



## 15 Bentworth Ave

15 Bentworth Ave, Toronto, ON M6A 1P1



### Ziona Cowen

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# 15 Bentworth Ave

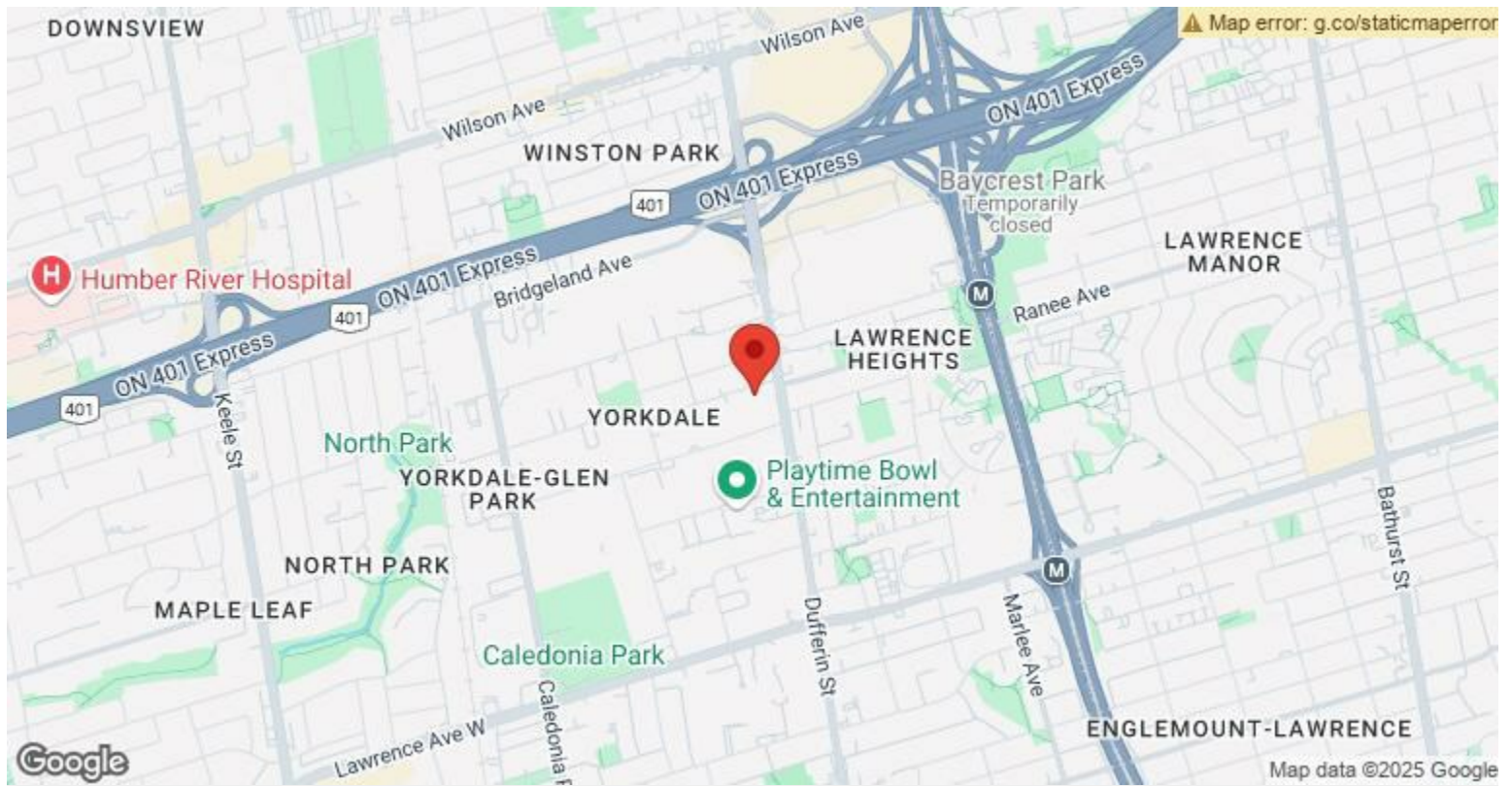
\$5,900,000

Exceptional property for sale, offering great potential at land value. Situated on a 0.24-acre lot with 5,000 sq. ft. of existing structure, the property is zoned CR (Commercial Residential), suitable for retail use or redevelopment. Strategically located with easy subway access, near Yorkdale Mall, and surrounded by numerous amenities, this site benefits from its proximity to a proposed 9-story, 136-unit multifamily development. The property also presents opportunities for land assemblage with neighboring owners....

