

FOR SALE

2507 YONGE STREET

TORONTO, ON



PRIME YONGE & EGLINGTON STREETFRONT PROPERTY



OPPORTUNITY
FOR AN
OWNER-USER



PRIME YONGE
& EGLINGTON
LOCATION



SURGING NEARBY
RESIDENTIAL
POPULATION

EXCLUSIVE ADVISORS

Ryan Bobyk | Founder & President**

Horizon Brokers

D 416 557 4450

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**Broker of Record

Brock Meddick | Partner*

Horizon Brokers

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brock@horizonbrokerscre.com

*Sales Representative

HORIZON BROKERS

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THE OFFERING

2507 Yonge Street provides a rare investment or owner-user opportunity in the heart of the Yonge & Eglinton corridor. This high-exposure property offers strong frontage on Yonge Street with excellent pedestrian and vehicle traffic. Surrounded by dense residential and commercial developments, 2507 Yonge Street is perfectly positioned for retail, medical, or professional office use. Benefit from long-term value in one of Toronto's most established and growing urban nodes.

PROPERTY DETAILS

PROPERTY TYPE:	Storefront with Apartment/Office
BUILDING AREA:	Total Area: 3,414 sq. ft. Main Floor Commercial: 1,183 sq. ft. approx. 2nd, 3rd Flr. Apartment: 2,276 sq. ft. approx.
LOT DIMENSIONS:	22 ft. x 92 ft.
ZONING:	CR SS2 (x530) - Commercial Residential
AVERAGE HOUSEHOLD INCOME:	\$167,000
TAXES (2024) ANNUAL:	\$35,000



81,480
DAILY VEHICLE
COUNT



46,680
DAILY PEDESTRIAN
COUNT



7 MIN WALK
YONGE/ EGLINTON TTC SUBWAY STATION



15 MIN TTC SUBWAY RIDE
DOWNTOWN TORONTO



10 MIN DRIVE
HIGHWAY 401

96
WALK
SCORE

87
TRANSIT
SCORE

72
BIKE
SCORE

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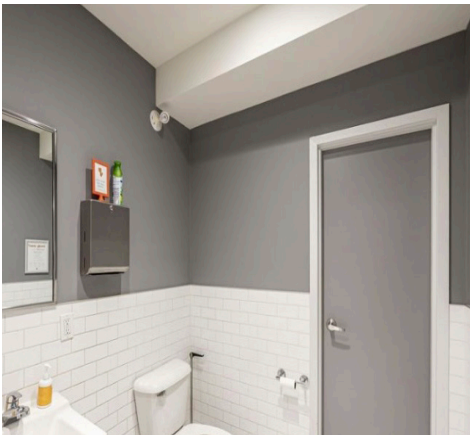
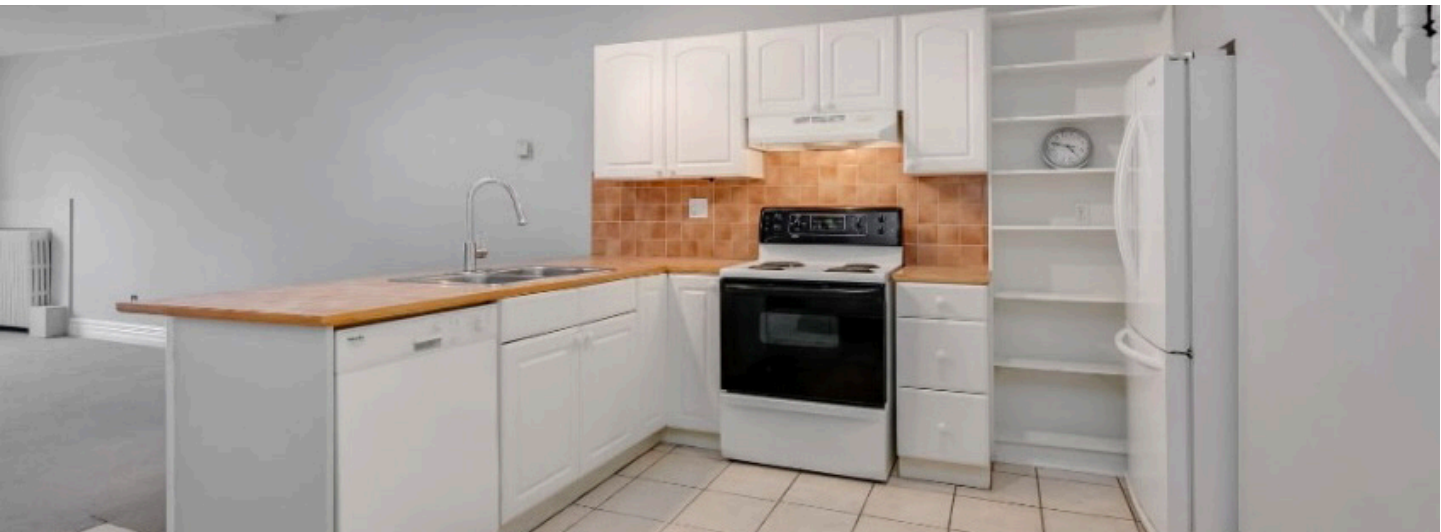


