

FOR SALE

Mixed-Use Owner-User or Investment
Opportunity

478 Cosburn Ave

East York, ON

Vacant Commercial Space
Leased 2-Bedroom Apartment



478 Cosburn Ave

Ground Floor Office/Retail

- Fully Renovated
- Reception Area
- Six Private Offices
- Drop Ceilings
- Pot Lighting & Updated Flooring
- Move-In Ready

Finished Basement

- Washroom
- Bank Vault
- Storage Area

Upstairs Apartment

- Self-Contained 2-bedroom Apartment
- Separate Entrance
- Currently Leased
- Independent Residential Income

Utilities & Parking

- One Gas Meter
Hydro Meters (Costs Split By Unit)
- Four Rear Surface Parking Spaces Via Laneway

Zoning

- Commercial Residential (CR)
- Broad range of office, retail, service and residential uses
- Purchasers to verify permitted uses

Location

- Danforth Village–East York
- TTC bus at the door
- Minutes To Coxwell Station
- Quick access to the Don Valley Parkway

Stephen & Mariya Lilly · Commercial Real Estate Brokers

Stephen (416) 802-4228 · Mariya (416) 824-5078



Info@TorontoCommercialProperties.Ca

PROPERTY SNAPSHOT

OFFERED AT
\$1,199,000

PROPERTY DETAILS

Property Type	Mixed-Use Commercial / Residential
Commercial Area	±1,530 SF
Residential Unit	2 Bedroom / 1 Bathroom
Residential Status	Leased
Commercial Status	Vacant
Total Functional Area	±2,644 SF
Lot Size	20' x 125.27' (Approx)
Parking	4 Rear Surface Spaces
Utilities	Some Separately Metered
Zoning	Commercial Residential (CR)
Annual Taxes (2025)	\$8,010.54



- ✓ Professional Office
- ✓ Medical / Healthcare
- ✓ Financial Services
- ✓ Legal & Accounting
- ✓ Retail & Service Commercial
- ✓ Owner-Users
- ✓ Investors

BUILDING AREAS

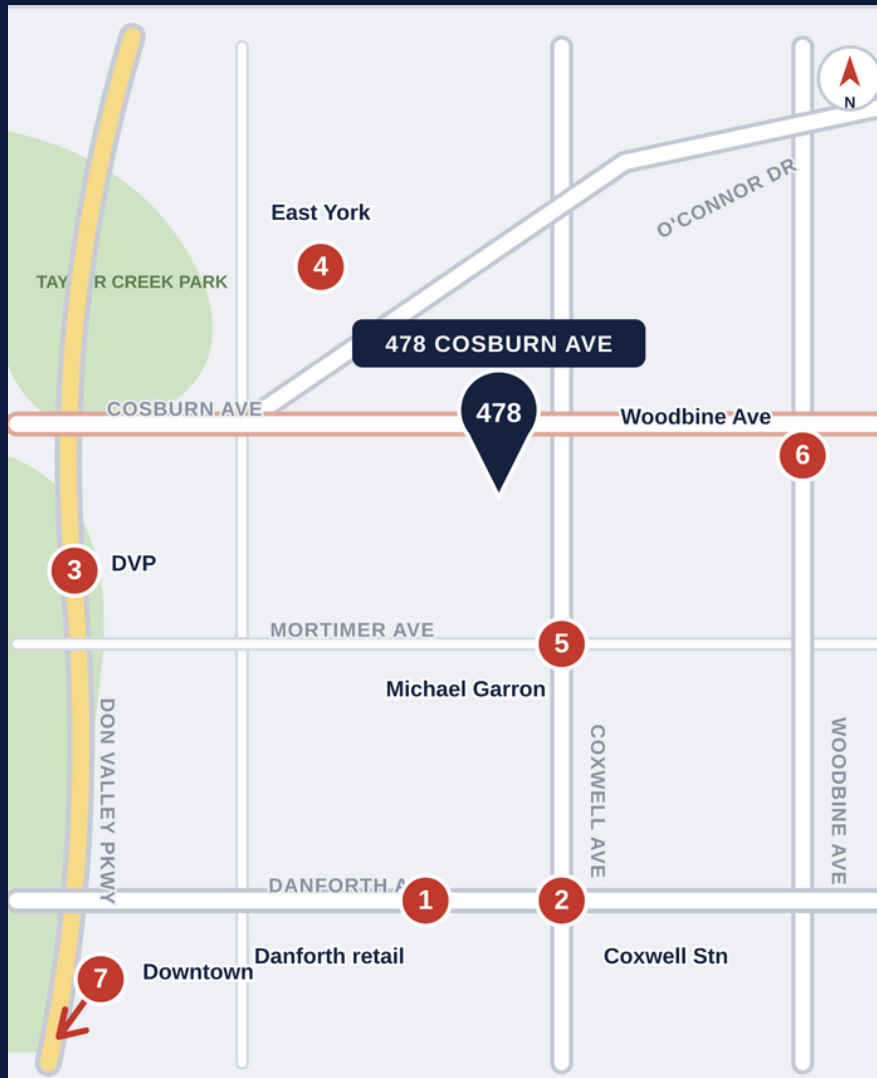
- Commercial** · Main Floor Retail/Office ±930 SF
· Finished Basement ±600 SF
· Mechanical ±360 SF
- Residential** · Second Floor Apartment ±754 SF

