








# FOR SALE

## 478 COSBURN AVE, TORONTO, ON

### PROPERTY SUMMARY:

 <b>Commercial:</b>	<b>1,530 Sq Ft</b>
 <b>Residential:</b>	<b>2 bedroom, 1 bathroom</b>
 <b>Asking Price:</b>	<b>\$1,299,000</b>
 <b>Taxes:</b>	<b>\$8,010.54/Annual</b>
 <b>Use:</b>	<b>Store w/ Apt/Office</b>



**Stephen & Mariya Lilly**

Commercial Brokers

RE/MAX Hallmark Realty Ltd., Brokerage

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# 1ST FLOOR

The ground floor office suite has been professionally renovated top to bottom: a commanding reception area (approx. 15'5" x 16'10"), six private offices finished with drop ceilings, recessed pot lighting and updated flooring throughout – the kind of polished, move-in-ready space that established professional tenants compete for.

Prefer a different configuration? The existing layout could potentially open to a more open-concept retail or service commercial format, giving a future owner genuine flexibility to shape the space to their business.

The finished basement adds a washroom and substantial storage, keeping operations running cleanly off the main floor.



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## 2ND FLOOR

**Upstairs, a self-contained 2-bedroom apartment with its own independent entrance generates residential income completely independent of what happens below – no shared expenses, no entanglement. Three hydro meters and one gas meter keep costs neatly separated by unit.**

**Two surface parking spaces at rear via mutual laneway.**

**C-Commercial zoning supports a wide range of commercial and residential uses.**

**Positioned in Danforth Village–East York with direct TTC bus service at the door, Coxwell Subway Station minutes away, and the DVP close at hand for city-wide access.**



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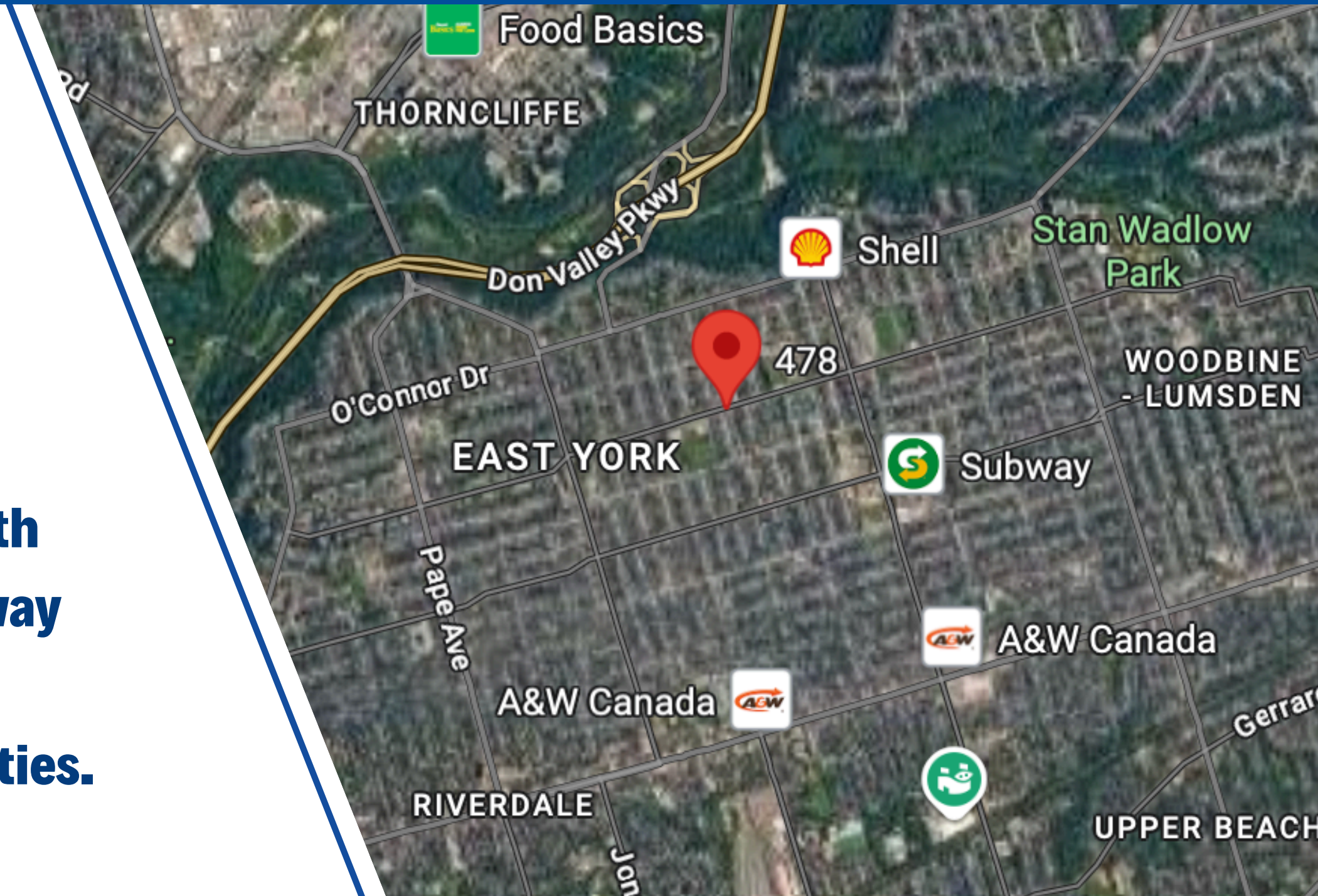


