



FOR SALE

OWNER-OCCUPIER
RESTAURANT/RESIDENTAL
INVESTOR OPPORTUNITY

3187 YONGE STREET
TORONTO



THE PROPERTY

NEIGHBOURHOOD OVERVIEW

On behalf of the Vendor, Aura Partners is pleased to present the opportunity to acquire a 100% freehold interest in an exceptional mixed-use commercial and residential property located at 3187 Yonge Street, Toronto (the "Property").

The offering provides retail and residential/office users and investors with the opportunity to acquire a well-improved asset comprising approximately 3,000 square feet of above-grade gross floor area on a site of approximately 2,507.99 square feet, including a 2 bedroom/2 bath recently improved apartment unit on the 2nd floor.

The Property offers attractive flexibility for full or partial owner-occupancy, with the ability to lease any surplus space at prevailing market rents, supporting strong long-term income growth and value appreciation.

Strategically positioned along the highly sought-after Yonge Street corridor in North Toronto, the Property is situated just steps from the signalized intersection of Yonge Street and Lawrence Avenue. The immediate area is anchored by some of Toronto's most affluent and established neighbourhoods, including Bedford Park, Lytton Park, Lawrence Park, and Teddington Park. These communities are characterized by strong household incomes, dense low-rise residential populations, and consistent retail demand, making the corridor particularly attractive for service-oriented and convenience retail uses.

The Property benefits from exceptional public transit connectivity. It is located within short walking distance of multiple access points to Lawrence Station on the Toronto Transit Commission Yonge-University subway line, providing direct rapid transit service to Midtown and Downtown Toronto. In addition, the site enjoys prominent exposure to steady vehicular traffic along Yonge Street, one of the city's primary north-south arterial corridors.

The surrounding retail node is well established and features a strong mix of national and service-oriented tenants, including Metro, Rogers Communications, Longo's (City Market format), Tim Hortons, Scotiabank, TD Canada Trust, and Sleep Country Canada, among others. This concentration of daily-needs retail and financial services reinforces consistent pedestrian traffic and supports strong retail fundamentals along the corridor.

Overall, 3187 Yonge Street represents a rare opportunity to acquire a high-quality freehold asset in one of Toronto's most established and affluent retail corridors, underpinned by strong demographics, excellent transit access, and long-term intensification along the Yonge Street spine.

BUILDING AREA*

LOWER LEVEL:	1,200 sf
GROUND FLOOR:	1,800 sf
SECOND FLOOR:	1,200 sf
TOTAL:	3,000 sf (above grade)

* Approximate

SITE DIMENSIONS*

LOT AREA	0.058 acres
SIZE:	2,507.99 sf
FRONTAGE:	20.09 ft
REAR:	20.09 ft
DEPTH:	125.20 ft

*Geowarehouse
Approx Measurement

PIN: 211410161

ZONING: COMMERCIAL/RESIDENTIAL
CR3 (c2;r2.5*2443),
R(f7.5;d0.6*933)

TAXES (2026): \$37,186.58

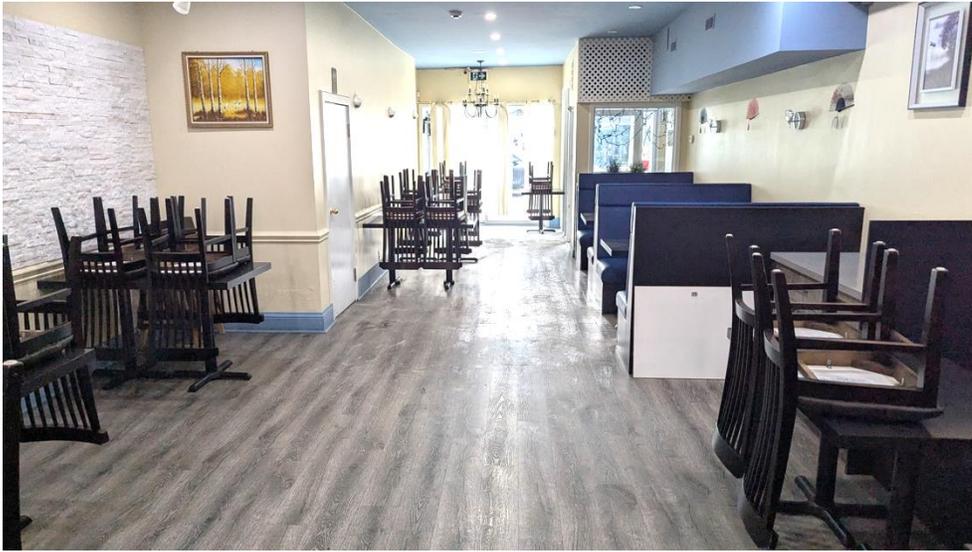
LEGAL DESCRIPTION: PT LT 11 PL 1707
TORONTO AS IN
CA259012; CITY OF
TORONTO

ASKING PRICE: \$3,100,000



PHOTO GALLERY

GROUND FLOOR



The building is currently improved with a fully outfitted commercial kitchen, including a range of commercial equipment and appliances, and a walk-in fridge, providing immediate functionality for food-service users or value-add repositioning potential for investors.



