

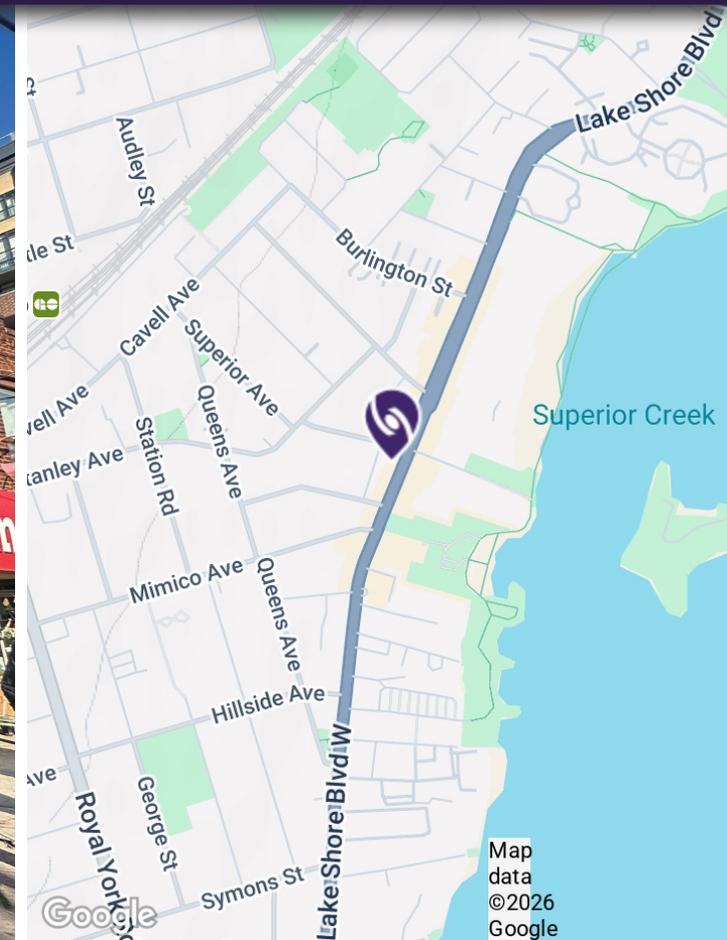
RETAIL PROPERTY

# FOR SALE



2408 Lake Shore Boulevard West, Toronto, ON, M8V 4A2

Prime opportunity to acquire a freestanding commercial building on Lakeshore Blvd W between Park Lawn Rd and Royal York Rd.



