

**RARE OPPORTUNITY  
FOR SALE**

**KINGSWAY**  
REAL ESTATE BROKERAGE



**3140 LAKE SHORE BLVD. W  
TORONTO, ON**

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# FOR SALE

3140 LAKE SHORE BLVD. W TORONTO, ON

## PROPERTY OVERVIEW

3140 Lake Shore Blvd W is a mixed-use commercial property located in New Toronto, one of Toronto's fastest-growing west-end neighborhoods. Located directly across from Humber College and steps from parks, transit, and the waterfront. Zoned CR3(c3;r3), permitting a mix of commercial and residential uses along with a high-visibility frontage of 50 ft. The area has a population of 45,435 and an average household income of \$121,165. The property has street and onsite parking, rear lane access, and is served by nearby public transit.

## PROPERTY HIGHLIGHTS

Type:	Freehold Commercial/Retail
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Asking Price:	\$2,600,000
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Intersection:	Kipling/Lakeshore
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Total Area:	5400 Sq Ft
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Zoning:	CR3
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Drive In Door:	1
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Taxes (2024):	\$24,040
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Possession:	Flexible
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Frontage:	50 ft
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## TRANSIT & AMENITIES



### DRIVE TIMES

From 3140 Lakeshore Blvd W.  
Toronto, ON

**4 MINS**

**9 MINS**

**12 MINS**

**17 MINS**

**10 MINS**

Gardiner Expressway

Highway 427

Highway 401

Downtown Toronto

CF Sherway Gardens

## TRANSIT ROUTES

- TTC Streetcar Line 501 Queen (stops right by subject property)
- 110 Islington South Bus
- Long Branch GO Station (approx. 5 mins walk)
- 123 Sherway Bus
- Mimico GO Station





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## MAJOR AREA DEVELOPMENTS

- **2150 Lake Shore Condos:** A massive 28-acre development featuring 15 towers ranging from 22 to 71 storeys, comprising 7,446 residential units. The project includes commercial spaces, a hotel, parks, and a new streetcar loop.
- **2405 Lake Shore Blvd W Condos:** A 33-storey high-rise with 471 residential units, offering modern living spaces with waterfront views.
- **2002 Lake Shore West Condos:** A mixed-use development featuring 36 and 20-storey towers with a total of 616 units, located near High Park and the waterfront.
- **3600 Lake Shore Boulevard West:** a new pre-construction townhouse development by Minto Communities, located at 3600 Lake Shore Boulevard West, near the intersection of Lake Shore Blvd W and Long Branch Avenue in Etobicoke, Toronto



## POTENTIAL TO ACQUIRE ADJACENT LOT FOR LARGER SCALE REDEVELOPMENT

*Please contact Listing Agent for more information\*\**





# CONTACT

**Sandra Debowczyk**

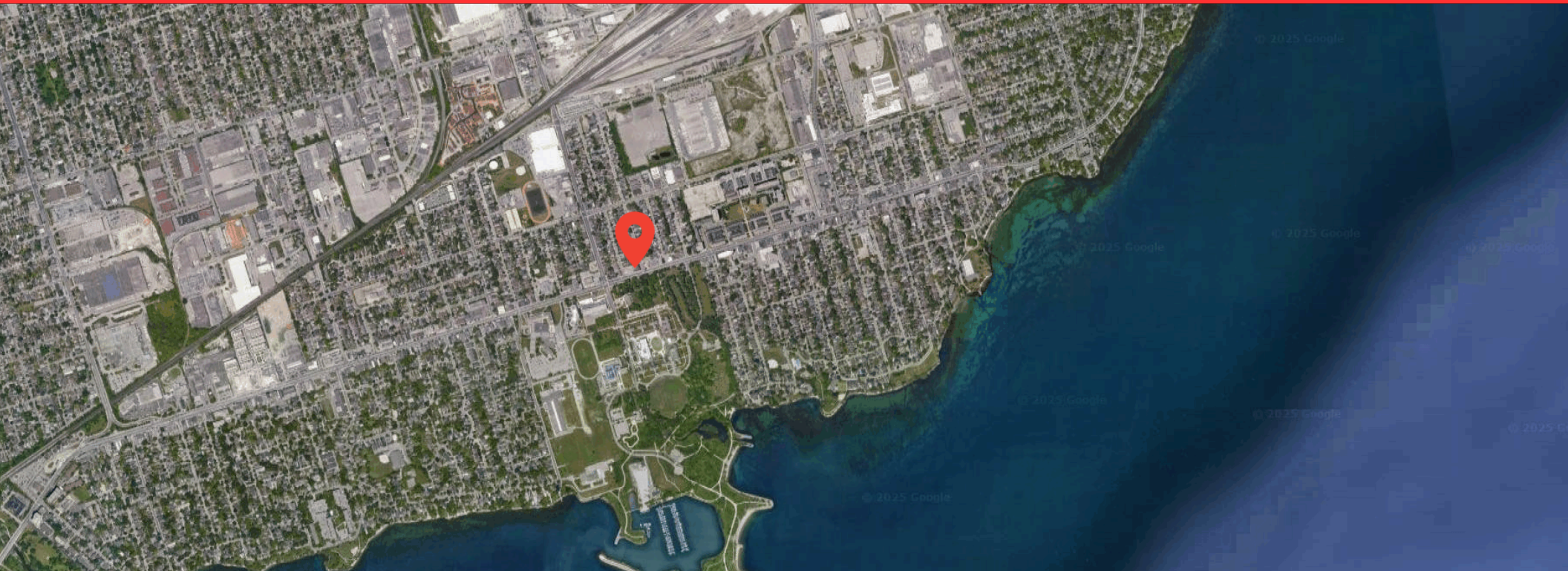
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