

# 1064 Eglinton

Avenue West

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**Retail/Residential Building For Sale Located in the Heart of Forest Hill**  
Between Allen Road and Bathurst Street



**CBRE**



## *The Offering*

1064 Eglinton Avenue West ("the Property") presents a rare mixed-use opportunity in the heart of Forest Hill, one of Toronto's most prestigious neighbourhoods. The property features a prime **2,000 sq. ft. retail storefront** with a full basement, complemented by **two spacious residential apartments** (1 2-bedroom unit & 1 3-bedroom unit) leased **well below market rents**. Boasting **37 feet of frontage** on Eglinton Ave W, the site offers exceptional visibility and exposure, just steps from Cedarvale Subway Station and directly on the Eglinton Crosstown LRT. A large rear lot provides **parking for up to four vehicles** and **potential for future expansion or a patio**. Surrounded by strong national and local retailers and benefiting from an affluent, high-traffic demographic, the **property is ideal for investors or owner-users seeking long-term income and development upside**.

**Asking Price: \$3,275,000**



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Avenue West

## Property Details

**Address:** 1064 Eglinton Avenue West, Toronto

**Asking Price:** \$3,275,000

**Size:** Commercial Space: +/- 2,000 SF + full basement  
Residential Space: +/- 2,000 SF

**Frontage:** 37.27 ft.

**Depth:** 114.17 ft.

**Property Taxes:** \$33,937.00 annually (2025)

- Prime mixed-use building in the heart of Forest Hill
- 2,000 SF retail storefront with full basement
- Two large residential units (below-market rents)
- 37 ft of frontage with excellent exposure on Eglinton Avenue West
- Steps to Cedarvale Subway Station and directly on the Eglinton Crosstown LRT line
- Rear parking for up to 4 vehicles (tandem)
- Suitable for retail, medical, dental, or any office use
- Strong investment and end-user opportunity with future development potential



