BUILDING FOR SALE

1373 BATHURST STREET, TORONTO

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ASKING $1,699,000.00

HIGHLIGHTS

Great Opportunity to own a Fantastic Property in Prime Real Estate Location!!Welcome to Casa Loma district at St Clair/Bathurst!! Basement can also be used with outside entrance to the back. 2 Garages spaces at rear of building. Loads of potential! Just walking distance from Forest Hill neighbourhood, Casa Loma, parks, Wychwood Library, multiple schools, & loads of shopping. Steps away from St Clair West Subway Station, 2 major bus routes. & 10 mins drive to Downtown core! Great for End User or Investor. **Don't let this excellent opportunity pass you by.**

- **2,500 SQ. FT. OVER 2 FLOORS**
- **PRESENTLY FULLY LEASED**
- **VACANT POSSESSION POSSIBLE**
- **PRESENT $96,000.00 IN ANNUAL GROSS INCOME**
- **TAXES $9,815.15 (2024)**
- **2ND FLOOR - 3 BEDROOM UNIT**
- **EASILY CONVERTED INTO 2 RESIDENTIAL UNITS**
- **2 COVERED PARKING GARAGES AT REAR**

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.