

2121 Weston Road Toronto

PRIME
FREESTANDING
BUILDING

FOR SALE



**TENANTED | INCOME PRODUCING
FUTURE DEVELOPMENT POTENTIAL**



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

2121 Weston Road Toronto



PROPERTY HIGHLIGHTS

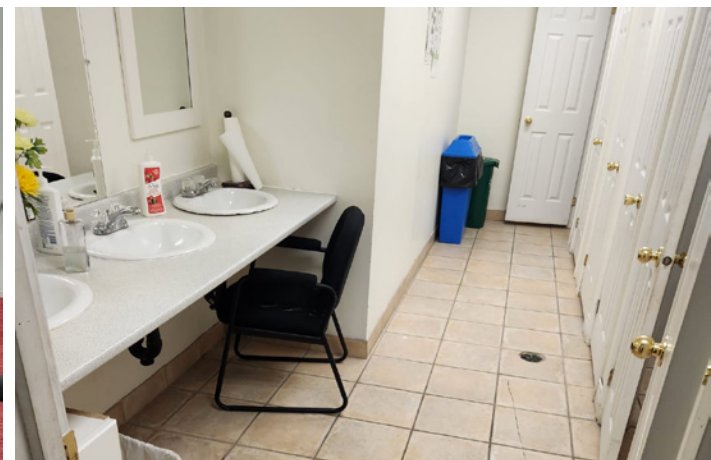
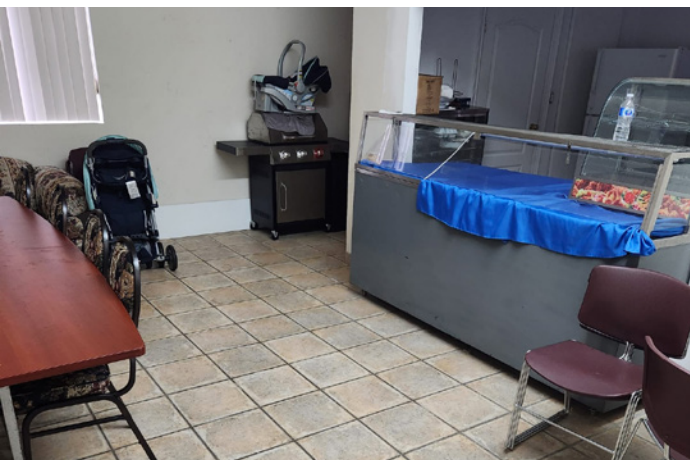
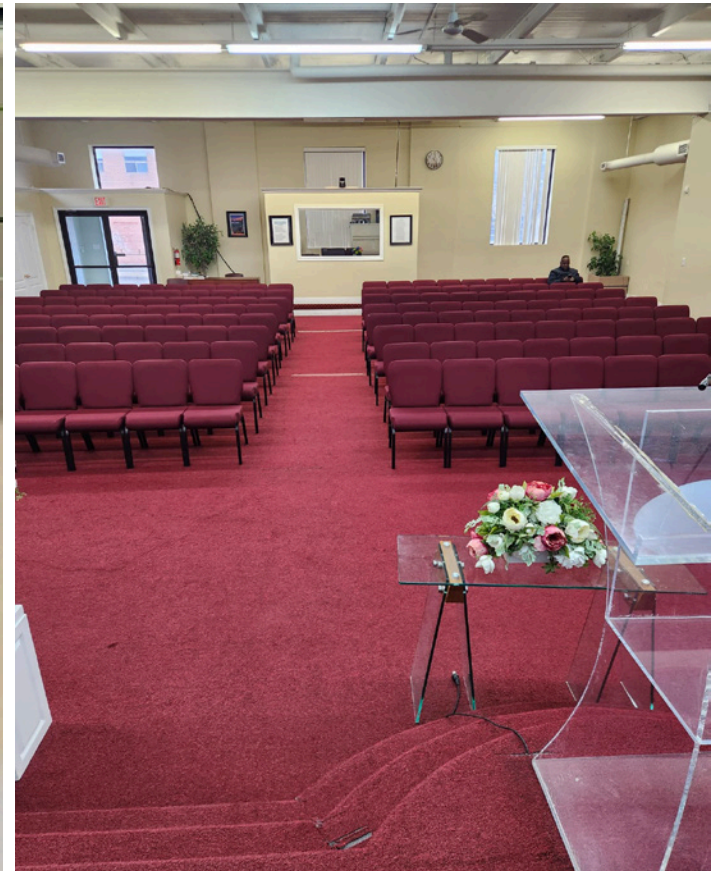
- Prime income producing investment opportunity with future redevelopment potential
- Freestanding building with prime exposure on Weston Road
- Surrounded by residential and daytime density
- Conveniently located on the TTC transit and steps to the new GO Station
- Billboard signage brings: \$990/month
- Current lease term until July 31, 2029
- With a 5-year renewal option (demo clause to active with the option)

