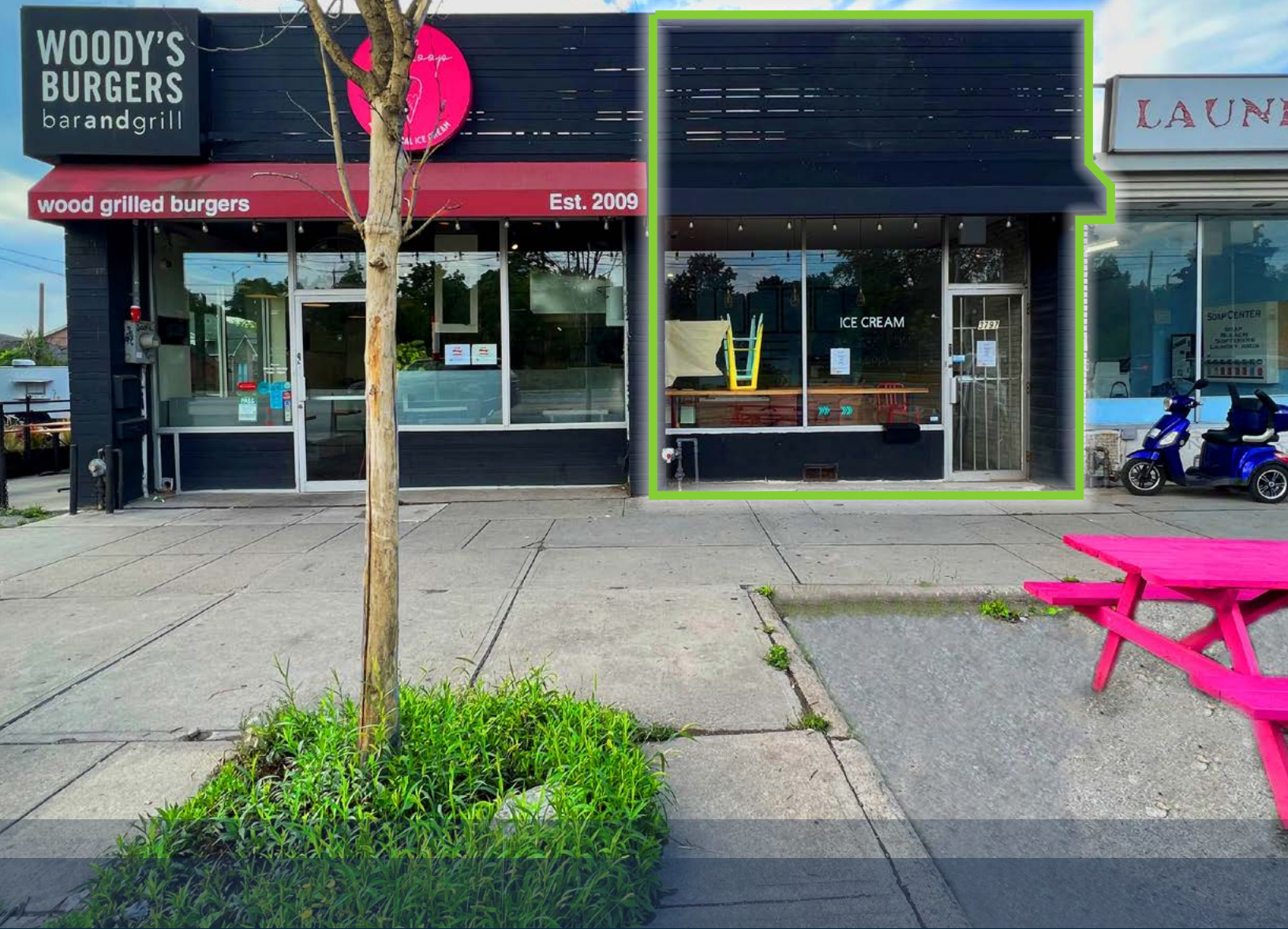


RETAIL
FOR
SALE



3797 Lake Shore Blvd W
Toronto

FULLY FIXTURED RESTAURANT BUILDING

SUBURBAN
RETAIL TEAM

CBRE

PROPERTY OVERVIEW

3797

Lake Shore Blvd W Toronto

Welcome to 3797 Lake Shore Blvd W.

