

Building Only

FOR SALE

2299 BLOOR ST W, TORONTO, ON M6S 1P1



Prime opportunity to acquire a remarkable property in Toronto's bustling Swansea/Bloor West Village neighbourhood, located on the south side of Bloor St W, just west of Durie St.



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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The Behar Group Realty Inc., Brokerage

SUBJECT PROPERTY

OFFERING SUMMARY

Size:	3,105 SF
Sale Price:	Contact Designated Representatives
Zoning:	CR 2.5 (c2.0; r2.0) SS2 (x1978)
Legal Description:	LT 27 BLK N PL 551 SWANSEA; PT LT 29 BLK N PL 551 SWANSEA AS IN CA266164; CITY OF TORONTO

PROPERTY HIGHLIGHTS

- Just a two-minute walk from the Jane/Bloor subway and surrounded by national retail brands, vibrant local restaurants, and Green P parking, this location boasts some of the highest pedestrian traffic in Canada ideal for any business
- 3,105 SF plus a full basement to bring your vision to life
- The space features towering 12 ft ceilings, a skylight that floods the interior with natural light, and an expansive layout
- Recent upgrades include a new roof (2023), skylight (2023), updated flooring (2022), entrance door (2022), finished basement with plumbing (2024), and HVAC improvements (rooftop unit and R50 ceiling insulation, 2023)