- Easy subway access, prime location
- Near Yorkdale Mall and amenities
- Lots of nearby amenities
- 0.24-acre lot, 5,000 sq. ft. structure
- Zoned CR: Commercial Residential
- Redevelopment and assemblage potential



Price:	\$5,900,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	B
Sale Type:	Investment
Lot Size:	0.24 AC
Gross Building Area:	5,000 SF
No. Stories:	1
Year Built:	1957
Tenancy:	Single
Parking Ratio:	2/1,000 SF
Zoning Description:	CR
APN / Parcel ID:	190804233002900
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	82 (Excellent Transit)



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# Property Photos



Back of Building



Back of Building

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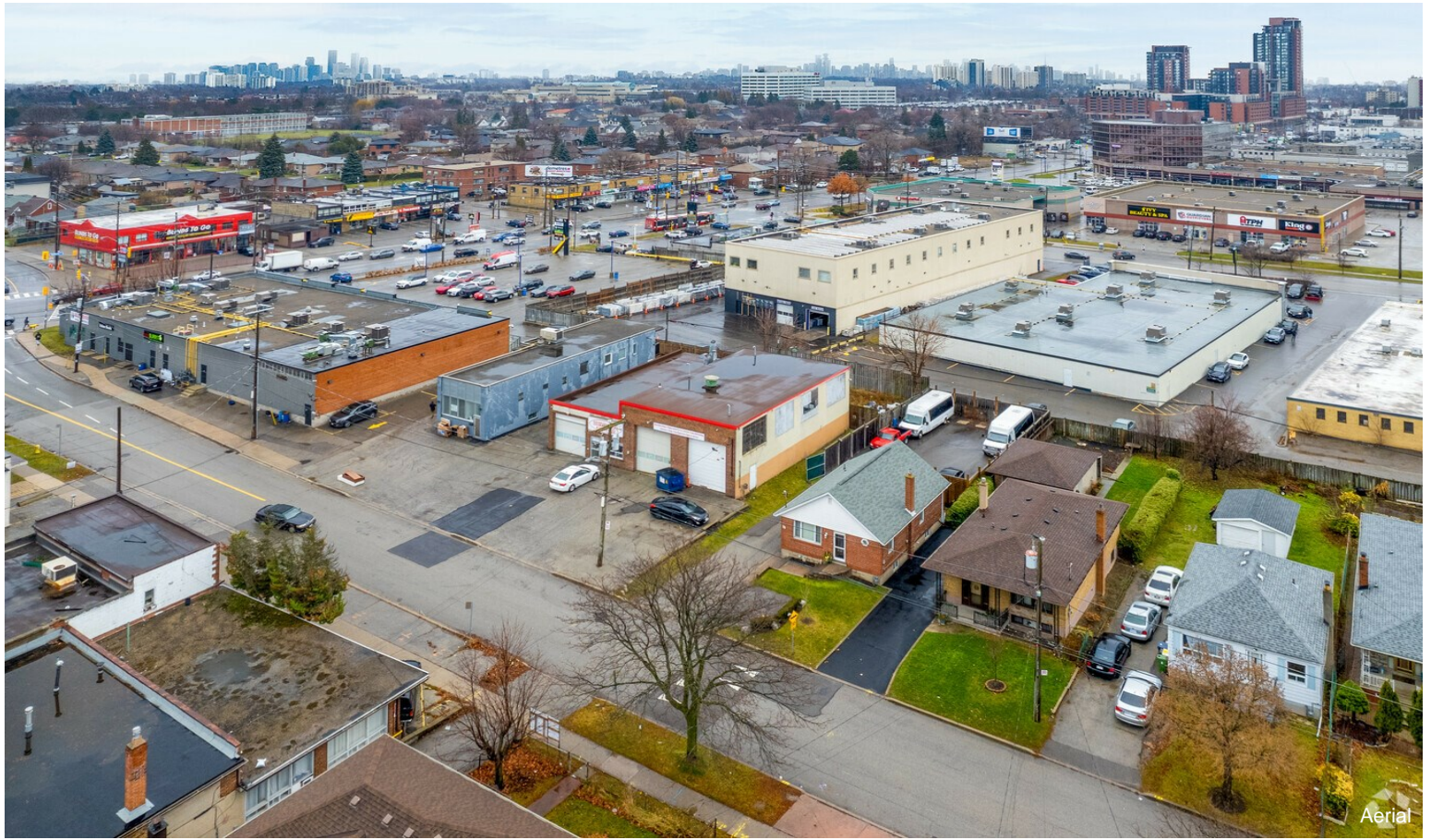


