

# 998 Bloor Street West, Toronto

## VERSATILE COMMERCIAL SPACE IN BLOOR ST W

**\*VIRTUALLY ENHANCED EXTERIOR IMAGE\***



1750 sq ft of prime commercial retail space along the highly sought after Bloor Street West. This spacious unit features large storefront windows, bright interiors, updated mechanicals, storage room, and a private staff washroom. Nestled in the vibrant Dovercourt-Wallace and Junction Area – renowned for its strong pedestrian traffic and exceptional connectivity to major transit station.

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## PROPERTY OVERVIEW

<b>Total Area</b>	1750 Sq Ft
<b>Zoning</b>	MCR T3.0 C1.0 R2.0
<b>Parking</b>	Street Parking
<b>Building Design</b>	<ul style="list-style-type: none"> <li>• Spacious commercial retail unit</li> <li>• Updated interiors and mechanicals</li> <li>• Oversized storefront windows</li> <li>• Private staff washroom</li> <li>• A storage room</li> </ul>
<b>Location</b>	<b>Dovercourt-Wallace and The Junction</b> <ul style="list-style-type: none"> <li>• High pedestrian traffic</li> <li>• Access to major transit station</li> </ul>
<b>T.M.I</b>	\$14
<b>PRICE</b>	<b>\$45 PER SQ FT NET</b>

## PROPERTY DESCRIPTION

This prime 1,750 sq ft commercial space on the highly sought-after Bloor Street West offers an excellent opportunity for medical, healthcare, and retail purposes. It features large storefront windows, a versatile open-plan layout, updated interiors, and a private washroom. Located in the Dovercourt-Wallace and Junction area, renowned for its high pedestrian traffic and excellent transit connectivity, this property presents a perfect opportunity to establish or expand your practice in one of Toronto's most dynamic urban corridors.



Lot Size

Area: 2,023.61 ft<sup>2</sup> (0.046 ac)