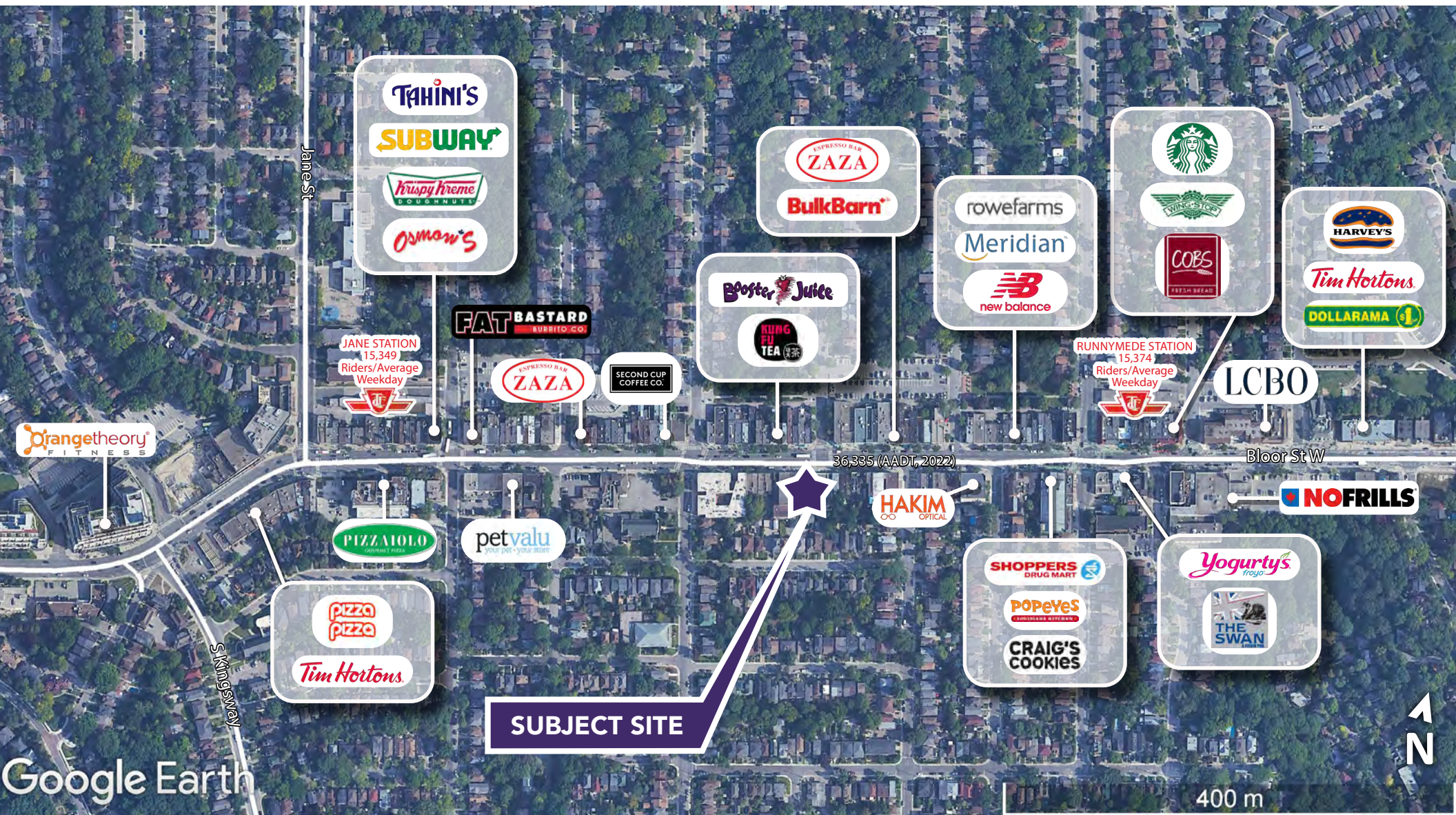
BIRD'S EYE AERIAL

POINTS OF INTEREST *Bloor West Village*



AERIAL OVERVIEW

PROXIMITY TO POINTS OF INTEREST *Bloor West Village*



BLOOR WEST VILLAGE

NEIGHBOURHOOD *Overview*

Bloor West Village is a vibrant and walkable Toronto neighbourhood that blends small-town charm with urban convenience. Nestled between High Park and the Humber River, it's known for its leafy residential streets, strong sense of community, and a bustling commercial strip along Bloor Street West. The neighbourhood boasts a mix of independent boutiques, European bakeries, cafes, and restaurants that reflect its deep Eastern European roots. With easy access to the Bloor-Danforth subway line, residents enjoy quick connectivity to downtown Toronto while maintaining a more relaxed, village-like pace.

The area offers a diverse range of housing options, from charming pre-war detached homes to newer low-rise condos, attracting families, professionals, and long-time residents alike. Bloor West Village benefits from proximity to some of Toronto's top public schools, and the nearby High Park provides expansive green space for recreation and community events. The neighbourhood's active BIA (Business Improvement Area) helps foster a close-knit, lively streetscape through seasonal festivals and beautification projects. With its blend of heritage, culture, and convenience, Bloor West Village remains one of Toronto's most cherished residential enclaves.

Area Statistics *(Within 3 km)*

\$158,714

Total Population

8.4%

Population Change (2019-2024)

\$166,998

*Annual Household
Restaurant Expenditure*

138,402

Daytime Population

HIGH PARK

High Park is Toronto's largest public park, offering 400 acres of trails, gardens, sports facilities, a zoo, and natural forested areas in the heart of the city's west end.



ANNUAL EVENTS

Street festivals like the Ukrainian Festival and local sidewalk sales bring surges of foot traffic and community engagement.



WEALTHY LOCALS

Adjacent affluent neighbourhoods that boost the local shopper base.



RETAIL STRIP

A highly walkable and well-trafficked commercial corridor with strong foot traffic, anchored by independent boutiques, cafés, and national retailers like Shoppers Drug Mart and LCBO.