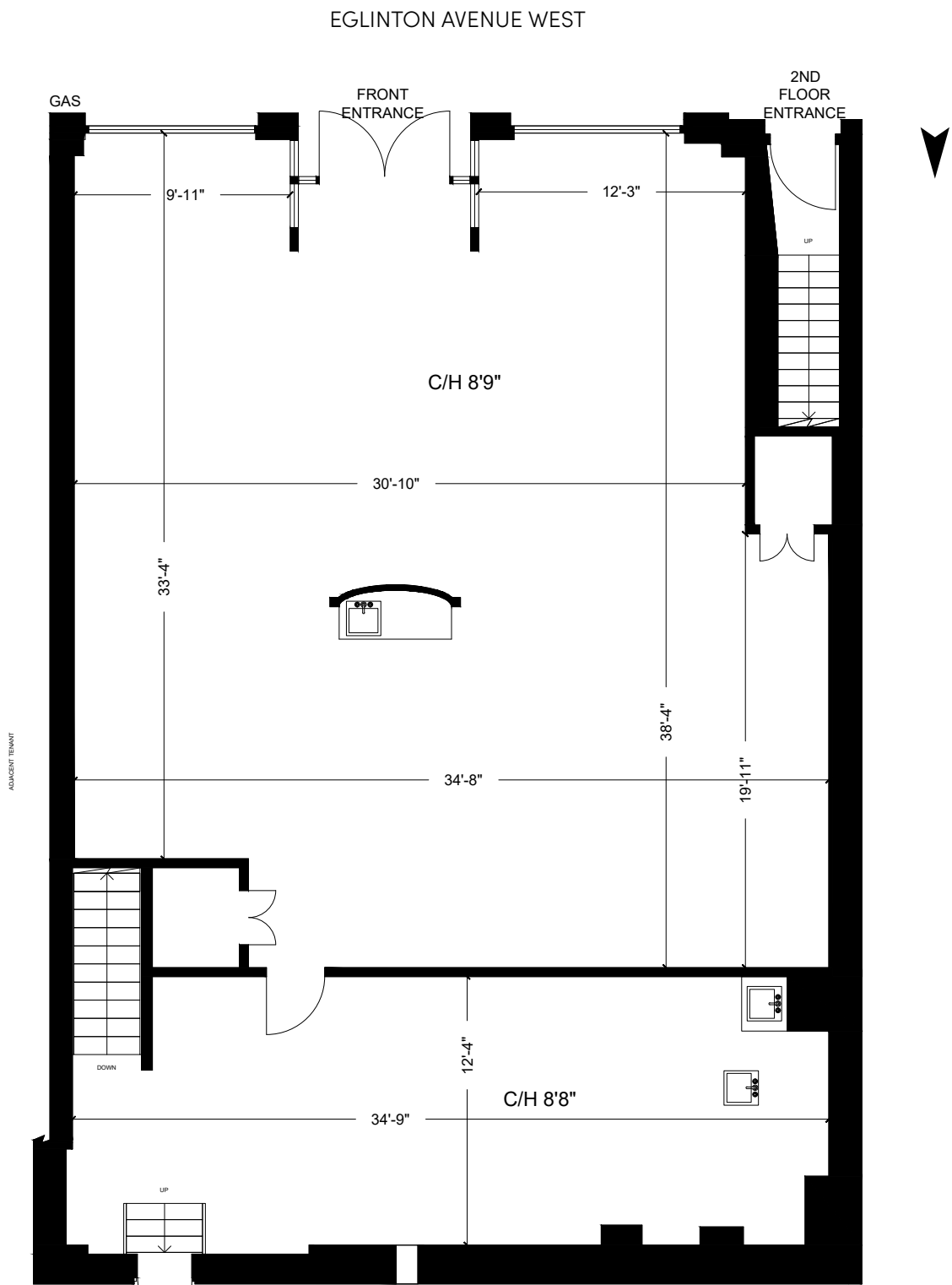
Click for  
Video





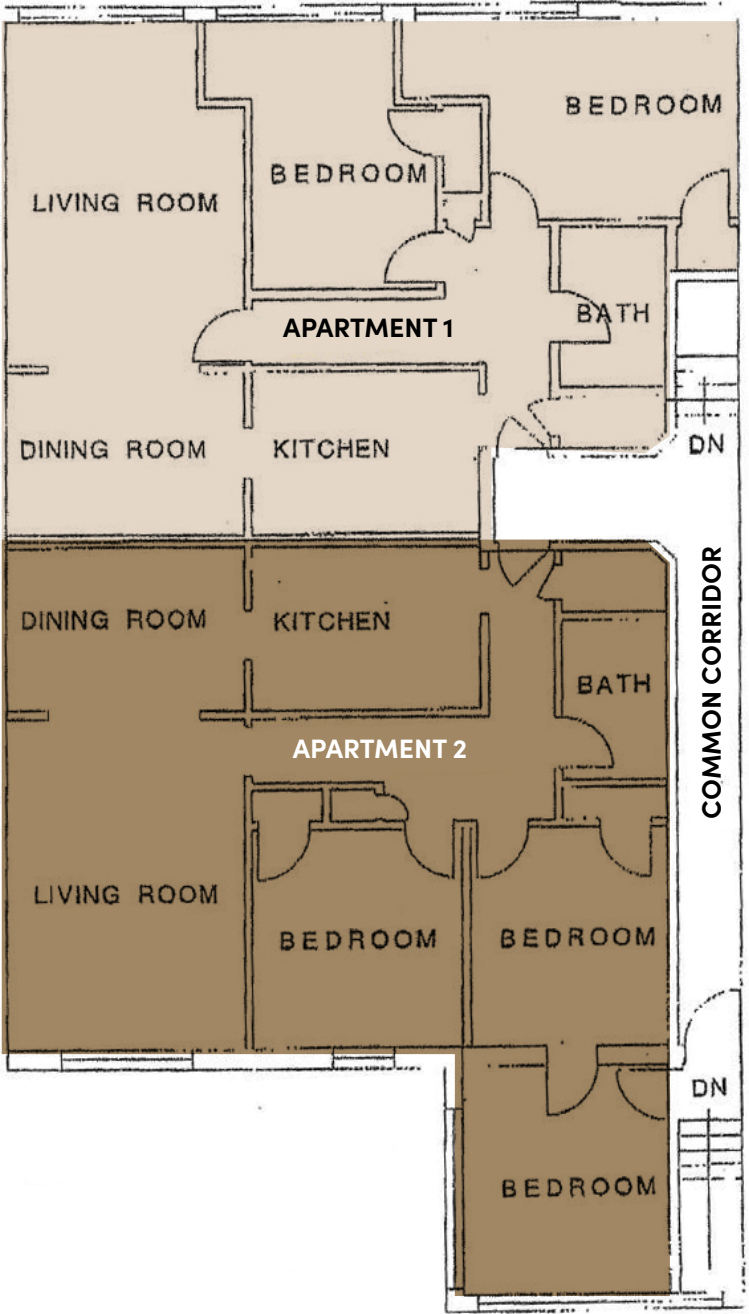
Ground Floor Plan

Retail Unit: +/-2,000 SF + Full Basement



Second Floor Plan

Residential: +/-2,000 SF | One 2-Bedroom Unit + One 3-Bedroom Unit





Retail Unit





Residential





# The Location

1064 Eglinton Avenue West is surrounded by Toronto’s most sought-after residential neighbourhoods. The Property itself sits in Forest Hill, one of the nation’s most affluent neighbourhoods. With Wychwood, Summer Hill and Rosedale to the south-east and Lawrence Park to the north, the Property is surrounded by a wealth of Toronto’s highly affluent population who prefer to live in luxurious, spacious single-family homes. These neighbourhoods have become a hub for professionals and families seeking to occupy a well-established family oriented neighbourhood while still remaining a short commute to the Financial Core.

The Property is situated in the northern end of Forest Hill along Eglinton Avenue West, in between Allen Road and Bathurst Street. Along this stretch of Eglinton you will find a number of small boutiques, art galleries, everyday essentials, restaurants and cafes including St. Urbain Bagel, Shoppers Drug Mart, Rexall, Starbucks, Dollarama, Scotiabank, Nortown Foods, Baskin Robbins and Petroff Gallery to name a few.