A newly renovated, fully fixtured restaurant available in south Etobicoke at the corner of Lake Shore Blvd West and Fortieth Street. The node features a diverse set of local brands including Woody's Burgers and The Empanada Company in addition to national retailers including LCBO, Shoppers Drug Mart and No Frills.

The site's superior accessibility is derived from direct access to Brown's Line connecting the area to Highway 427 and Lake Shore Boulevard, connecting the area to Port Credit to the West and Parklawn Road to the East.

The building features over **\$100,000** in recent renovations, a full height basement, rear loading, patio potential and one owned parking spot.



PROPERTY DETAILS

3797

Lake Shore Blvd W Toronto



\$ 850,000
Asking Price



\$ 7,000
Annual Taxes (2021)



880 Sq. Ft. | 9.80 Ft.
Main Floor | Clear Height



960 Sq. Ft. | 7.50 Ft.
Basement Floor | Clear Height



One Owned Parking Spot



Rear Loading Area

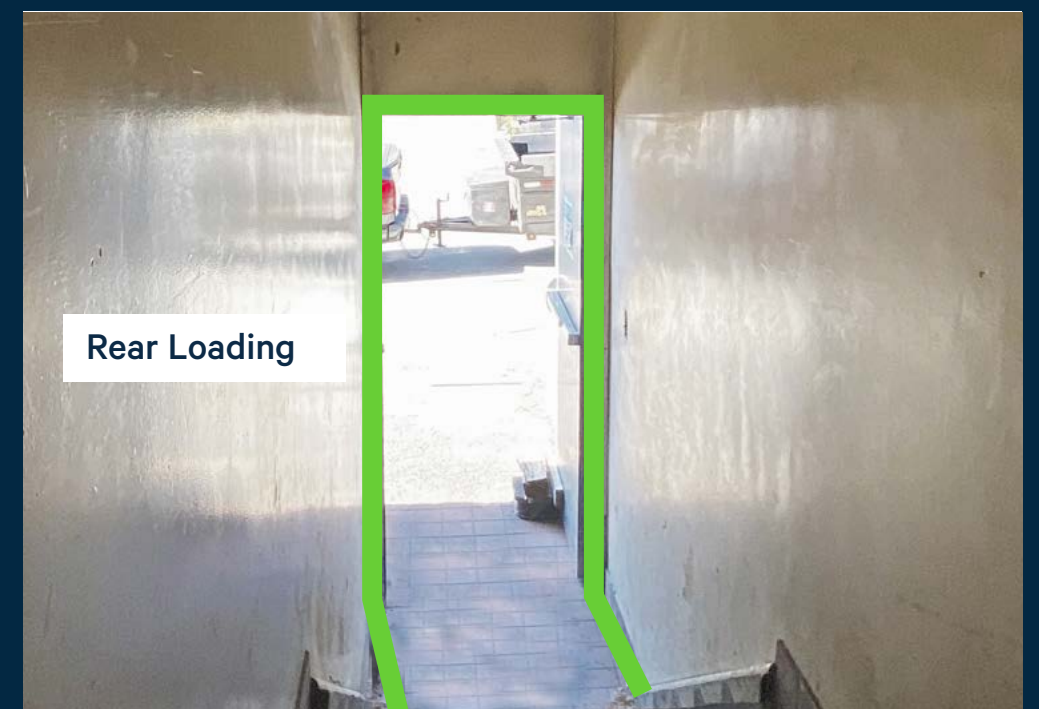




PROPERTY PICTURES

3797

Lake Shore Blvd W Toronto





PROPERTY PICTURES

3797

Lake Shore Blvd W Toronto



Full Height Basement

Walk-In Fridge included in Purchase Price



Spacious and Airy Kitchen



PROPERTY PICTURES

3797

Lake Shore Blvd W Toronto



FLOOR PLANS

3797

Lake Shore Blvd W Toronto

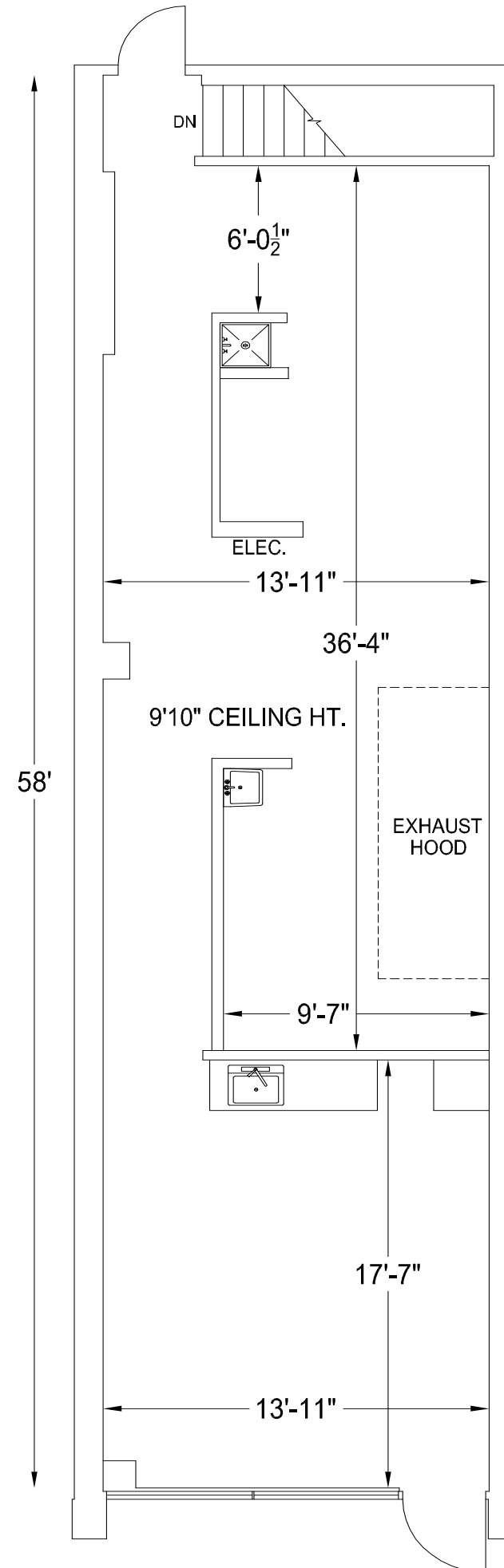
1

Partition Plan - Main Floor
Scale 1/4" = 1.0"

