flexible space with 9 ft ceilings, currently set up as a photography studio but easily adaptable to suit a variety of businesses. The 875 sq ft basement with 8 ft ceilings is clean, finished and highly functional, providing additional workspace or storage. The Unit owners in this block pay \$290/mth to cover Snow removal, Common Area Main., Garbage Removal & Water. (id:6289)



Essential Information

Listing #	W12500456
Price	\$1,490,000
Bathrooms	0.00
Square Footage	3,700
Acres	0.00
Type	Retail

Community Information

Address	3352 Lake Shore Boulevard W
Subdivision	Long Branch
City	Toronto (long Branch)
Province	Ontario
Postal Code	M8W1M9

Interior

Appliances	Dryer, Two Washers
Heating	Natural gas Baseboard heaters, Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Unit=19.73 x 111.25 FT
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Listing Details

Listing Office	COLDWELL BANKER MOMENTUM REALTY, BROKERAGE
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Listing information last updated on November 5th, 2025 at 9:31am EST