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LOCATION OVERVIEW

Positioned in one of East York's most established mixed-use corridors — excellent access to transit, major routes and everyday amenities.

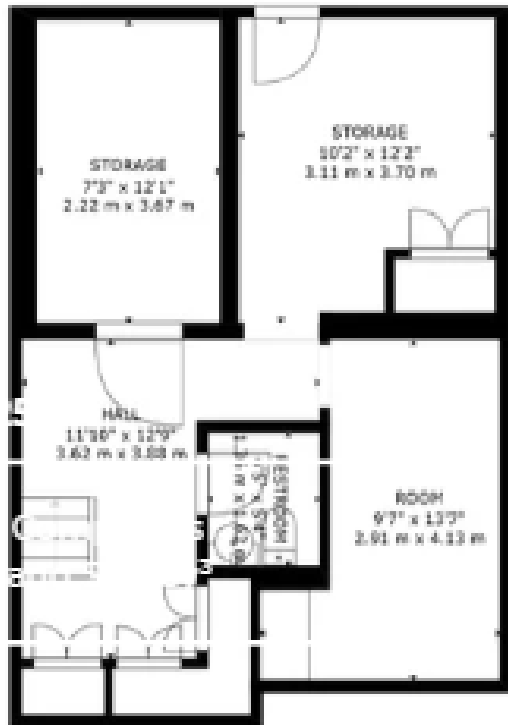


- 1 Danforth Avenue**
Established retail corridor — restaurants, cafés, banks and services.
- 2 Coxwell Subway Station**
~10-min walk; direct TTC subway access across Toronto.
- 3 Don Valley Parkway**
Convenient DVP access for north-south GTA travel.
- 4 East York Community**
One of Toronto's most established neighbourhoods.
- 5 Michael Garron Hospital**
Major healthcare campus supporting local businesses.
- 6 Woodbine Avenue**
Direct connection to the Beaches and northern Toronto.
- 7 Downtown Toronto**
Approximately 15–20 minutes by car (traffic dependent).

The bottom line 478 Cosburn offers excellent accessibility, a built-in residential customer base, and convenient connections to major routes and everyday amenities.