## LOCATION

**This property offers excellent visibility and accessibility in a well-established East York neighbourhood.**

**Just minutes from Don Valley Parkway, Danforth Avenue, and multiple TTC bus routes and subway stations, the location ensures easy access to downtown Toronto and surrounding communities.**

**Surrounded by schools, parks, retail, and residential developments, it provides a strong base for a wide range of businesses.**



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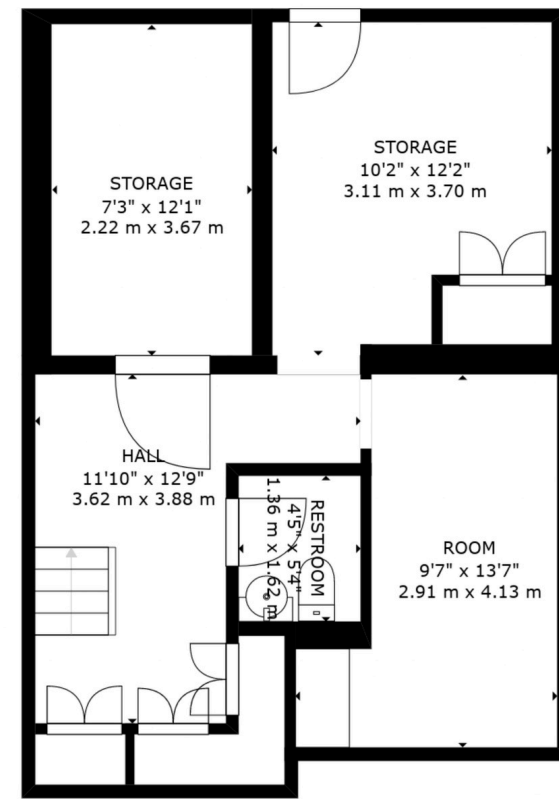
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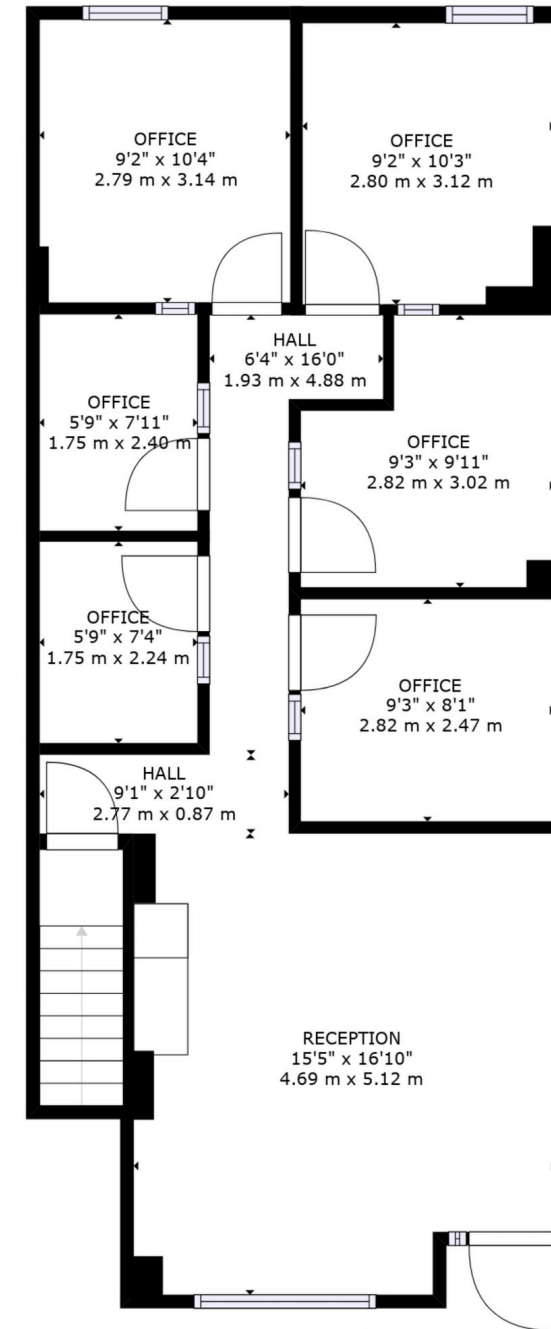
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# COMMERCIAL FLOOR PLAN



