

COMMERCIAL SPACE FOR SALE

3310 YONGE STREET, Toronto - LAWRENCE PARK NORTH



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*Contact Us For
More Information*

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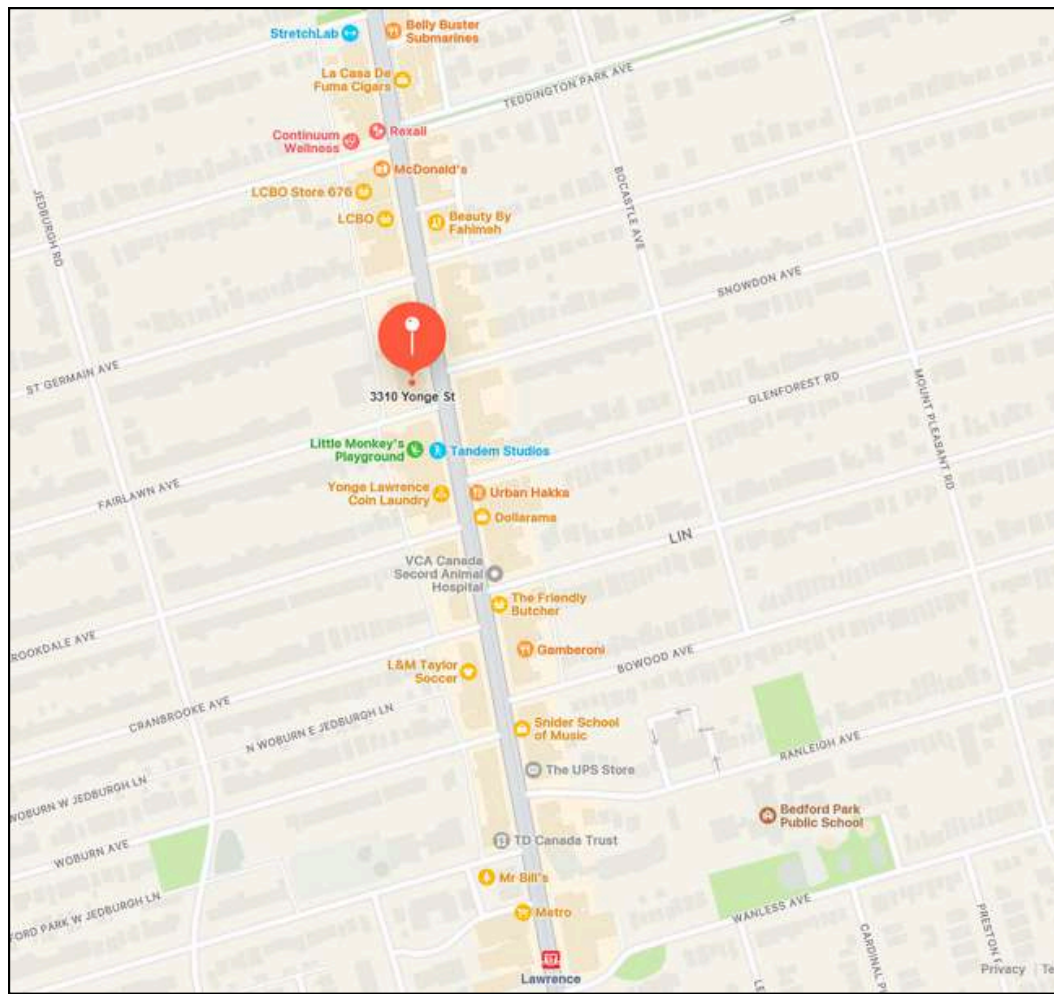
Property Details

TOTAL GLA:	5,250 SQ FT
LOT SIZE:	22.81 X 129 FT
PARKING SPACES:	4
ZONING:	CR3 (c2; r2.5 *2431)

Additional Comments

- **Prime Location:** Strategically located in the heart of the vibrant Lawrence Park North community, at the busy intersection of Yonge and Lawrence, this property benefits from high pedestrian and vehicular traffic, ensuring maximum visibility and storefront exposure.
- **Versatile Space:** This 3-story freestanding mixed-use building offers endless possibilities for retail, office, or residential applications. Perfect for investors and business owners looking to maximize potential.
- **Excellent Connectivity:** Located just a few steps from Chester Subway Station, ensuring easy access and high visibility.
- **Parking:** Includes 4 private rear parking spaces, a rare feature in this sought-after area.