JANE & RUNNYMEDE SUBWAY STATIONS

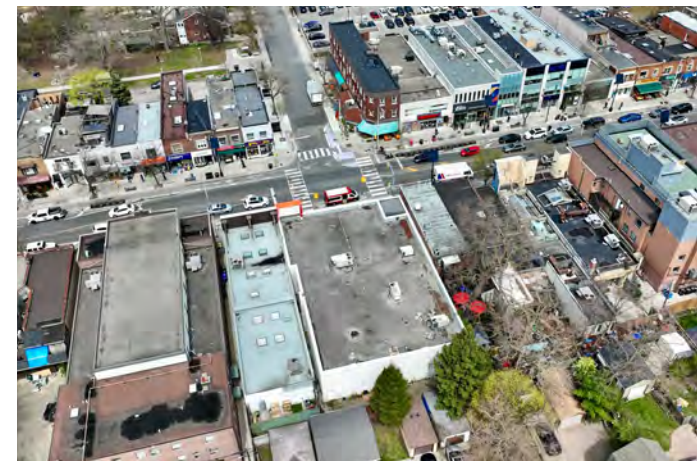
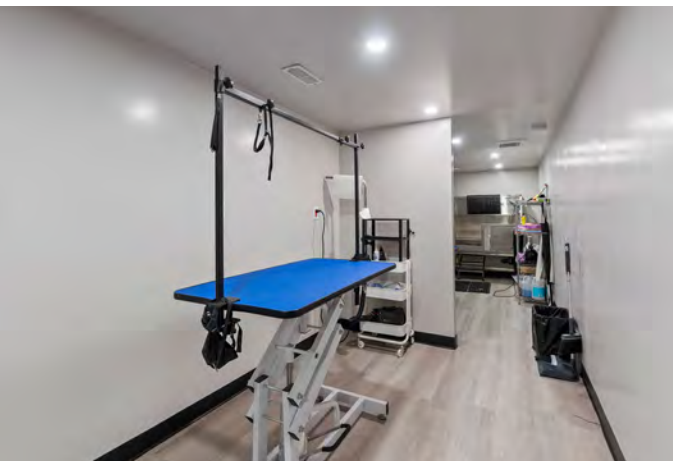
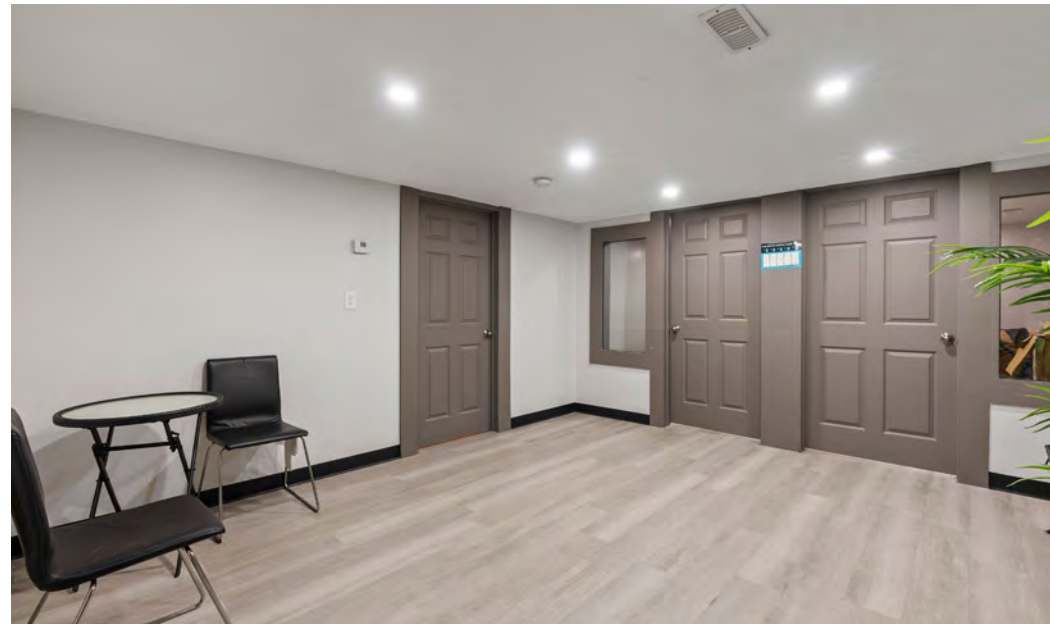
Convenient access to the TTC's Bloor-Danforth Line drives both local and commuter traffic.



ADDITIONAL PHOTOS



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CONTACTS

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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