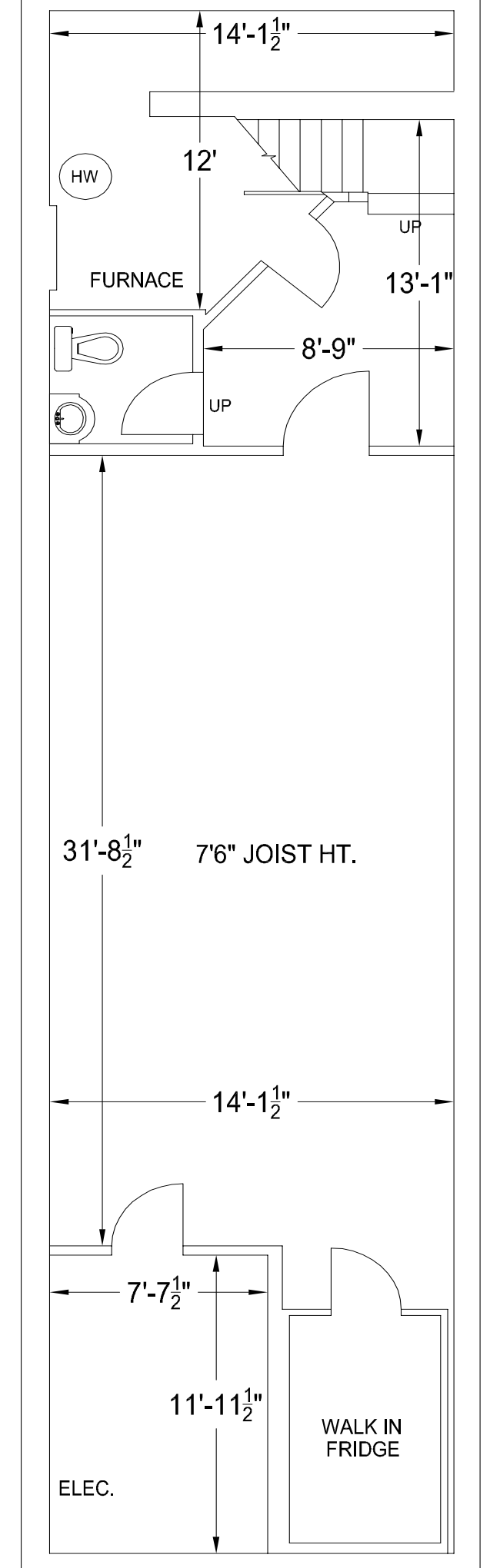
2

Partition Plan - Basement Floor
Scale 1/4" = 1.0"

1



2



AMENITIES MAP

3797

Lake Shore Blvd W Toronto



3797 LAKE SHORE BLVD W, TORONTO

TRANSITS

- Mississauga Transit Route 23 - Lake Shore
- TTC Street Car Route 301 - Queen
- Go transit Line lake Shore West

SCHOOLS

- Micheline-Saint-Cyr Elementary School
- James S Bell Junior Middle School
- Sir Adam Beck Junior School
- Lanor Junior Middle School