PHOTO GALLERY

2nd Floor



FLOOR PLAN – 2nd Floor

2nd FLOOR RESIDENTIAL
APPROX 1,200 SF

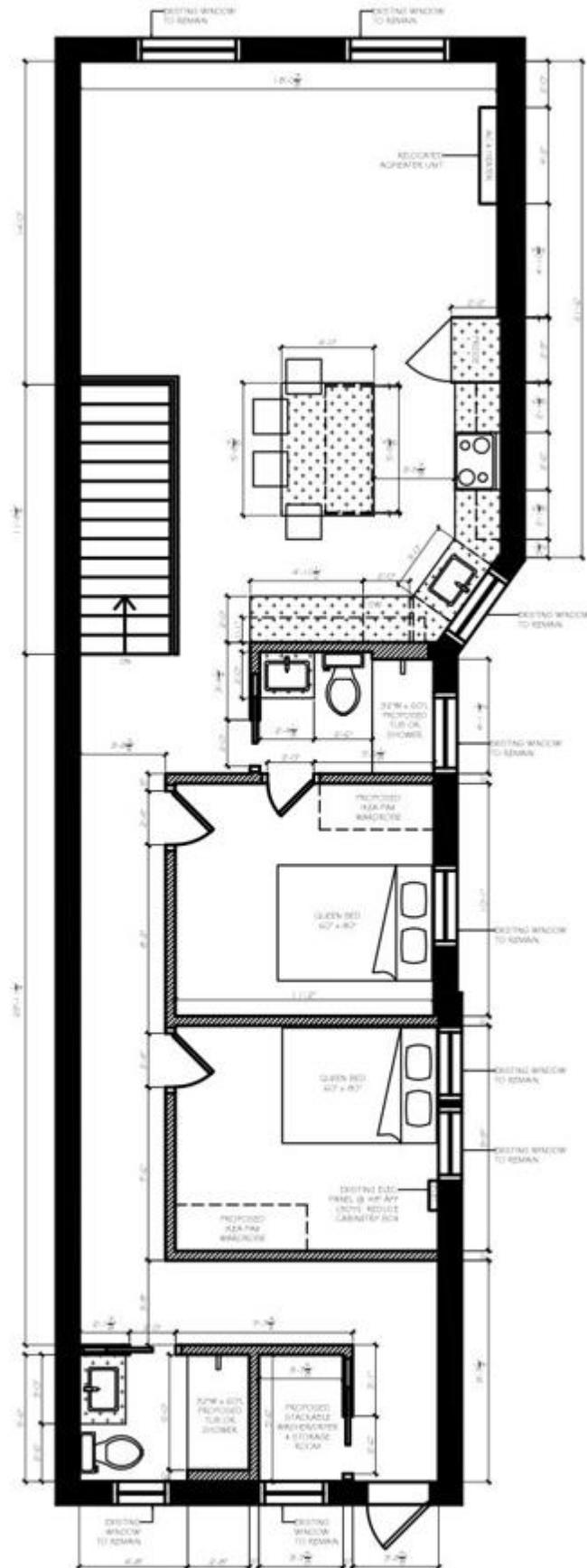