Neighbourhood Map

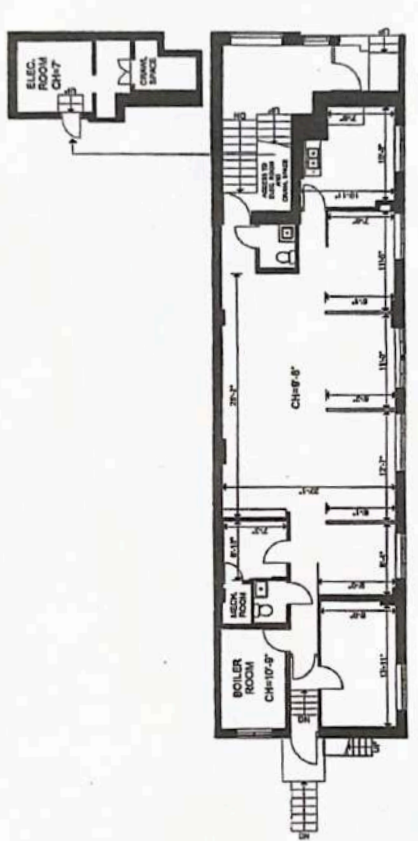


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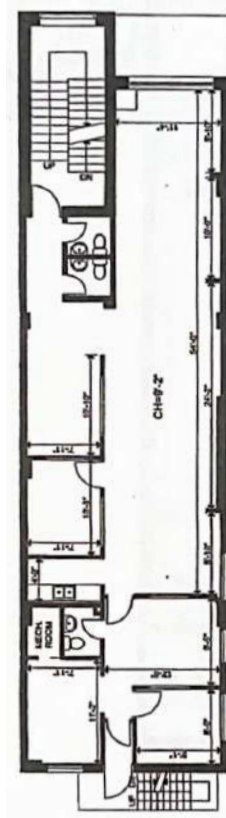
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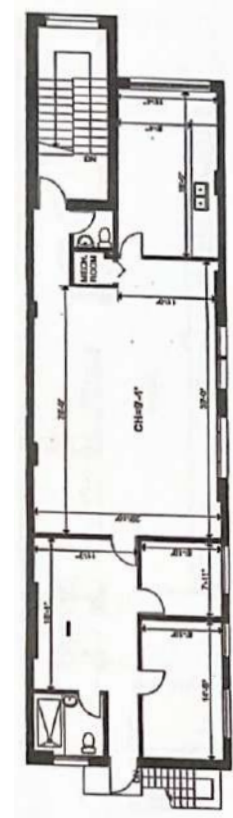
Floor Plan