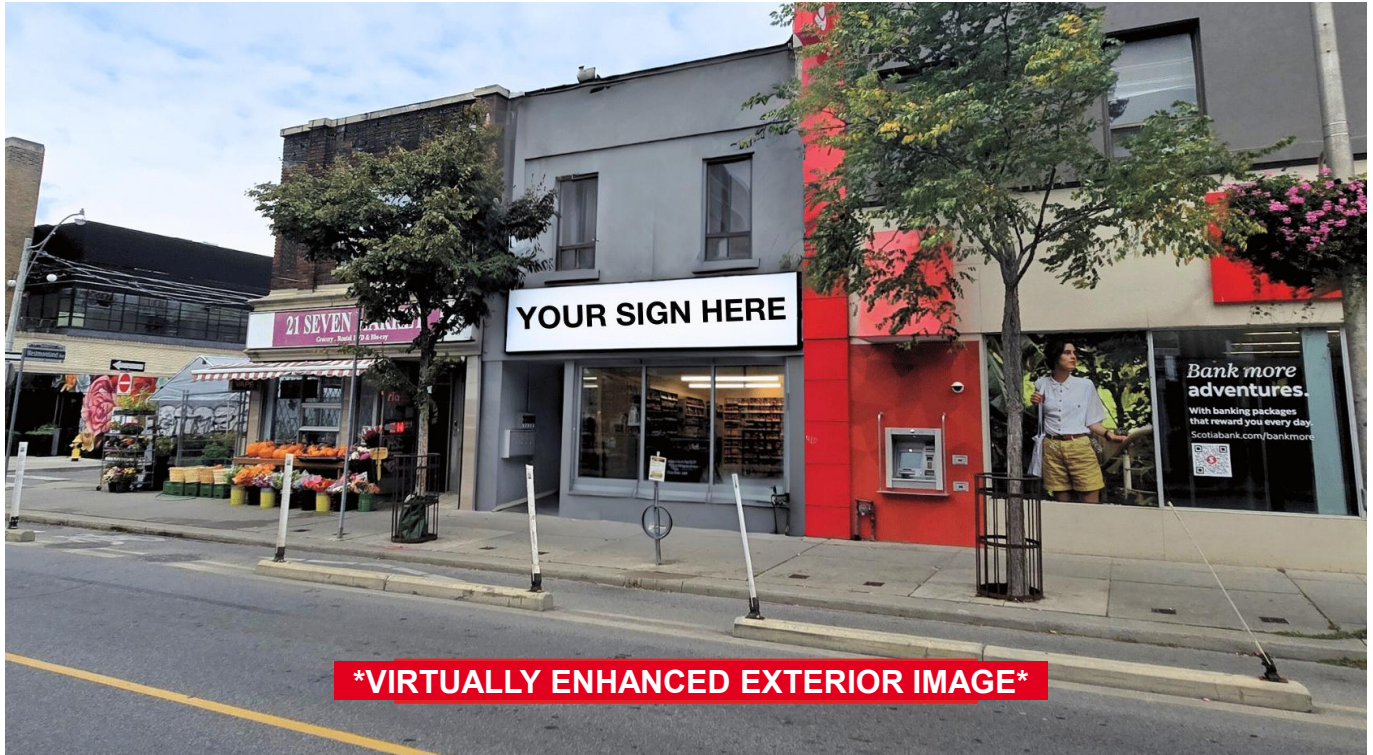
Perimeter: 272.31 ft

Measurements: 120.22 ft x 16.77 ft x 120.23 ft x 16.90 ft

Lot Measurement Accuracy: **LOW**

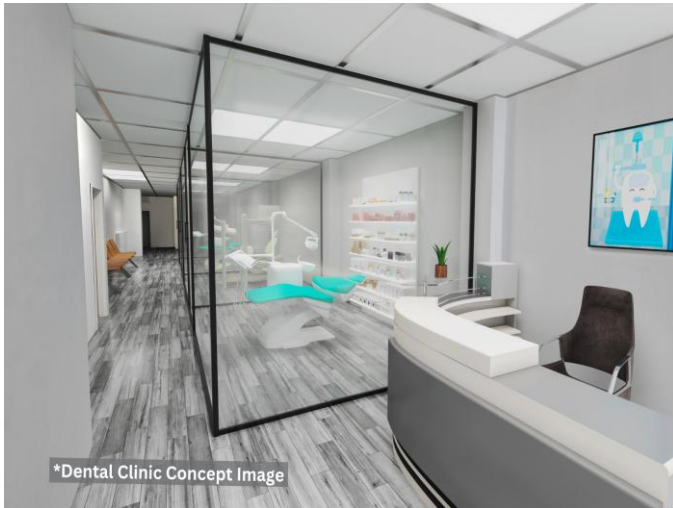
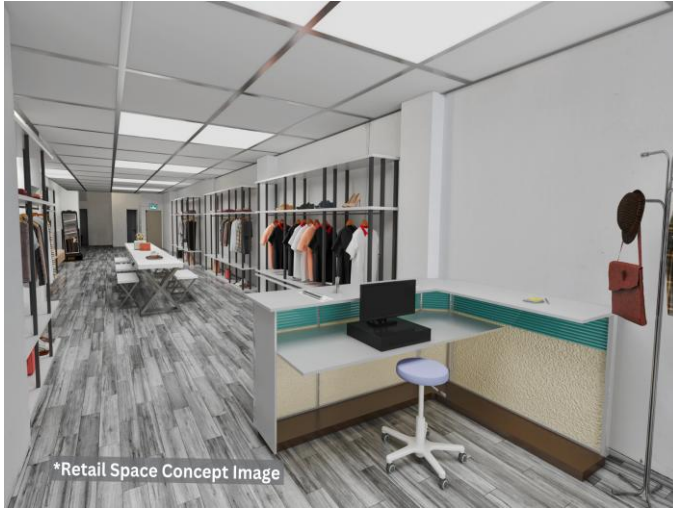