Back of Building



Front Garage

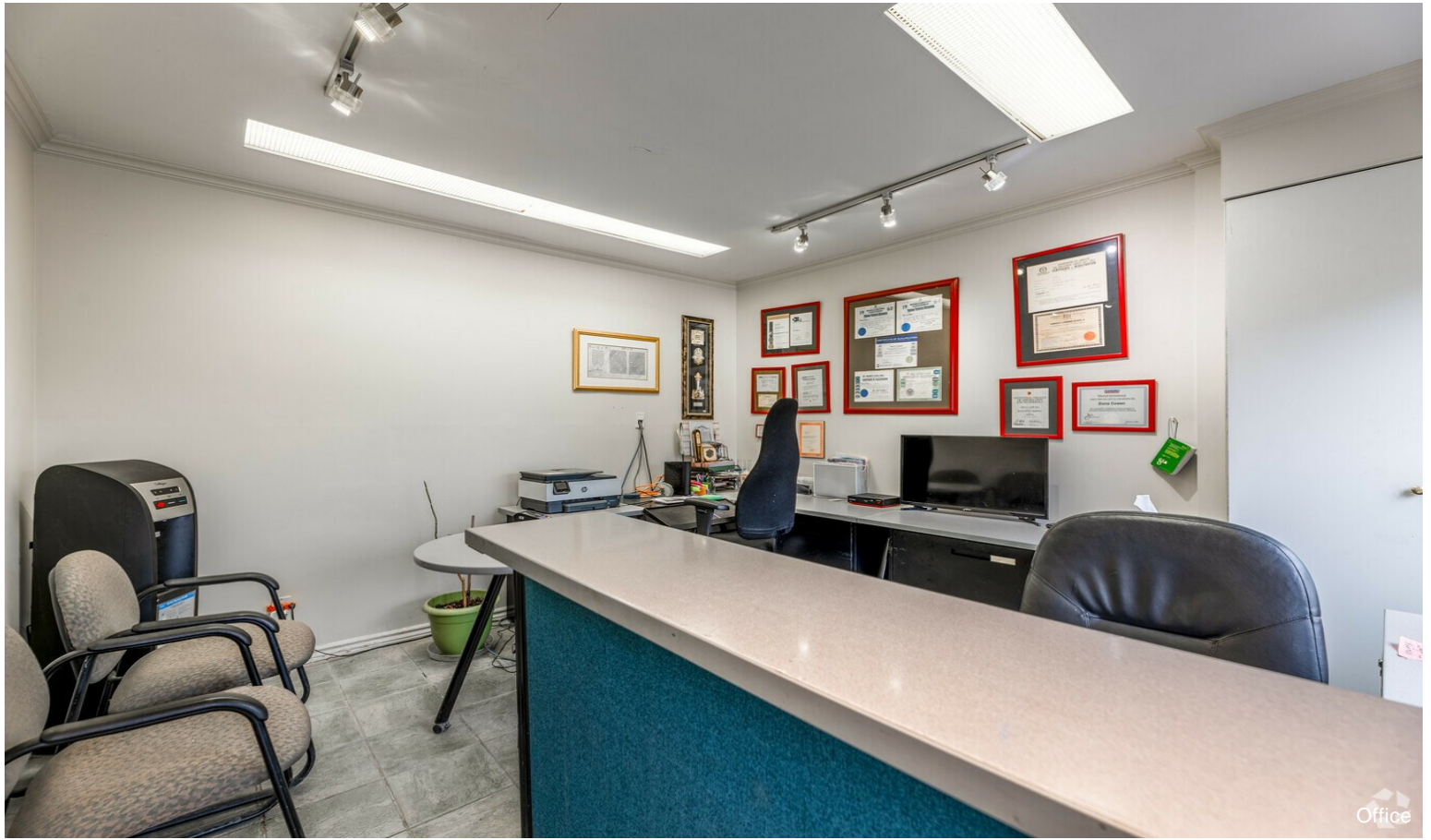