**28,286**  
POPULATION



**211,386**  
AVG. HOUSEHOLD  
INCOME



**8.5%**  
POPULATION  
CHANGE (2020-2025)



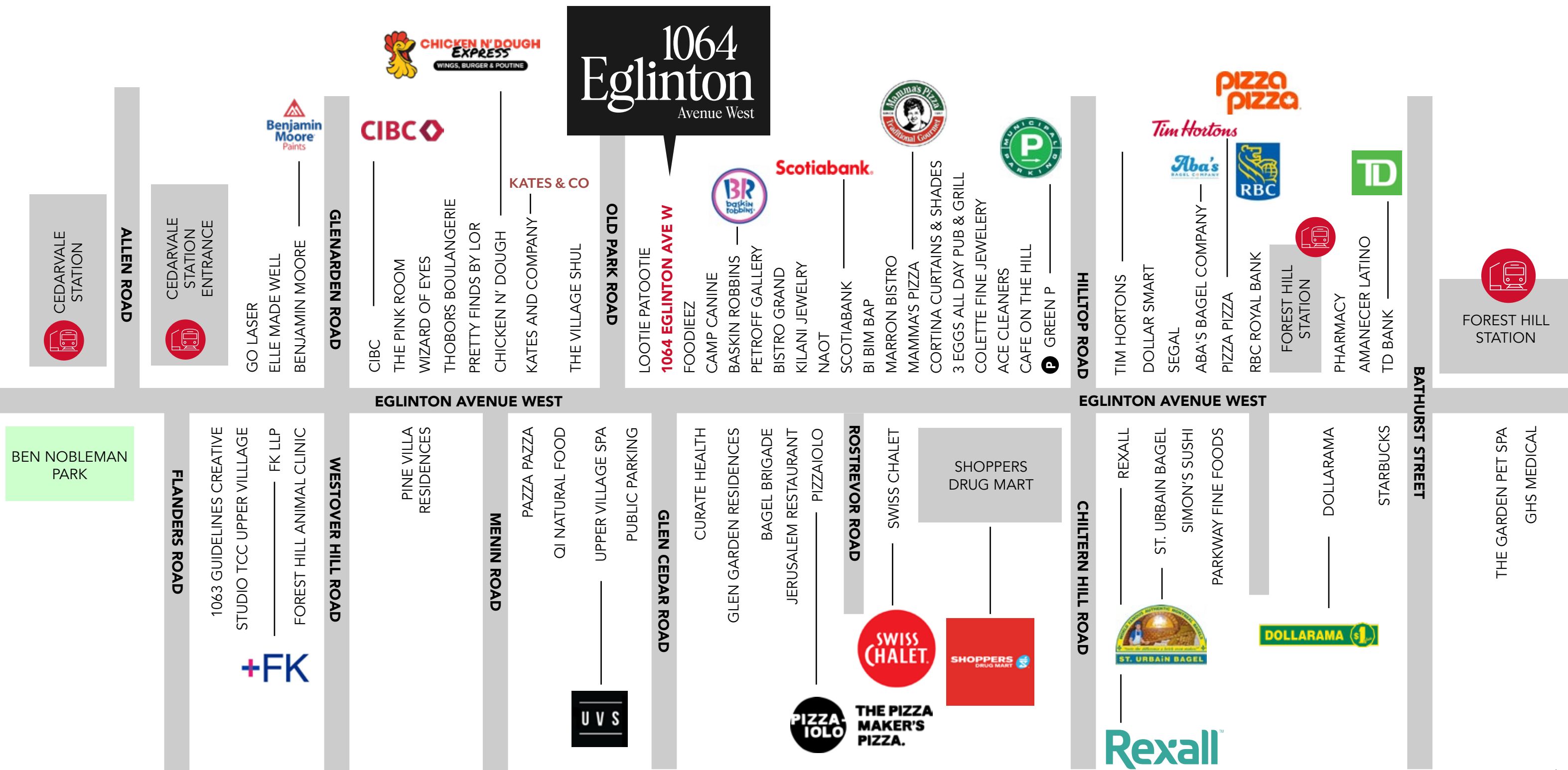
**40.4**  
MEDIAN AGE



\*2024 Demographics within 1km of The Property

