

# FOR SALE

Gerrard and Pape Ave  
**839 - 841 Gerrard St E**



## PROPERTY SUMMARY

### Opportunity:

Rare opportunity to purchase a mixed-use property in Toronto's vibrant Gerrard Street East corridor, offering excellent street exposure & long-term upside.

### Size:

**6,000+ sq. ft.**

### Highlights:

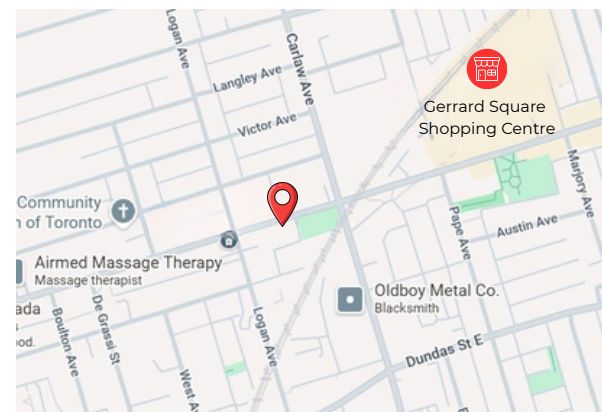
- Steps to the new TTC station
- Large frontage over 40 feet wide
- 4 parking spaces at the rear
- Vacant possession available
- Conveniently located near Gerrard Square Mall

### Ideal For:

Investors and owner-users

### Asking Price:

**\$3,199,000**



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