## Concept Images – Exterior





## Concept Images – Interior





## Exterior Images

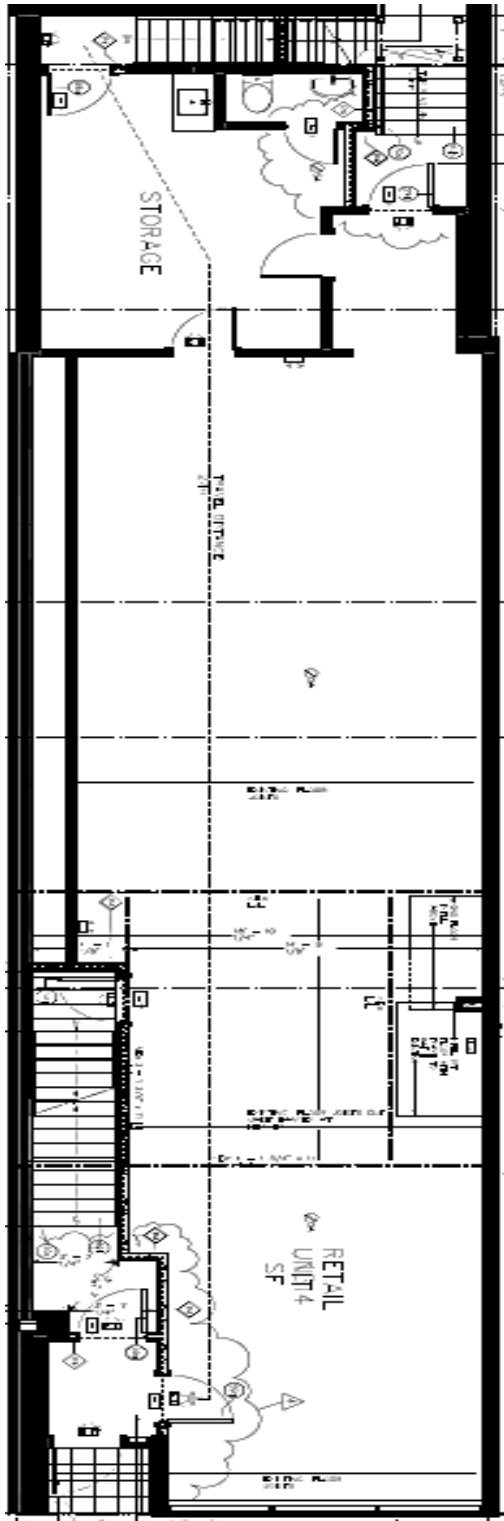


## Interior Images – As Is

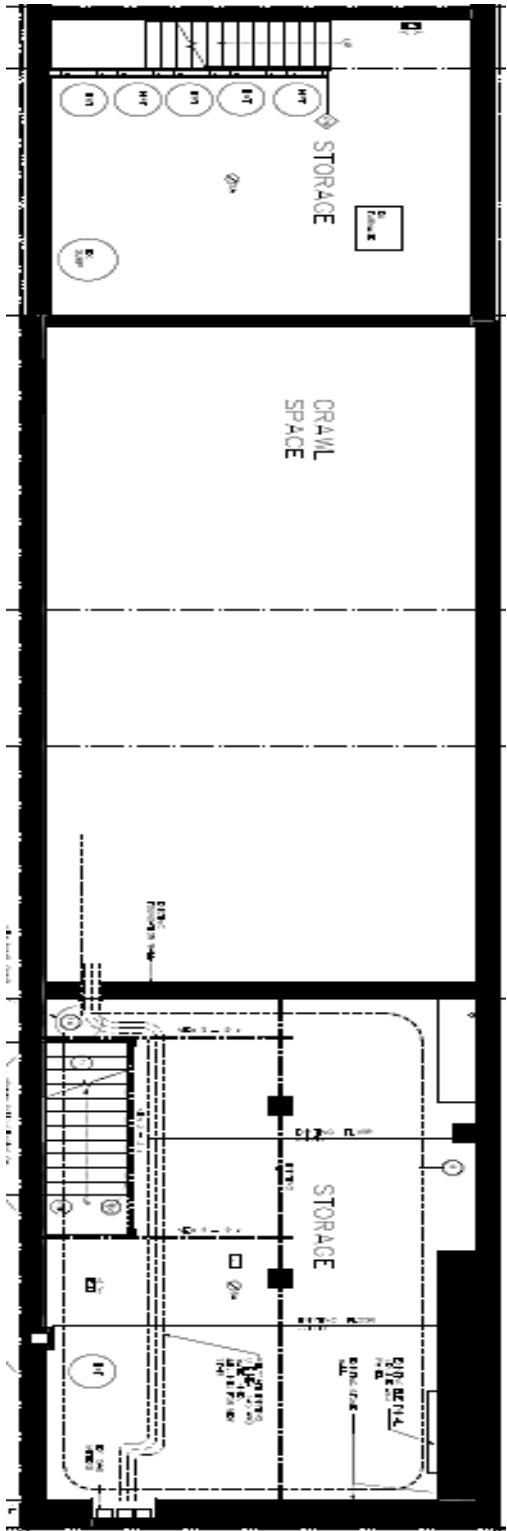




Floor Plan – Main Floor

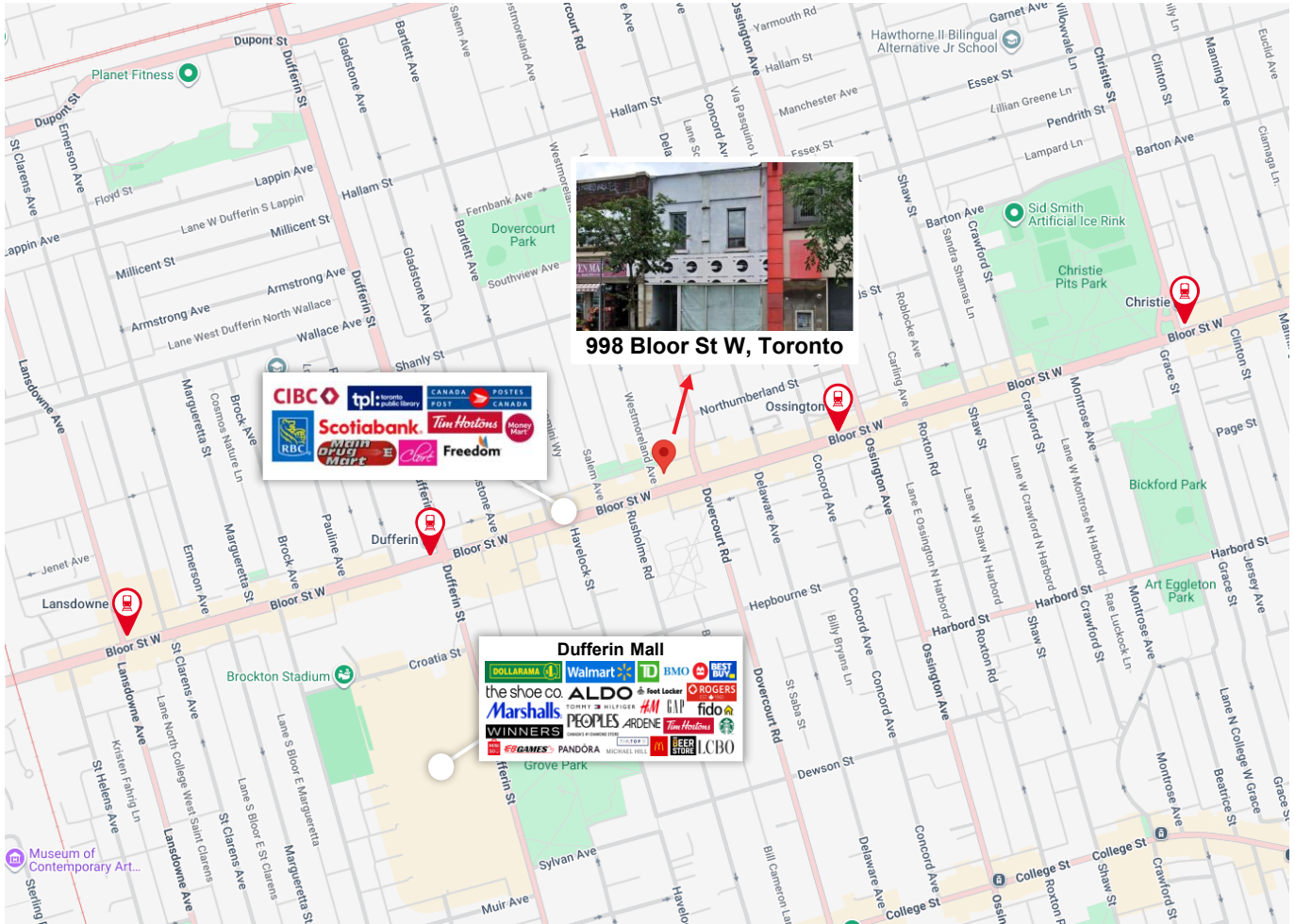


Floor Plan – Lower Level





# Location Overview



Walk Score  
**97**

## Walker's Paradise

Daily errands do not require a car.

Transit Score  
**91**

## Rider's Paradise

World-class public transportation.

Bike Score  
**85**

## Very Bikeable

Biking is convenient for most trips.



COMMERCIAL  
GROUP

# Contact Us

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