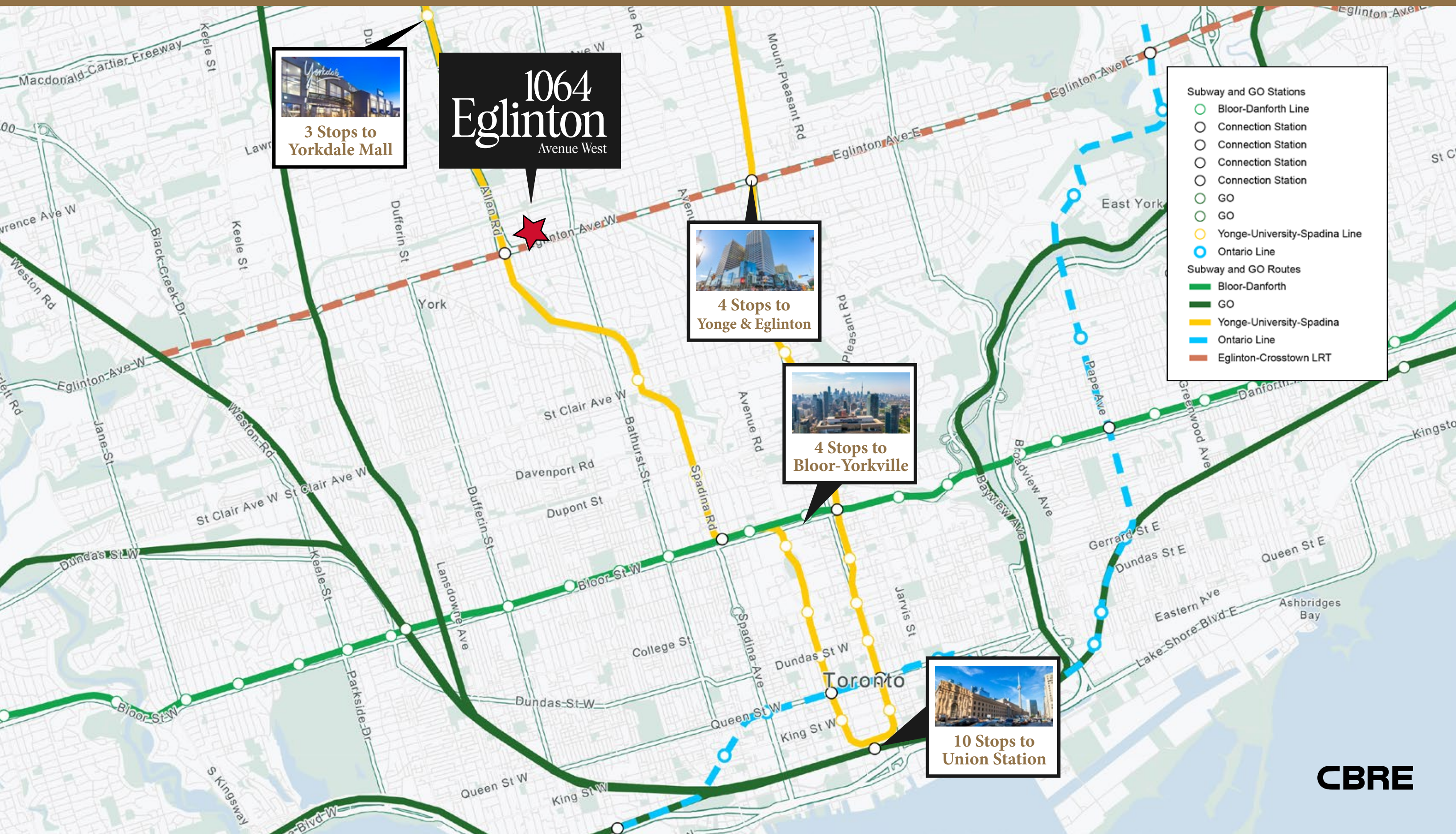


# Eglinton Avenue West Streetscape

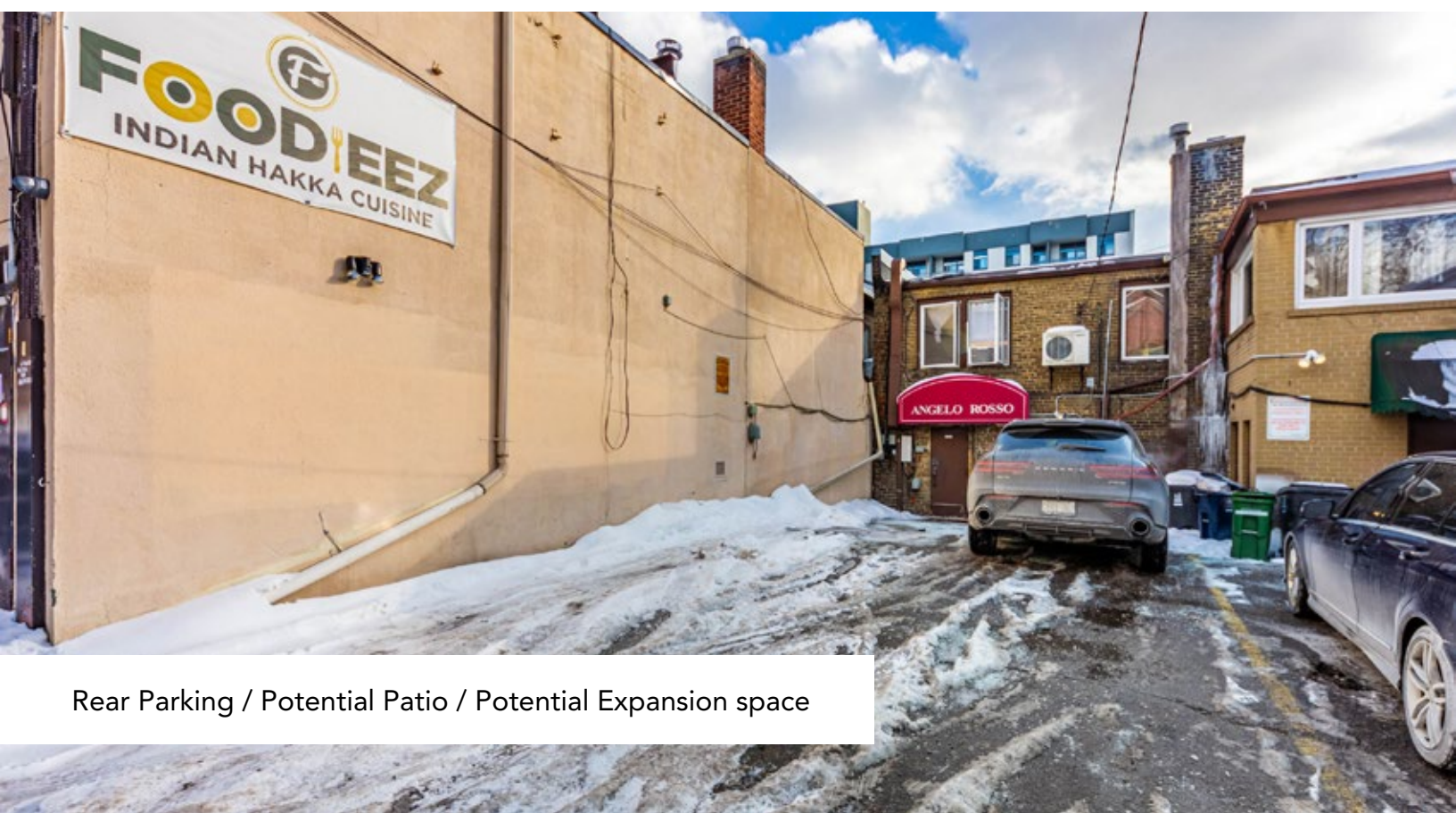




Transit Connectivity







Rear Parking / Potential Patio / Potential Expansion space





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