

# \$3,100,000 - 563 Bloor Street W, Toronto (university)

MLS® #C12467579

**\$3,100,000**

0 Bedroom, 3.00 Bathroom, 2,336 sqft

Retail on 0.00 Acres

University, Toronto (university), Ontario

An Exceptional Commercial Investment Opportunity Awaits In The Heart Of Toronto's Highly Sought-After Annex Neighborhood, With Proximity To The University Of Toronto's St. George Campus. This Three-Story Building, Complete With A Basement, Offers Immense Potential For Savvy Investors Looking To Capitalize On The Prime Location And Vibrant Surrounding Area. The Building Features Two Spacious, Well-Maintained Apartments On The Second And Third Floors, Offering Consistent Rental Income Potential Or The Opportunity For Conversion Into Higher-End Residential Units. One Of The Units Is Currently Used As An Office Space. On The Main Floor, You'll Find A Thriving, Fully Operational Restaurant, Benefiting From Unparalleled Visibility And Foot Traffic In This Bustling Urban Area. The Restaurant Attracts A Steady Stream Of Customers, Including University Students, Faculty, And Local Residents, Making It A Prime Spot For Continued Success Or Potential Repositioning. The Full Basement Provides Valuable Storage Space, With Potential For Additional Development To Further Maximize The Property's Value. This Property Is Ideally Situated Near Transit, Dining, Shopping, And Cultural Hotspots, Placing It At The Center Of A Rapidly Growing And Dynamic Community. With The University Of Toronto's St. George Campus Just Steps Away, The Location Offers Long-Term Growth Potential And A Unique Opportunity For Commercial Investors To



Expand Their Portfolio In One Of Toronto's  
Most Vibrant Neighborhoods. Don't Miss Out  
On This Incredible Opportunity! (id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | C12467579   |
| Price          | \$3,100,000 |
| Bathrooms      | 3.00        |
| Square Footage | 2,336       |
| Acres          | 0.00        |
| Type           | Retail      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 563 Bloor Street W   |
| Subdivision | University           |
| City        | Toronto (university) |
| Province    | Ontario              |
| Postal Code | M5S1Y6               |

## Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

## Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Bldg=21.5 x 106.91 FT |
|-----------------|-----------------------|

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | RE/MAX PREMIER INC. |
|----------------|---------------------|



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Listing information last updated on October 27th, 2025 at 12:01pm PDT