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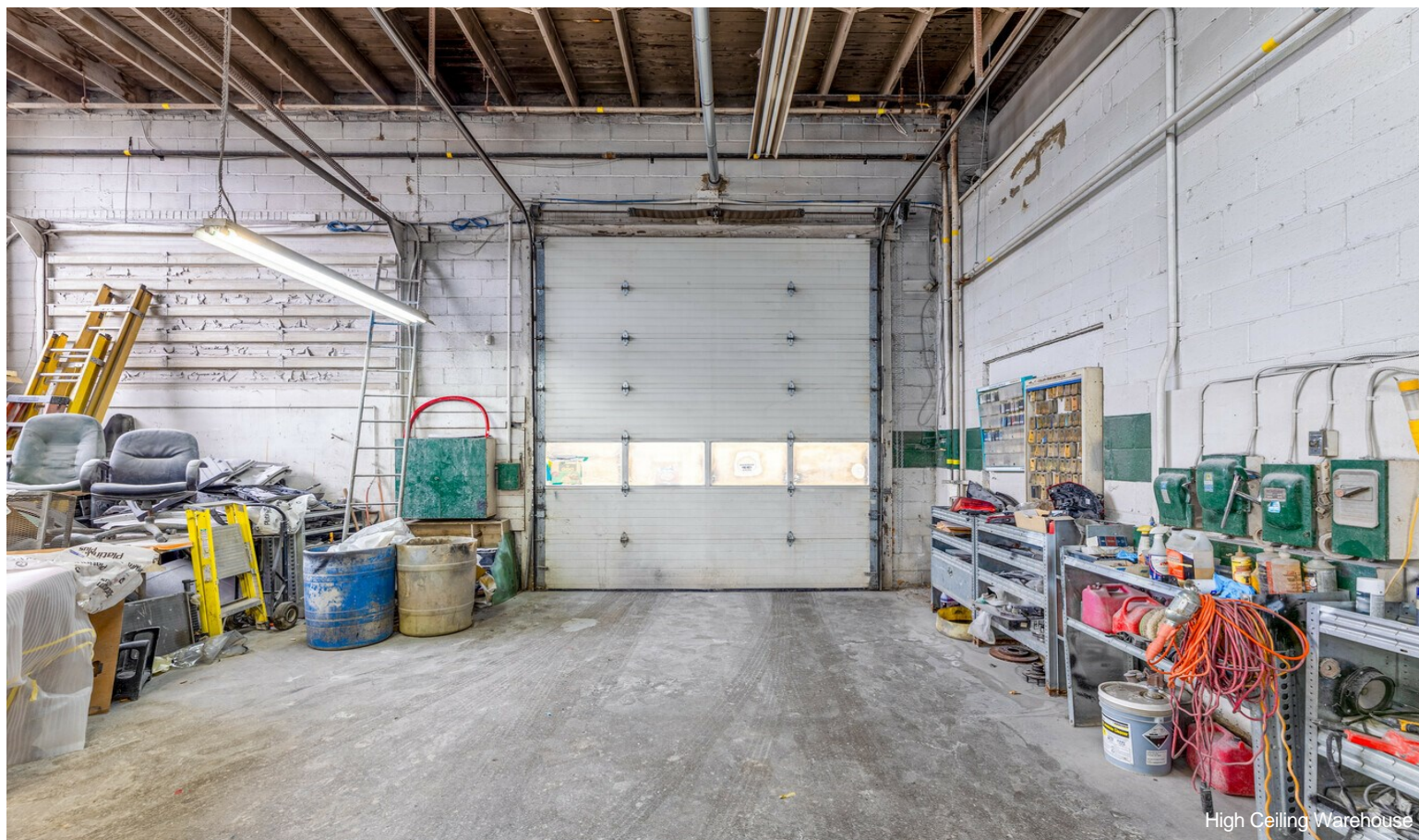