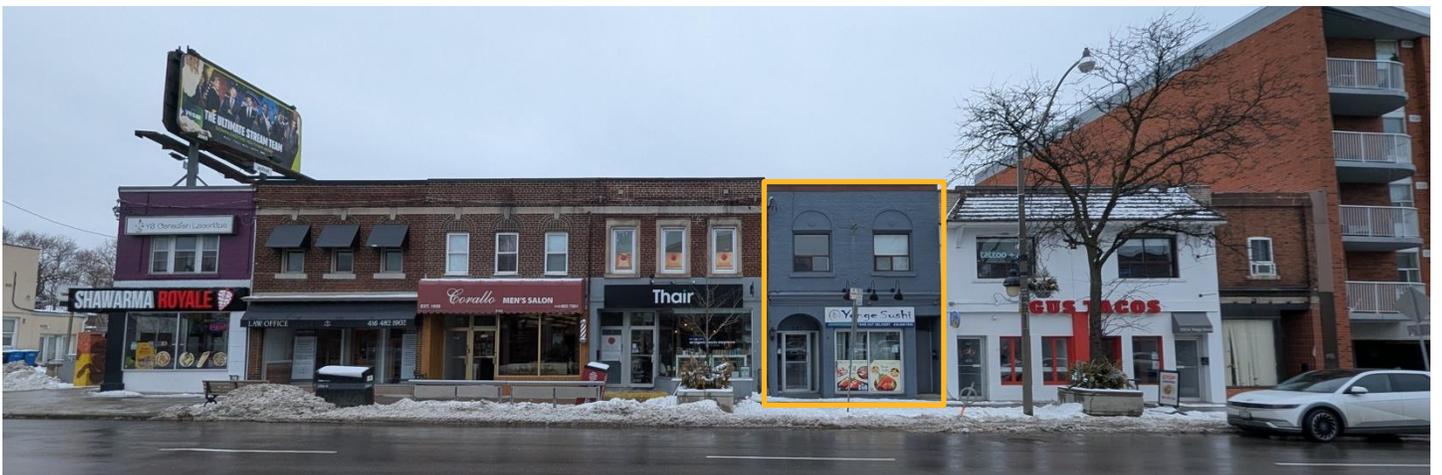
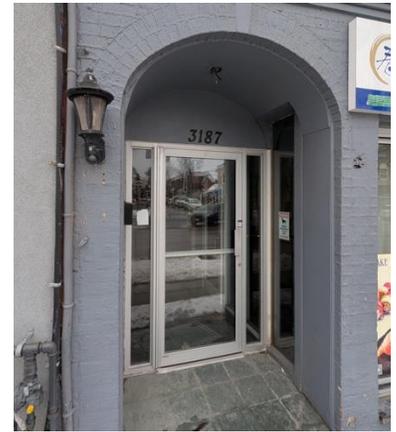
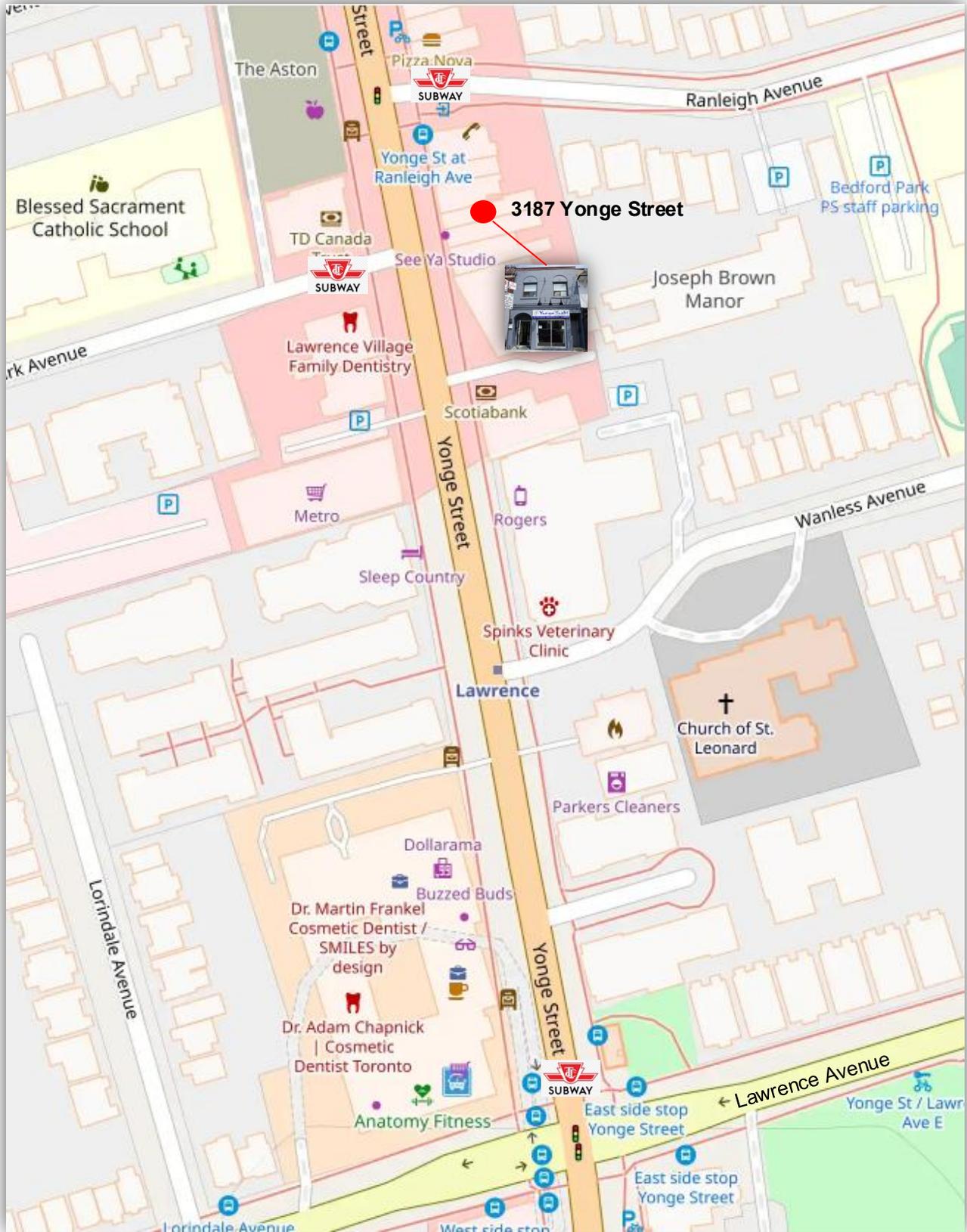