PROPERTY DETAILS

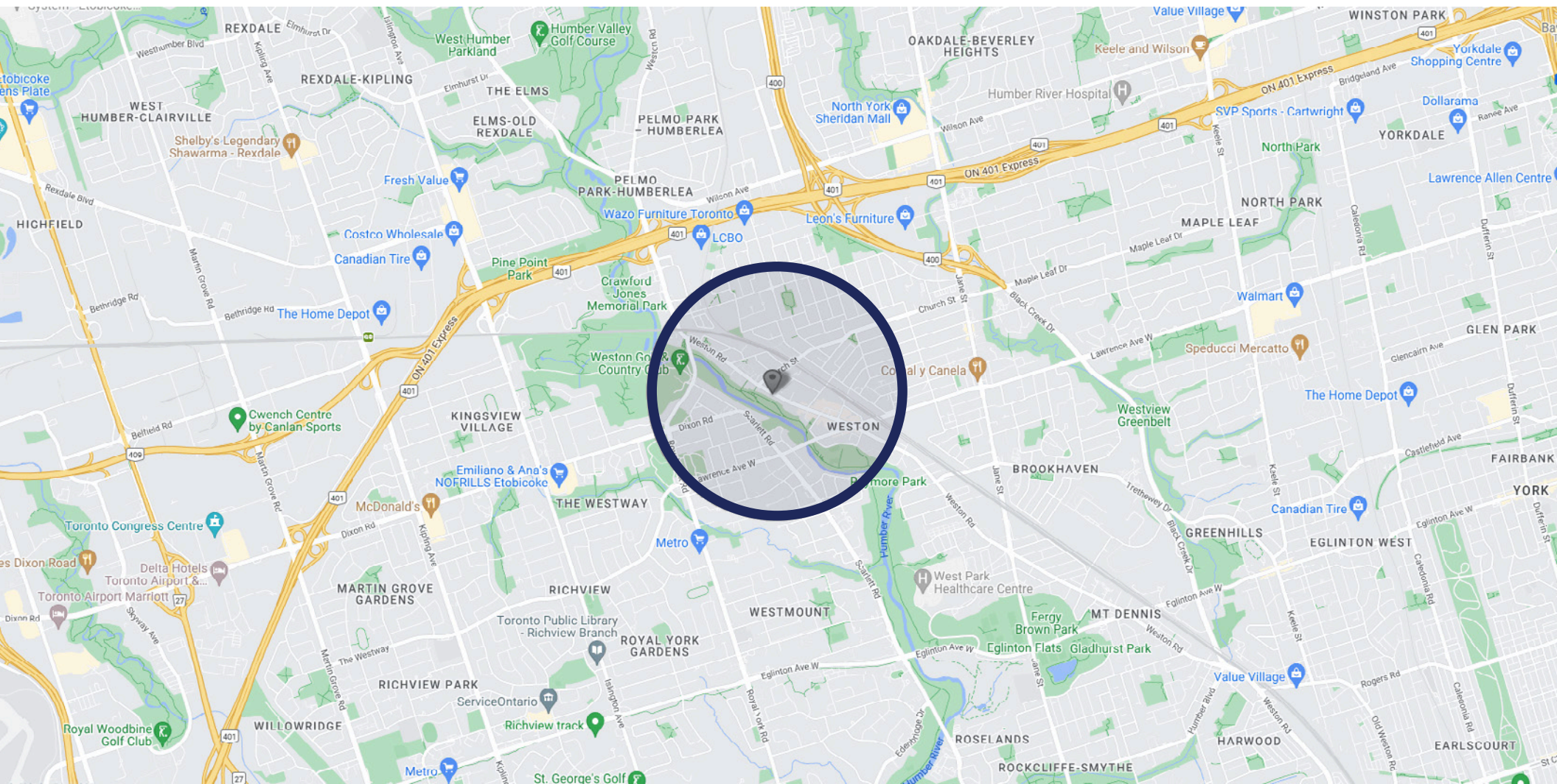
Type:	For sale
Size:	5,000 sq.ft.
Parking:	12 spots
Price:	\$3,499,999