AREA DEMOGRAPHICS





3797

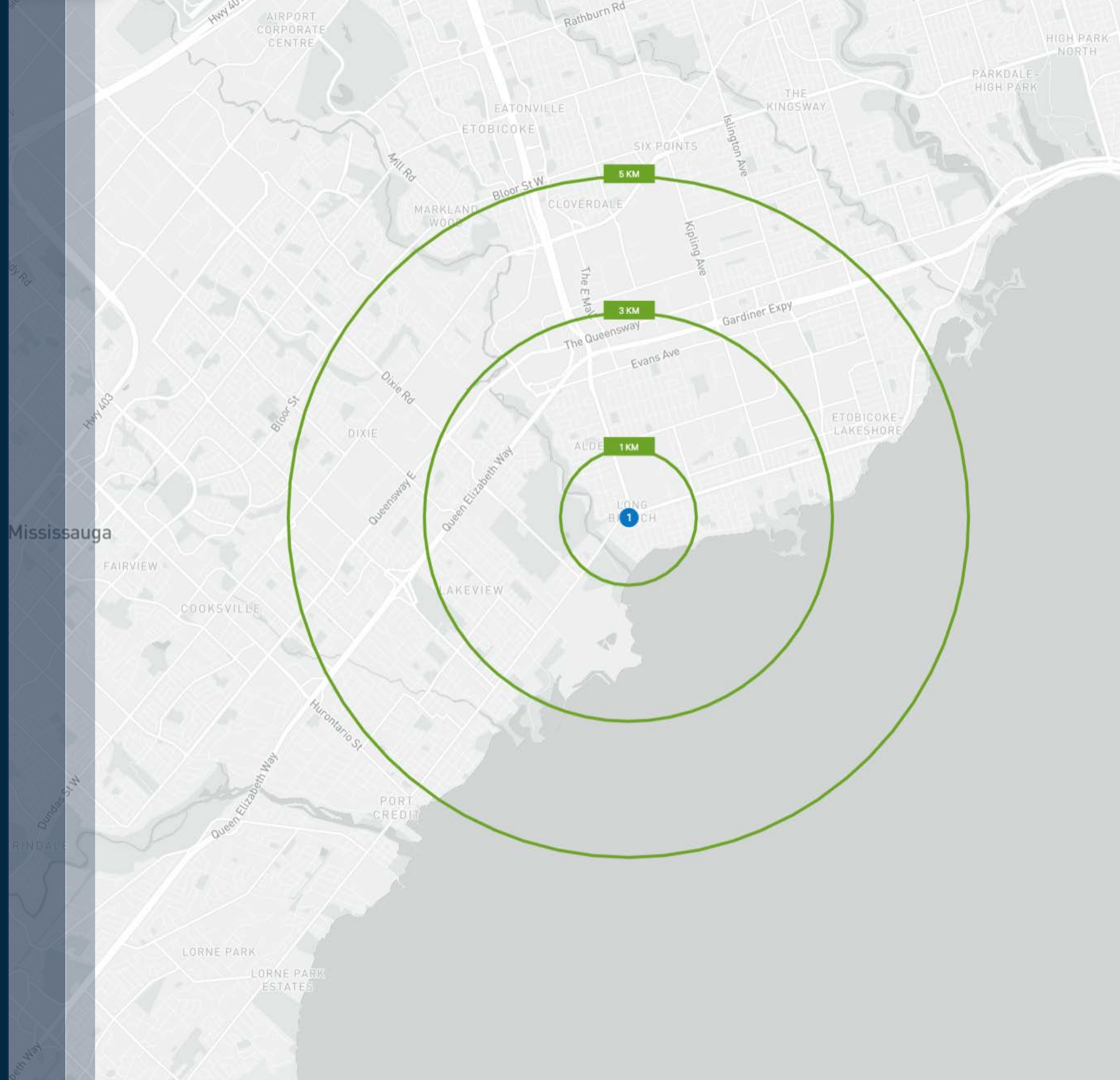
Lake Shore Blvd W Toronto

1 KM

3 KM

5 KM

 Total Population 2022	10,873	51,184	131,237
 Population Growth 2022 - 2027	4.5 %	5.4 %	5.0
 Daytime Population 2022	7,228	61,088	157,967
 Household Income 2022	\$104,755	\$113,883	\$112,975