PHOTO GALLERY

EXTERIOR

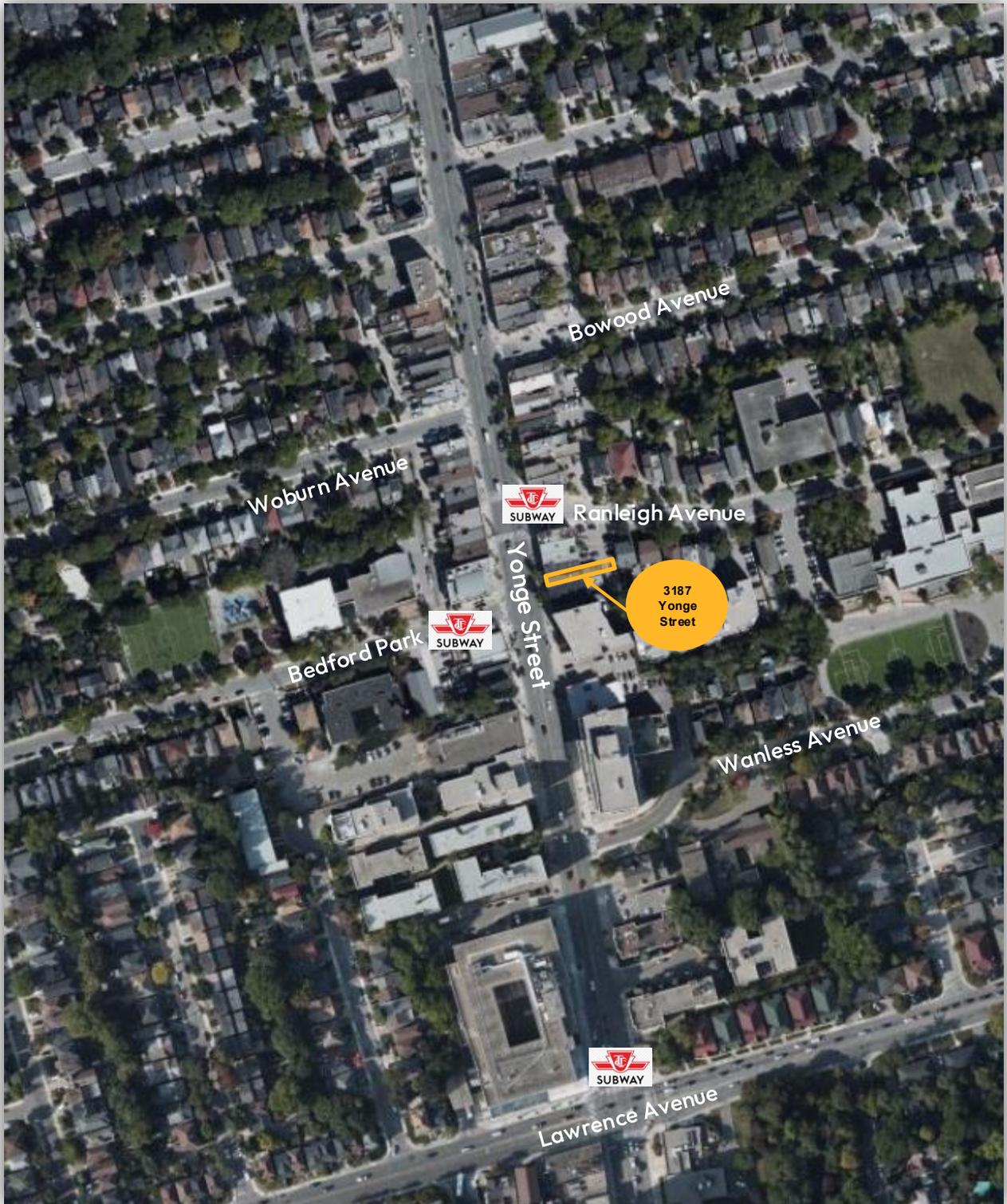


THE LOCATION



 TTC Subway Access Points

AREAL VIEW



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