FLOOR 1



FLOOR 2



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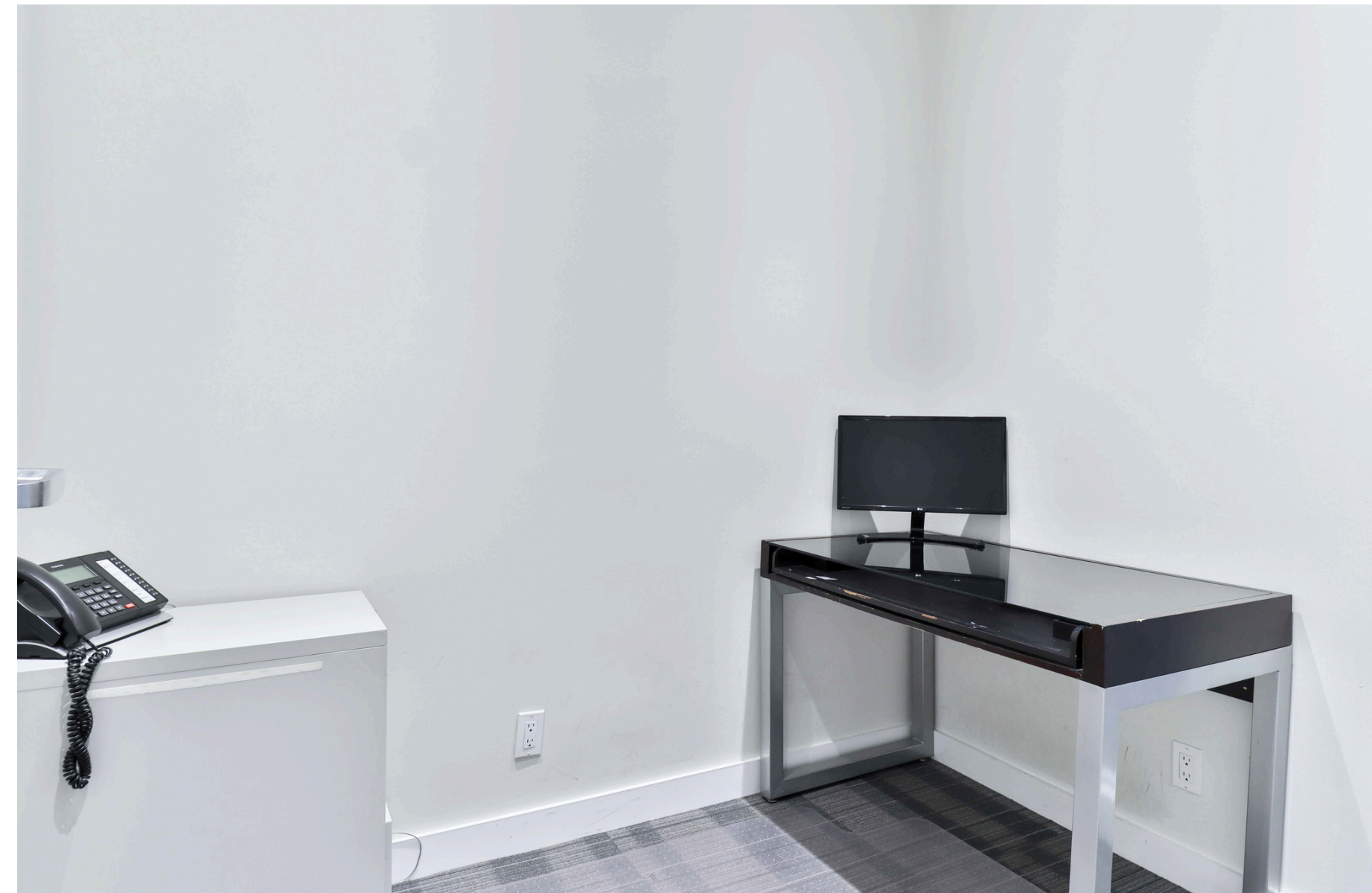