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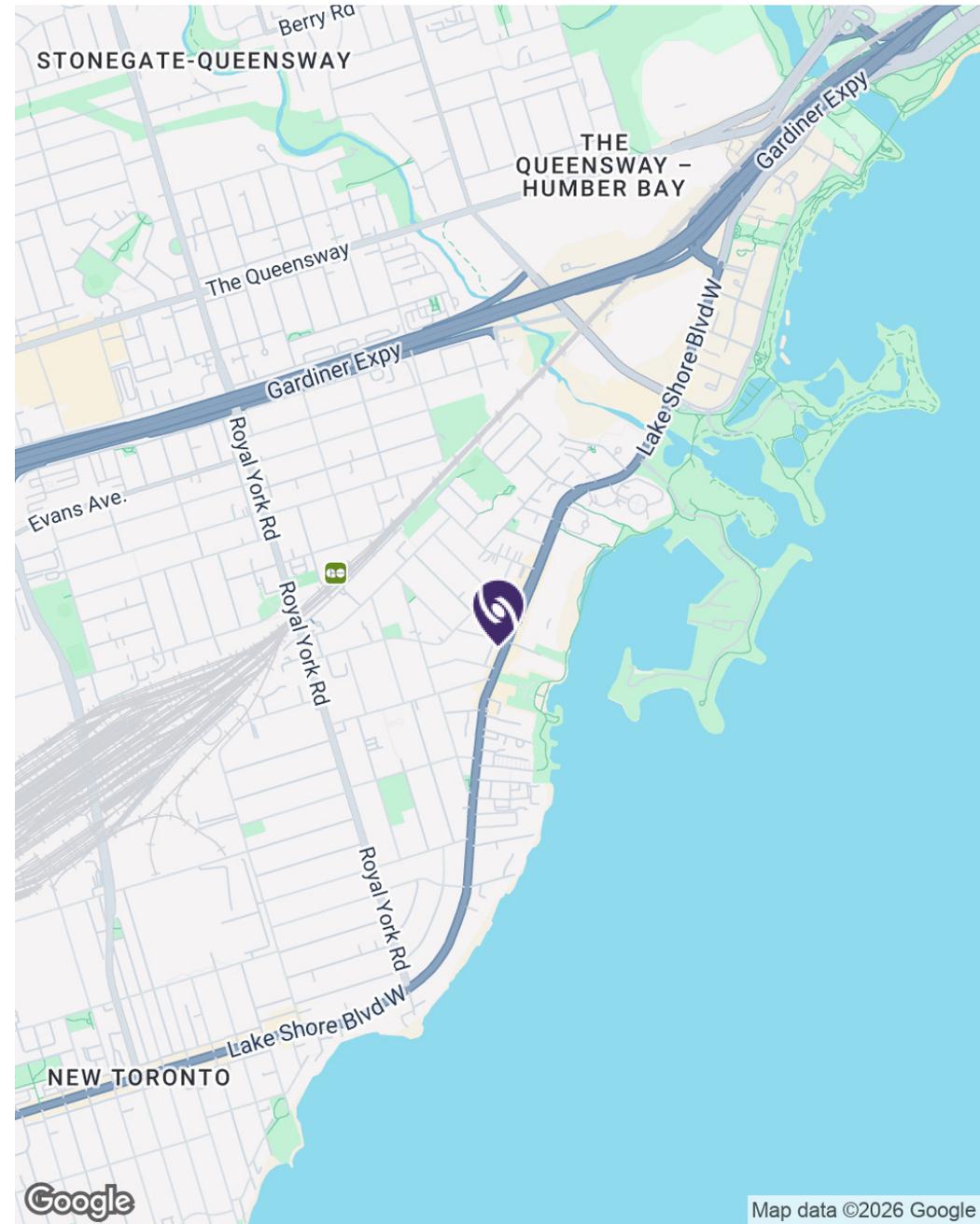
# PROPERTY DETAILS

## PROPERTY DETAILS

|            |                                |
|------------|--------------------------------|
| Size       | 3,600 SF                       |
| Lot Size   | 4,467.02 SF                    |
| Sale Price | \$1,500,000                    |
| Zoning     | CR 3.0 (c3.0; r2.2) SS2 (x869) |

## Property Highlights

- Currently operating as a pharmacy, providing an efficient existing retail layout suitable for continued use or repositioning
- Zoning allows for a wide range of uses
- High ceilings with a full useable basement
- Combination of street parking and rear on-site parking offering convenient access
- Prominent frontage along Lake Shore Boulevard West with strong visibility, signage opportunities, and consistent vehicular and pedestrian traffic
- Easily accessible by public transit, with nearby TTC routes providing convenient connectivity
- Located in a rapidly revitalizing neighbourhood close to Lake Ontario, surrounded by new residential development, amenities, and waterfront trails



# KEY MAP



Mimico GO Station  
1,600 Avg Daily Riders (2019)

Lake Shore Blvd W & Superior Ave  
(8-hour Traffic Volumes 12.2.21):  
Vehicles - 8,519  
Pedestrians - 2,076  
Bicycles - 32  
Source: City of Toronto

| DEMOGRAPHICS             | 1 KM      | 3 KM      | 5 KM      |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 19,021    | 93,451    | 212,378   |
| Daytime Population       | 13,939    | 77,416    | 206,051   |
| Total Households         | 8,888     | 42,730    | 91,918    |
| Average Household Income | \$117,137 | \$133,333 | \$158,219 |

Data Source: Environics Estimates 2025

# ADDITIONAL PHOTOS



# CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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**THE BEHAR GROUP™**  
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### LANDLORD SERVICES

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