

# \$1,549,000 - 3352 Lake Shore Boulevard W, Toronto (long Branch)

MLS® #W12338740

**\$1,549,000**

0 Bedroom, 0.00 Bathroom, 3,700 sqft

Retail on 0.00 Acres

Long Branch, Toronto (long Branch), Ontario

Exceptional Investment Opportunity - Live, Work and Earn in One Prime Location. This amazing property is perfectly suited for the savvy investor or business owner seeking an ideal live/work setup o strong income potential. Located in a highly visible and accessible are, this well-maintained mixed use building features a versatile commercial space and two spacious multi level apartments.

**RESIDENTIAL UNITS** - Each of the two upper apartments offer 980 sq ft across two levels, featuring: Open concept living areas on the main floor, two bedrooms and a full bath on the upper level, in unit laundry, new baseboard heaters with smart thermostat controls installed 2020. . Apt A is carpet free on the first floor. Apt B boasts a new Ikea kitchen (2023), all new vinyl flooring throughout.

**COMMERCIAL SPACE** - the main floor retail unit offers 875 sq ft of flexible space with 9 ft ceilings, currently set up as a photography studio but easily adaptable to suit a variety of businesses. The 875 sq ft basement with 8 ft ceilings is clean, finished and highly functional, providing additional workspace or storage. The Unit owners in this block pay \$290/mth to cover Snow removal, Common Area Main., Garbage Removal & Water. (id:6289)



## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | W12338740   |
| Price          | \$1,549,000 |
| Bathrooms      | 0.00        |
| Square Footage | 3,700       |
| Acres          | 0.00        |
| Type           | Retail      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 3352 Lake Shore Boulevard W |
| Subdivision | Long Branch                 |
| City        | Toronto (long Branch)       |
| Province    | Ontario                     |
| Postal Code | M8W1M9                      |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Highway, Public Transit |
| Parking Spaces | 4                       |

### Interior

|            |                       |
|------------|-----------------------|
| Appliances | Dryer, Two Washers    |
| Heating    | Baseboard heaters     |
| Cooling    | Fully air conditioned |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | 19.73 x 111.25 FT |
|-----------------|-------------------|

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | COLDWELL BANKER MOMENTUM REALTY, BROKERAGE |
|----------------|--------------------------------------------|



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Listing information last updated on October 25th, 2025 at 10:46pm PDT