COMMERCIAL FLOOR PLAN

BASEMENT



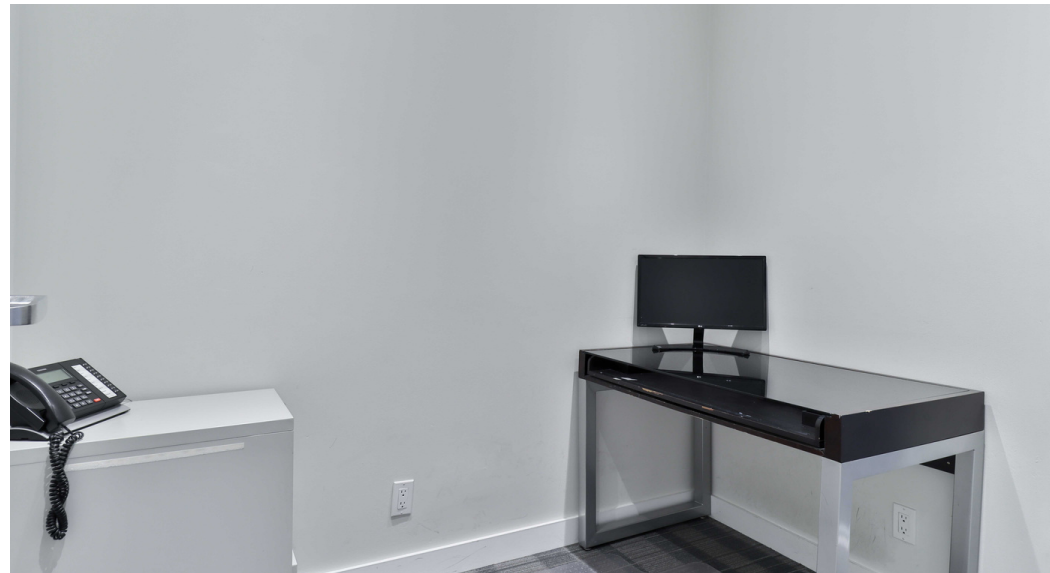
Basement — storage, washroom & mechanical · ±600 SF + ±360 SF mechanical

MAIN / 1ST FLOOR

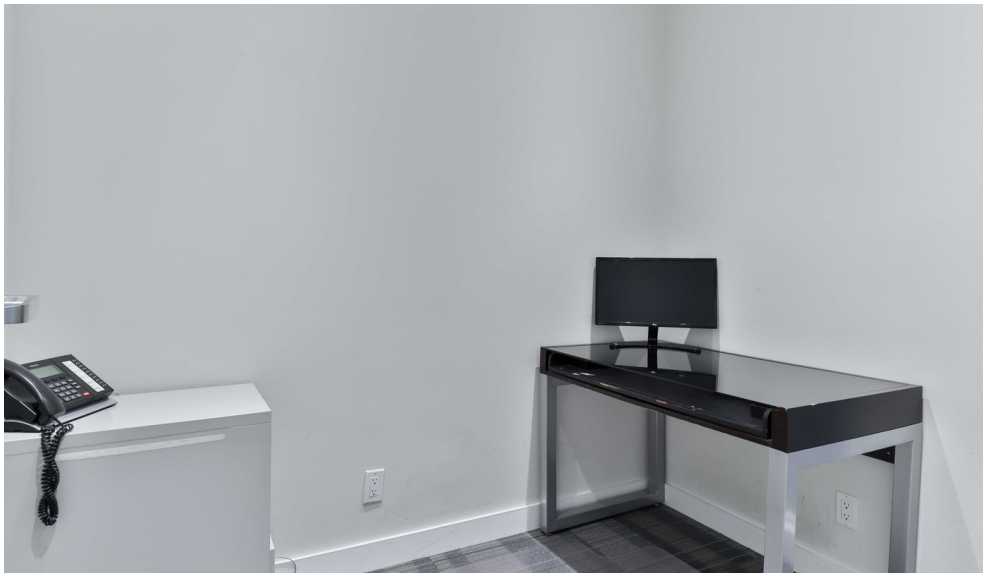


Ground-floor office suite — reception + six private offices · ±930 SF

PHOTOS



PHOTOS



PHOTOS



Next Steps & Disclosure

Stephen Lilly

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Brokerage

Submit Offers to:

✉ **Info@TorontoCommercialProperties.ca**

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TORONTO, ON
\$1,199,000**

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