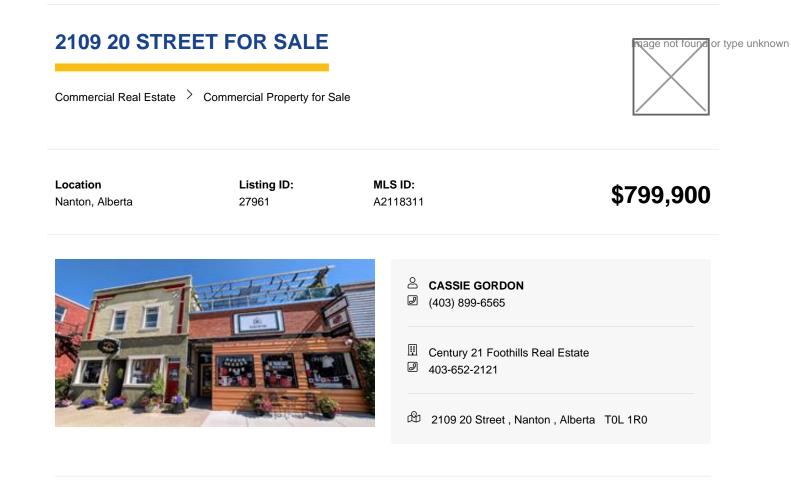


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Transaction Type For Sale

Subdivision NONE

Structure Type Mixed Use

Legal Plan 4362l Days On Market 519

Building Type Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 5400.00

## Inclusions

Loft style apt-wine fridge, refrigerator, freezer, induction hot plate x 2, oven, dishwasher, washer. 2 bed office/den unit- oven, induction cooktop, extractor fan, dishwasher, refrigerator Zoning C1

Year Built 1924

Property Sub Type Mixed Use

Building Area (Sq. M.) 501.67

Restrictions See Remarks

Access to Property Accessible to Major Traffic Route,Front and Rear Drive access

## Reports RPR

RPR

Retail Unit 1: Approx. 1,000 sq ft, currently operating as a photographic boutique. Features original brick, hardwood floors, high ceilings, modern lighting, and updated electrical & plumbing systems. Retail Unit 2: Approx. 3,800 sq ft, currently configured as a mini mall with boutique shops. Retains some original finishes, a bank vault, offers open floor space, a loading dock at the rear and updated plumbing and electrical. Apartment 1 – Airbnb: One-bedroom loft, 1,174 sq ft. Large windows with treetop views, two half baths, shower room, and modern kitchen with six-seat diner-style bar. Designed for short-term rental use. Apartment 2 – Owner's Residence: Two-bedroom plus den, 1,132 sq ft. Heated hardwood floors, monochrome kitchen with induction cooktop, convection oven, integrated dishwasher, and ample counter space. Primary bedroom with en-suite: double sinks, double showers, bubble jet tub, Japanese toilet. Shared Features: Both apartments have built-in planters with live greenery and access to an 895 sq ft split-level rooftop terrace with established trees, wind protection, and privacy. The property includes a poured concrete basement (approx. 2,400 sq ft) with storage, office, washroom. Two off-street parking spaces with plug-ins. Renovated in 2015 with renewed HVAC, electrical, and plumbing; 400 Amp service with distributed sub panels. Gross income: \$86,000. NOI: \$61,000 (Cap rate 7.25%).

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