

\$1,875,000 - 975 College Street W, Toronto (little Portugal)

MLS® #C12306280

\$1,875,000

0 Bedroom, 0.00 Bathroom, 4,848 sqft

Retail on 0.00 Acres

Little Portugal, Toronto (little Portugal), Ontario

For Sale \$1,950,000....Prime Mixed-Use Building on College Street West, Dufferin GroveA rare opportunity to own a high-visibility, two-storey mixed-use building in the heart of Dufferin Grove, one of Torontos most vibrant and sought-after neighbourhoods. Situated on College Street West, this property features 22 feet of prime street frontage and a deep 112-foot lot, offering excellent street exposure and flexibility for a variety of uses.The ground floor boasts a wide-open commercial space with soaring ceilings, ideal for a retail boutique, caf  , restaurant, or creative studio. A fully usable lower level provides additional space perfectly suited for storage, a prep kitchen, or expanded back-of-house operations. The property comes with a restaurant permit package already approved by the City of Toronto, streamlining the process for food-service operators and making it an ideal turnkey opportunity.Upstairs, the spacious second-floor apartment offers a bright and beautifully finished three-bedroom layout, complete with a private patioideal for owner-occupiers or as an income-generating rental unit. Whether you're an end-user seeking a live/work space or an investor looking to maximize rental potential, this property delivers flexibility and value.Surrounded by a dynamic mix of established and high-profile tenants including Starbucks, Giulietta, Tak Ja BBQ, and



GÃteau Ghostthis location benefits from steady foot traffic and a strong community presence. The area is well-known for its eclectic retail, culinary destinations, and its accessibility via transit and bike routes.This is a rare chance to secure a stylish, well-located building in one of Torontos fastest-growing retail corridors. With existing approvals in place and a highly adaptable layout, this property is ideal for entrepreneurs, restaurateurs, and investors alike. (id:6289)

Essential Information

Listing #	C12306280
Price	\$1,875,000
Bathrooms	0.00
Square Footage	4,848
Acres	0.00
Type	Retail

Community Information

Address	975 College Street W
Subdivision	Little Portugal
City	Toronto (little Portugal)
Province	Ontario
Postal Code	M6H1A6

Interior

Heating	Natural gas Forced air
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=22 x 112 FT
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Listing Details

Listing Office	RE/MAX HALLMARK REALTY LTD.
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Listing information last updated on October 14th, 2025 at 11:46pm PDT