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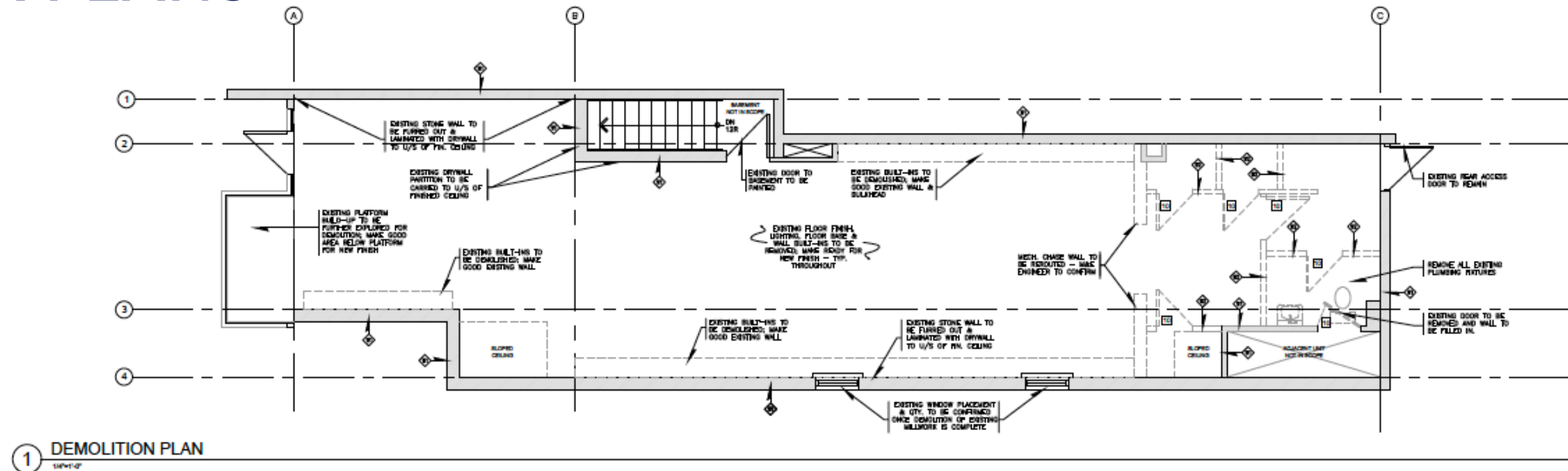
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PROPERTY PHOTOS