Floor 1



Floor 2



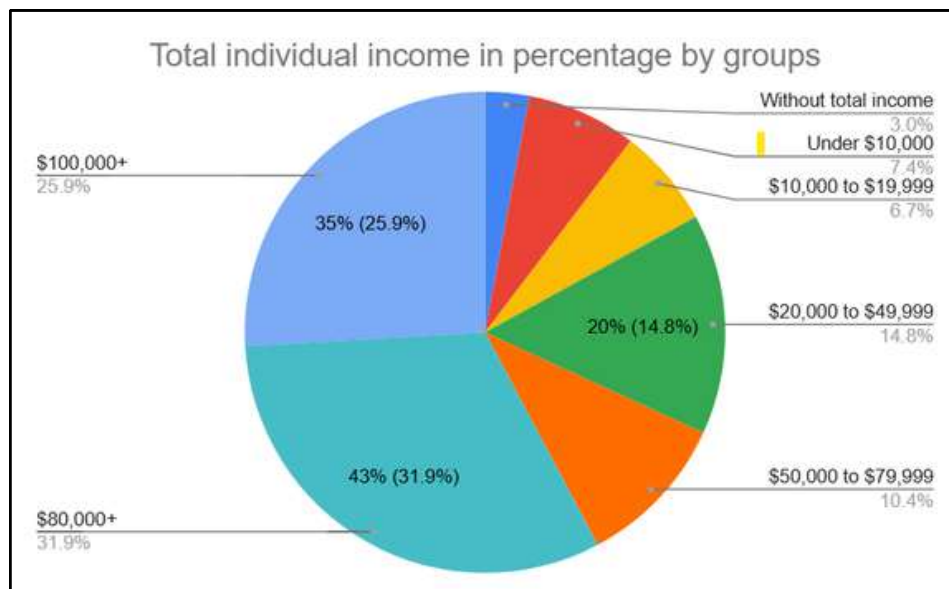
Floor 3

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Neighborhood Profile

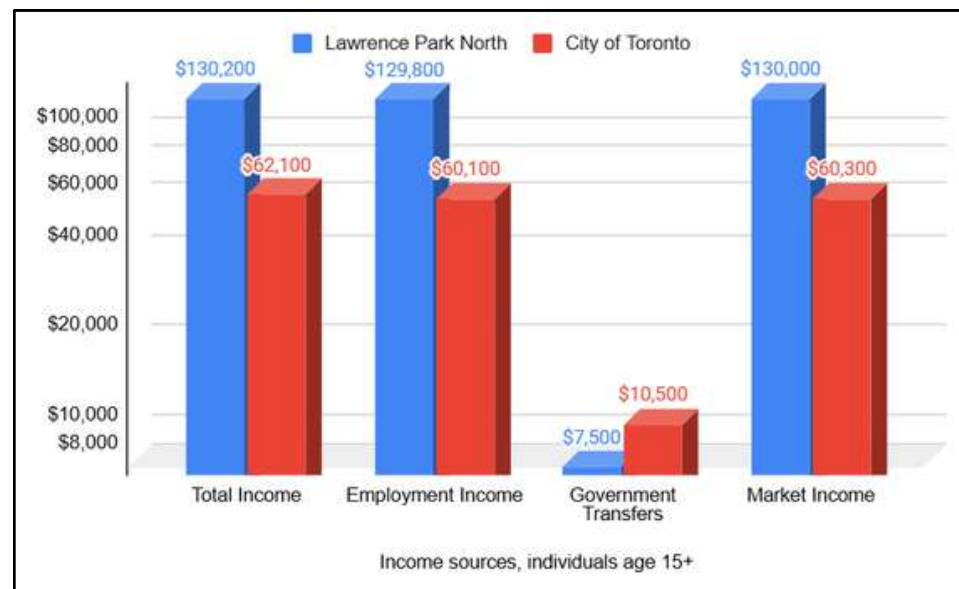


Income Distribution by Groups

- Lawrence Park North has a higher proportion of individuals earning \$80,000+ (43%) and \$100,000+ (35%), compared to the City of Toronto at 20% and 13%, respectively.
- A lower percentage of individuals in Lawrence Park North fall into income categories below \$50,000 (39%), compared to 63% in the City of Toronto.
- The proportion of individuals without income is slightly lower in Lawrence Park North (4%) compared to the City of Toronto (5%).

Key Insights

- Lawrence Park North residents tend to have significantly higher incomes than the City of Toronto averages, particularly in higher income brackets.
- Employment income drives the vast majority of total income in Lawrence Park North, with minimal reliance on government transfers.
- The data highlights economic disparities between Lawrence Park North and the broader City of Toronto, particularly in income levels and sources.



Income Sources (Individuals Aged 15+)

- The total average income in Lawrence Park North is \$130,200, significantly higher than the City of Toronto's \$62,100.
- Employment income constitutes the majority, with Lawrence Park North averaging \$129,800, more than double the City's average of \$60,100.
- Government transfers contribute minimally to income in Lawrence Park North, at \$7,500, which is less than the City's average of \$10,500.
- Market income in Lawrence Park North mirrors its total income at \$130,000, compared to \$60,300 for the City of Toronto.

For Sale

**3310 YONGE ST., LAWRENCE PARK
NORTH, TORONTO C04, M4N 2M4**

Notes:

Vacant Possession for 3rd Floor only

Min. 48hr notice for tour of property.

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