ZONING & PERMITTED ISSUES

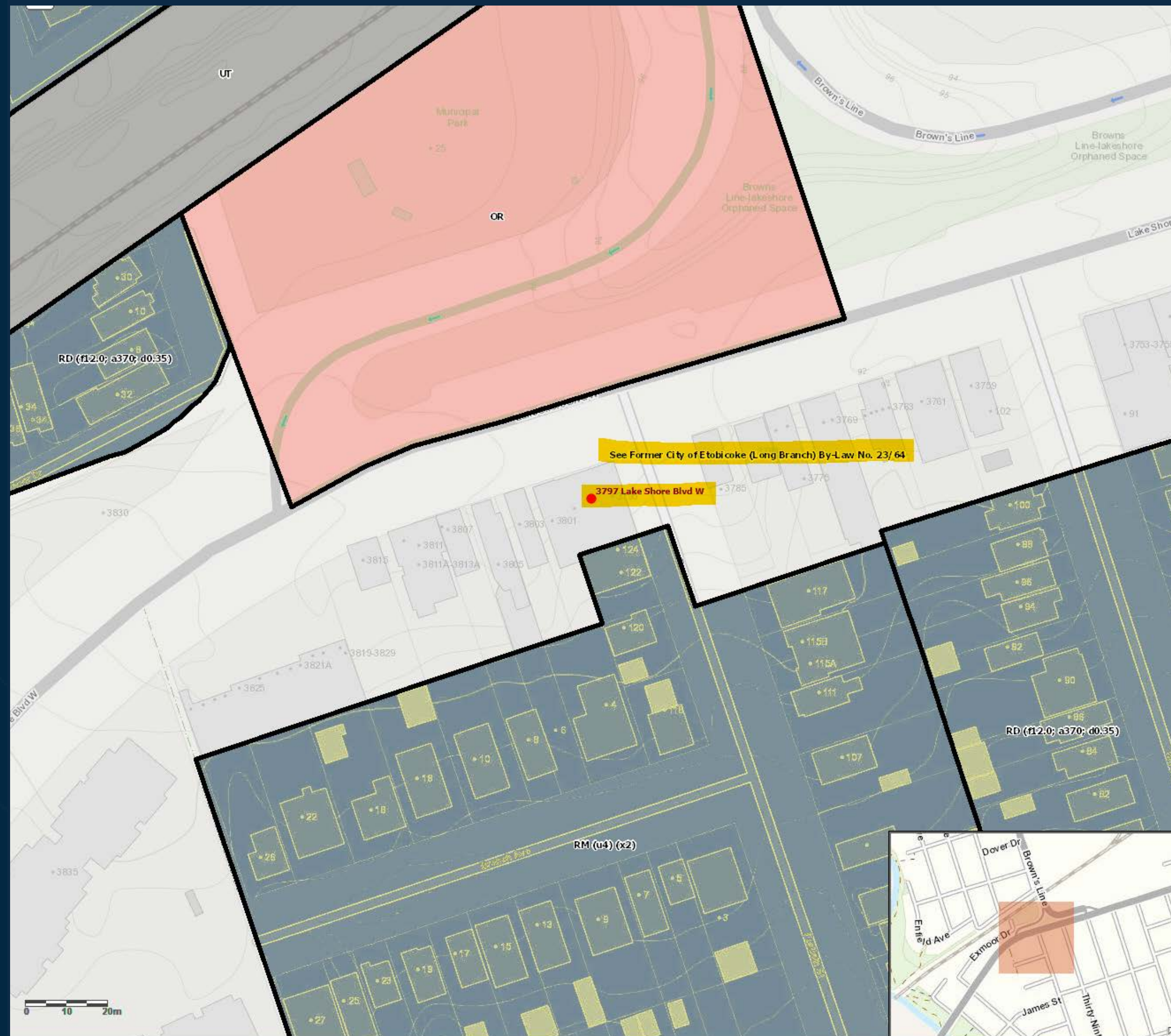
3797

Lake Shore Blvd W Toronto

Permitted Uses

The following uses are permitted in Chapter 17.34 HMC:

- Free-based commercial recreation
- Financial, professional services and office uses which are conducted in office buildings or clinics
- Garment assembly, manufacturing and wholesale distribution
- General service uses, primarily engaged in rendering services to individuals and business establishments
- Motel, hotel, motor hotel
- Newspaper publishing, printing & publishing establishments
- Parking lots
- Nonprofit private institutions & organizations which operate on a membership bases for the promotion of the interest of their members
- Radio & television broadcasting studios
- Retail uses engaged in selling merchandise for personal, household or farm consumption & rendering services incidental to the sale of the goods
- Schools, business & professional, including art, barber, beauty, dance, drama, music & swimming
- Trade schools
- Telephone exchanges
- Building Materials
- Contractor's storage yard
- Distribution agencies
- Equipment rental
- Feed and fuel
- Lumberyard
- Material storage yard
- Residential facilities & group care facilities serving more than six persons for the 24-hour nonmedical care of persons in need of personal services, supervision or assistance; includes transitional care facilities & emergency shelters
- Long-term care facilities
- Places of assembly with a seating capacity for more than 100 persons
- Public libraries, fire stations & other public offices & related uses
- Utility service yards
- Live/work units
- Mixed Use buildings



RETAIL
FOR
SALE



FULLY FIXTURED RESTAURANT BUILDING

3797 Lake Shore Blvd W Toronto

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SUBURBAN
RETAIL TEAM

CBRE