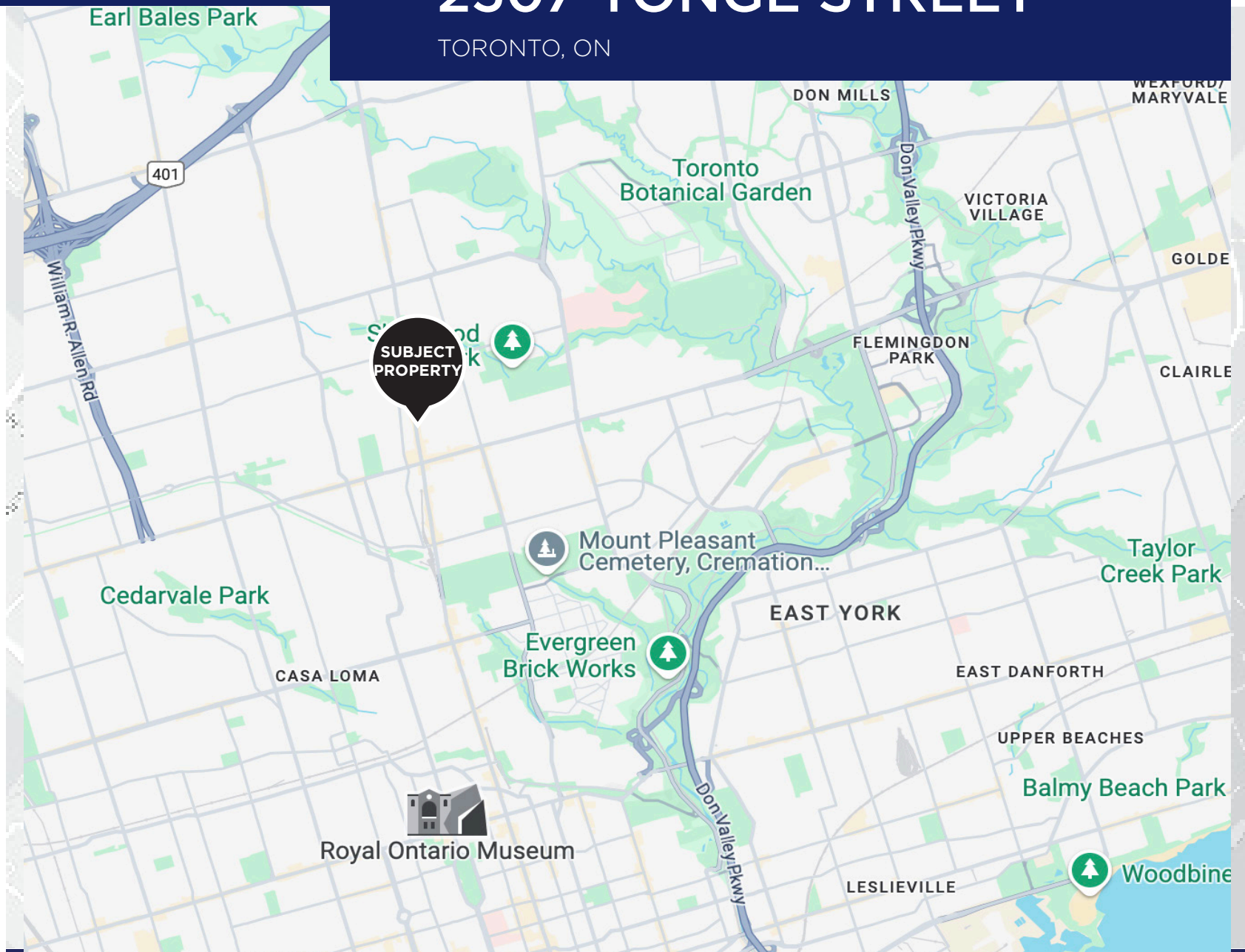
FLOOR PLANS



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ASKING PRICE: \$3,990,000

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All outlines are approximate | www.horizonbrokerscre.com

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