

GLEN PARK 2915-2917 DUFFERIN STREET

INVESTMENT OPPORTUNITY



CURRENTLY UNDER CONSTRUCTION NEAR YORKDALE & 401

MAIN FLOOR: CUSTOM-DESIGNED, RENOVATED 3-LEVEL COMMERCIAL / RESIDENTIAL / INVESTMENT PROPERTY • HANDCRAFTED MILLWORK THROUGHOUT • 6,000 SQ. FT. MAIN DINING AREA & LOUNGE ON MAIN FLOOR • MEZZANINE INCLUDES 2 PRIVATE EVENT SPACES W/ FLOOR-TO-CEILING WINDOWS • BEAUTIFUL ANCILLARY BUILDING • 2,000 SQ. FT. OUTSIDE PATIO • FINISHED BASEMENT WITH ADDITIONAL WASHROOMS • PARKING AT FRONT & REAR • 2 ELEVATORS

2ND & 3RD FLOOR: BOAST 8 EXECUTIVE 2-BEDROOM APARTMENTS & ONE BACHELOR UNIT • HIGH ATTENTION TO DETAIL • A DEFINITE MUST SEE • ELEVATOR OPENS TO EXQUISITE ROOF-TOP PATIO • 360 DEGREE VIEW OF THE CITY

ANTICIPATED NET OPERATING INCOME IN EXCESS OF \$360,000.00

OFFERED TO MARKET AT \$8,750,000.00

CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

STEPHEN M. MURPHY

SALESPERSON / PRINCIPAL DIRECTOR

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