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AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
18,991

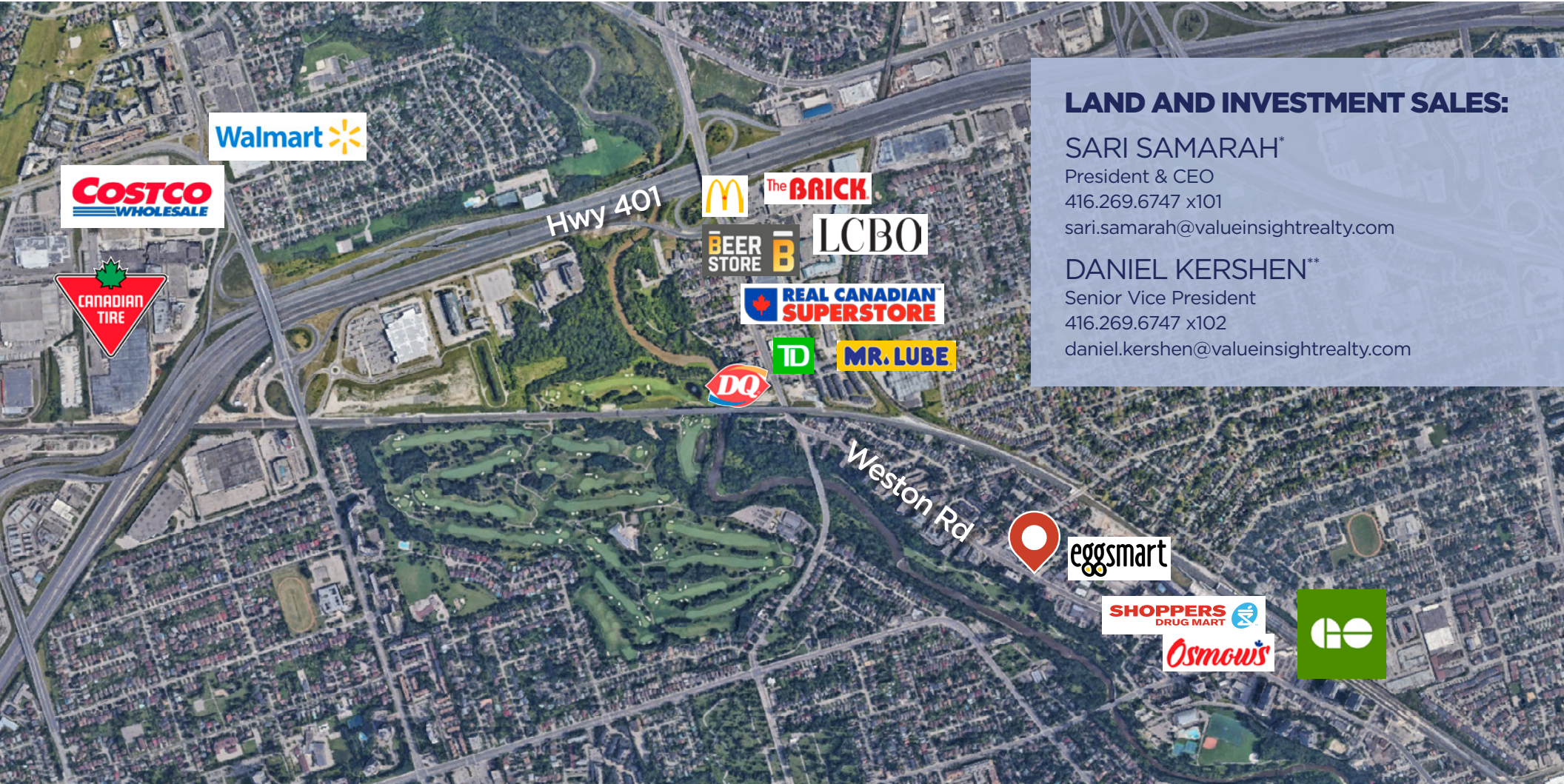


AVERAGE INCOME
\$94,733*

* Annually per household



MEDIAN AGE
39.0



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