Office



Warehouse

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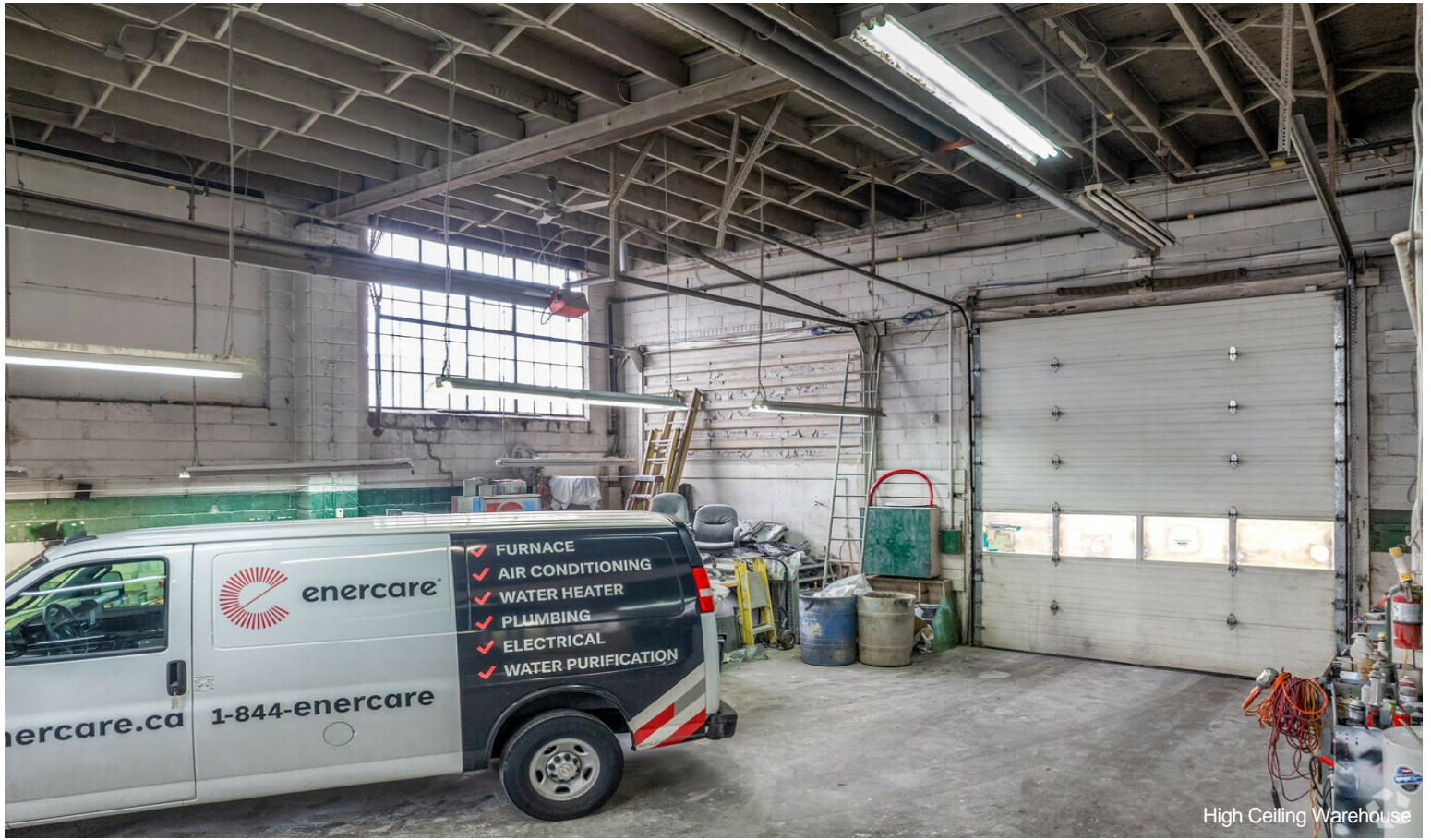


High Ceiling Warehouse



High Ceiling Warehouse

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