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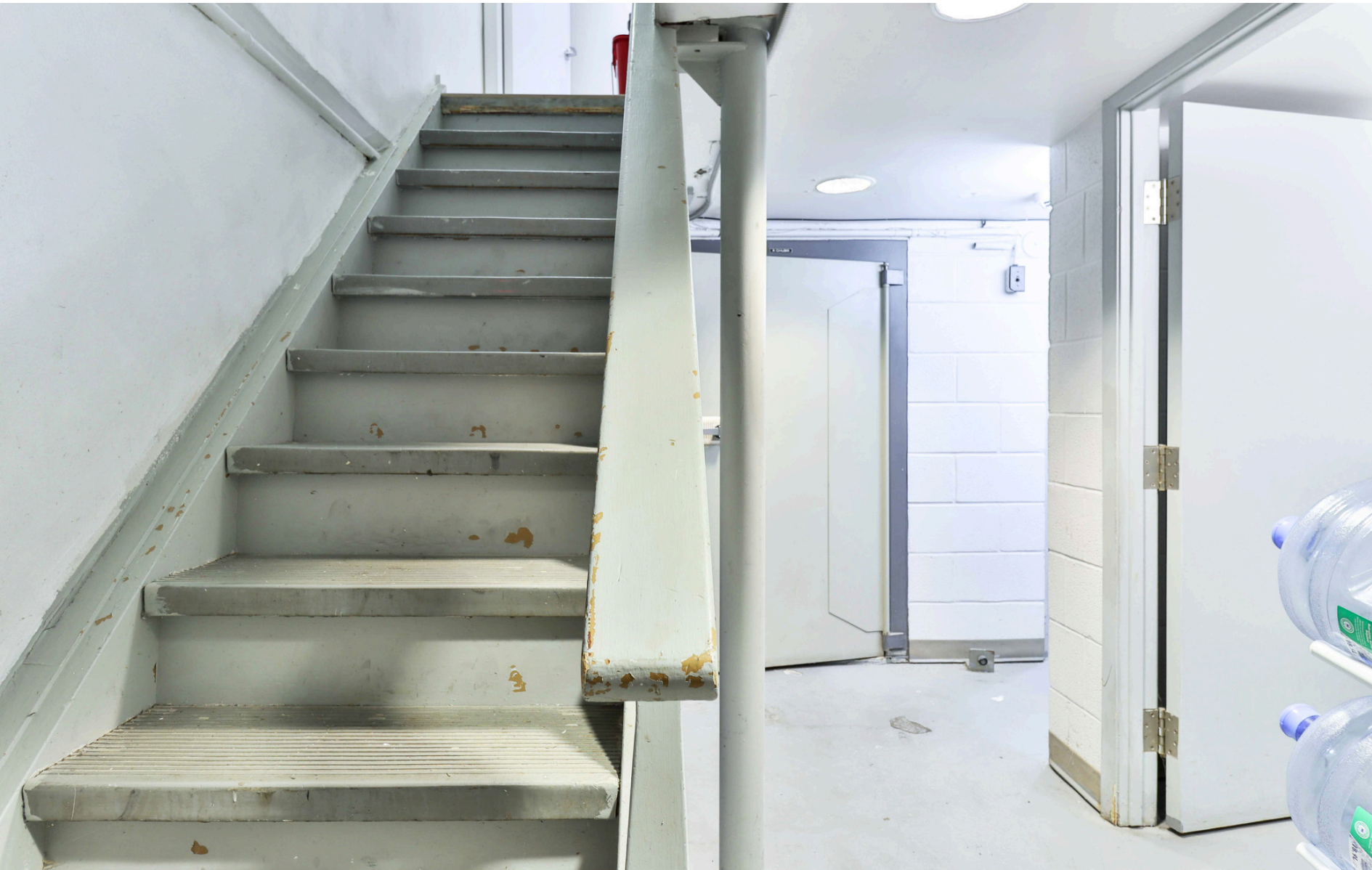
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