

FOR SALE

284 Dupont St

User/Investment Opportunity



METROPOLITAN COMMERCIAL REALTY INC., Brokerage



**METROPOLITAN
COMMERCIAL**

DETAILS

Location	On Dupont Street, west of Spadina Ave. CLICK HERE
Building Area	2,223 SF
Lot Area	3,215 SF
Frontage	25.90 Feet
Zoning	Former City of Toronto By-Law No. 438.86
Asking Price	\$1,945,000.00

Both 282 and 284 Dupont must both be sold together

FEATURES

- Prime North Annex Location on Dupont Street
- Future Development Potential
- Unique 2 Storey Storefront with 1 Retail Unit and a 3-Bedroom Apartment
- Current Triple A Tenant
- High Ceilings, rear and front decks, Architectural Detailing, Wood Floors
- Steps from Yorkville, Rosedale, Summerhill, Walking Traffic
- Finished Basement



METROPOLITAN COMMERCIAL REALTY INC., Brokerage



METROPOLITAN COMMERCIAL REALTY INC., Brokerage

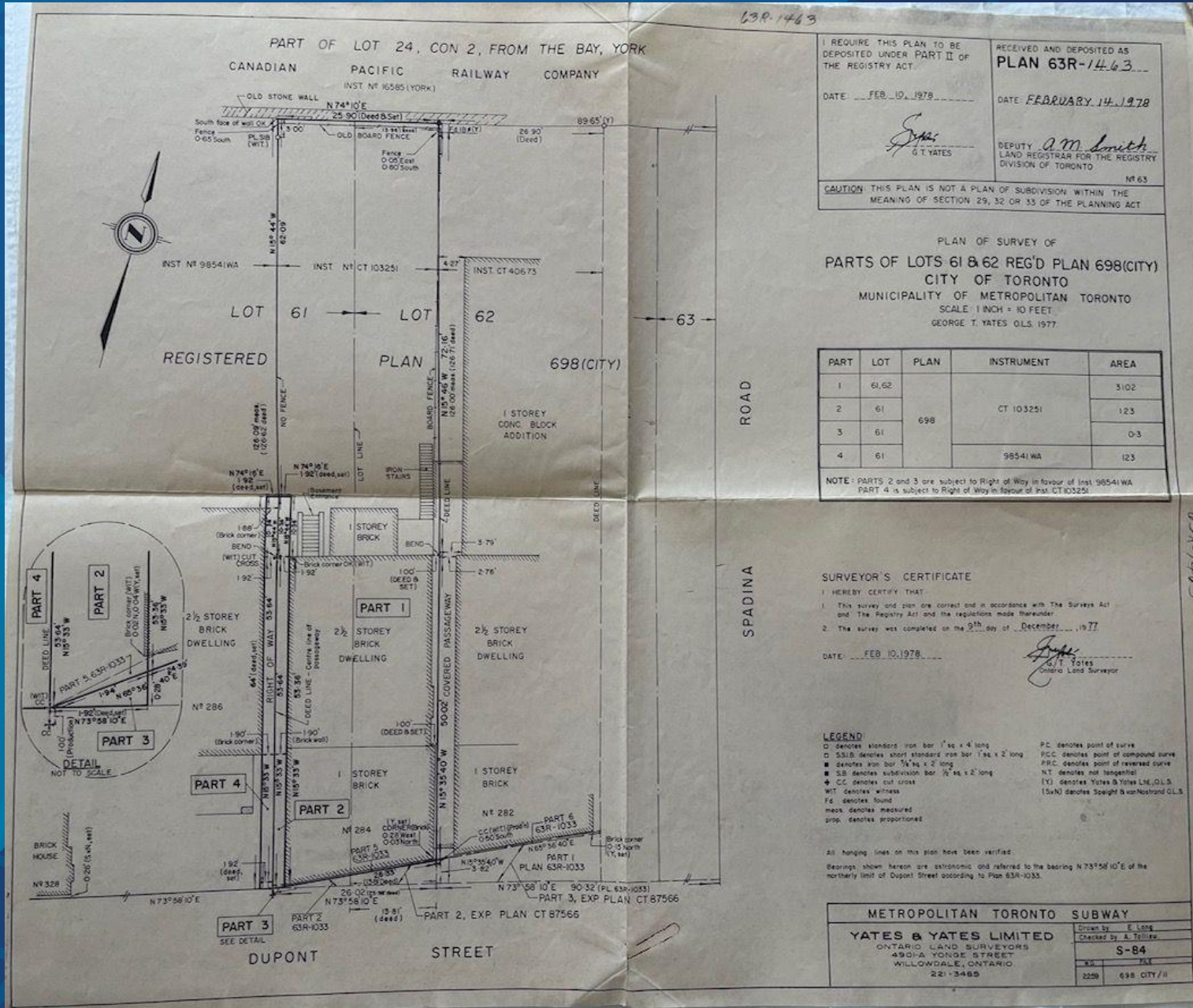


METROPOLITAN COMMERCIAL REALTY INC., Brokerage

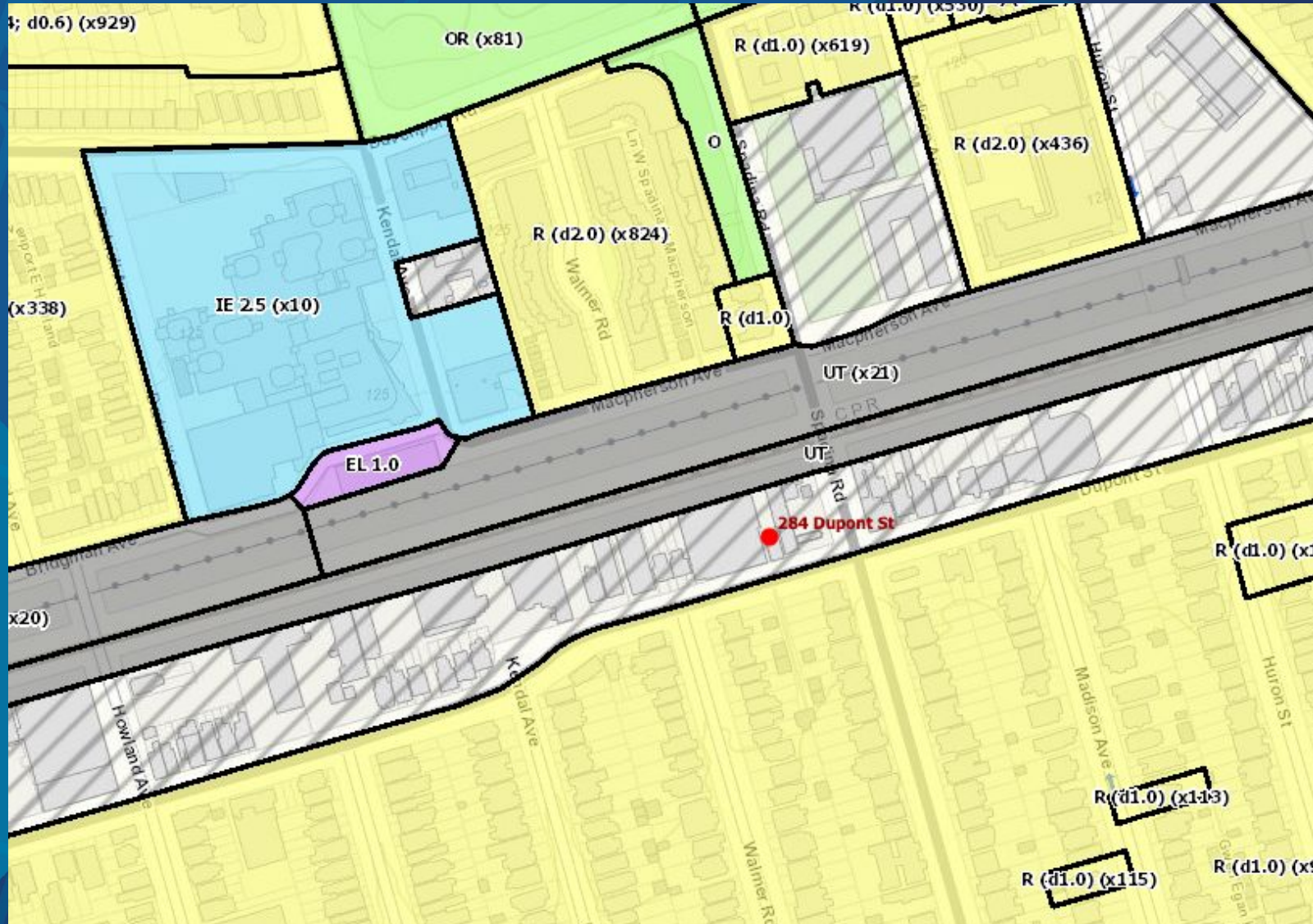


METROPOLITAN COMMERCIAL REALTY INC., Brokerage

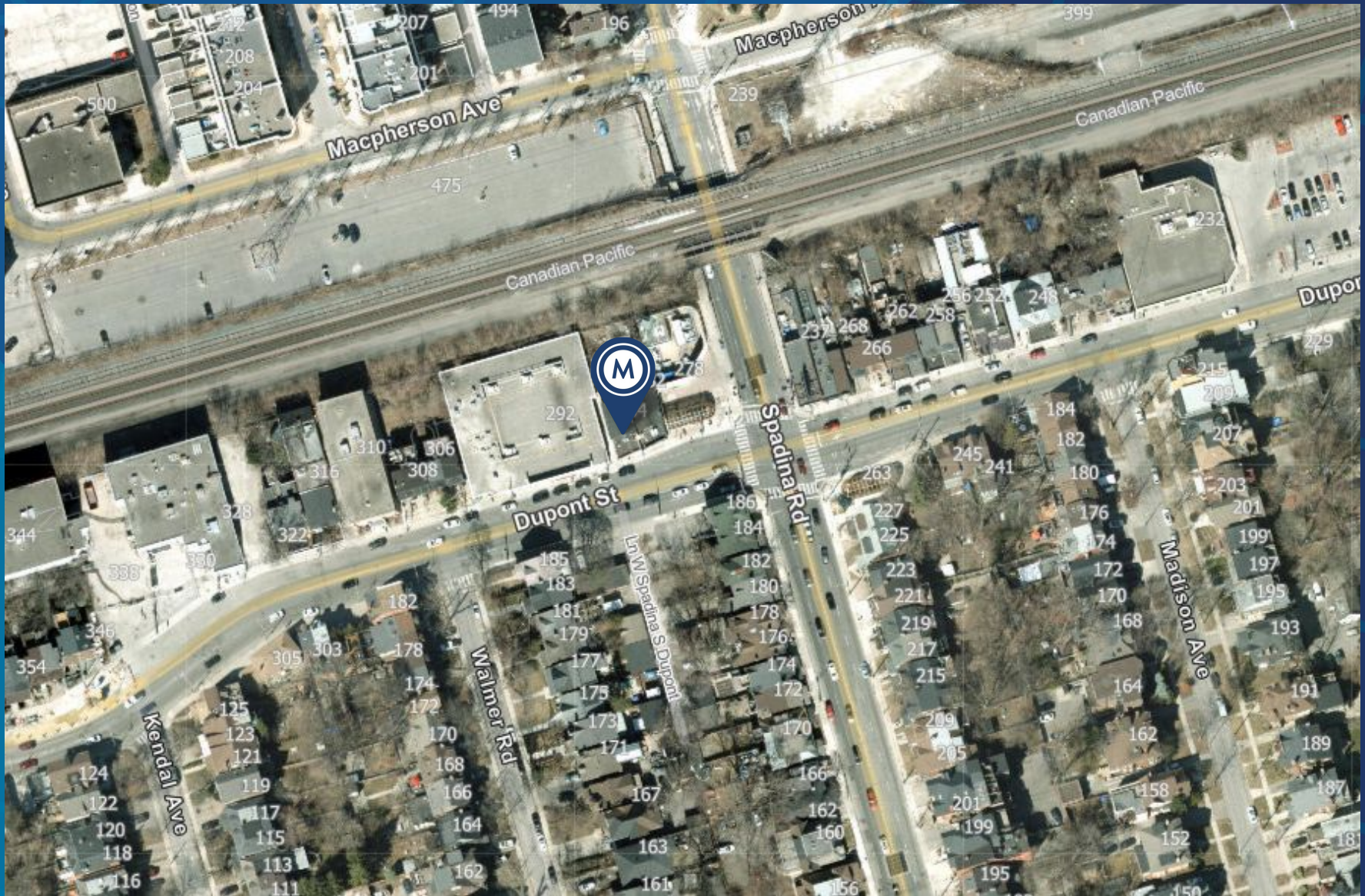
SURVEY



ZONING: (Former City of Toronto By-Law No. 438.86)



AREA MAP



CONNECTIVITY



BIKE SCORE OF 70

→ Daily errands can be accomplished on a bike



TRANSIT SCORE OF 93

→ World-class public transportation



WALK SCORE OF 95

→ Daily errands do not require a car



METROPOLITAN
COMMERCIAL

Claire Blicker

Vice President,
Sales Representative

M. 416.272.5263

W. 416.703.6621 ext. 232

claire.blicker@metcomrealty.com

150 Beverley Street, Suite 1 M5T 1Y5

416.703.6621

www.metcomrealty.com