



1533 O'Connor Dr. Toronto ON

Work/Live/Rent in this mixed use property. Commercial/Residential building in busy plaza. High foot traffic, popular street, diverse neighbourhood with a mix of condos, apartments and single homes. Many uses possible. Retail on main floor with large window for great street exposure. Renovated, used as a salon. kitchenette, 2-pce bathroom.

Two bedroom apartment, large, high ceilings on 2nd floor. Laminate flooring, updated kitchen, spacious living/dining room with walk-out to the balcony, 4-pce bathroom. Fire escape in rear.

Two bedroom apartment in basement, kitchen, combined living/dining, 4-pce bathroom, laminate floors, utility room, two entrances.



Taxes: 7,580.74 (2025)

Insurance: \$4,500.00 (annual)

Frontage: 17.00 ft

Zoning: CR2.5(c2.5;r1)*1163)

Property Description: Retail or office with residential unit(s) above or behind - less than 10,000 s.f. gross building area (GBA), street or onsite parking, with 6 or less apartments, older downtown core

Parking: 1 in rear, 4 right of way in front

Furnace 2011 owned

Furnace 2024 owned

HWT 2022 rental - \$150.00 approx

HWT 2011 rental - \$150.00 approx

Air Conditioning owned (2 units)

Electrical - breaker, approx. 15 years

Flat Roof

Other Business in Plaza:

Pharmasave, Medical Clinic, Coin Laundry, Variety Store, Hair Cutters, Taco Restaurant, Filipino Foods, Katie's Cakes, Nails & Spa



Adrienne N. Annett, B.A.

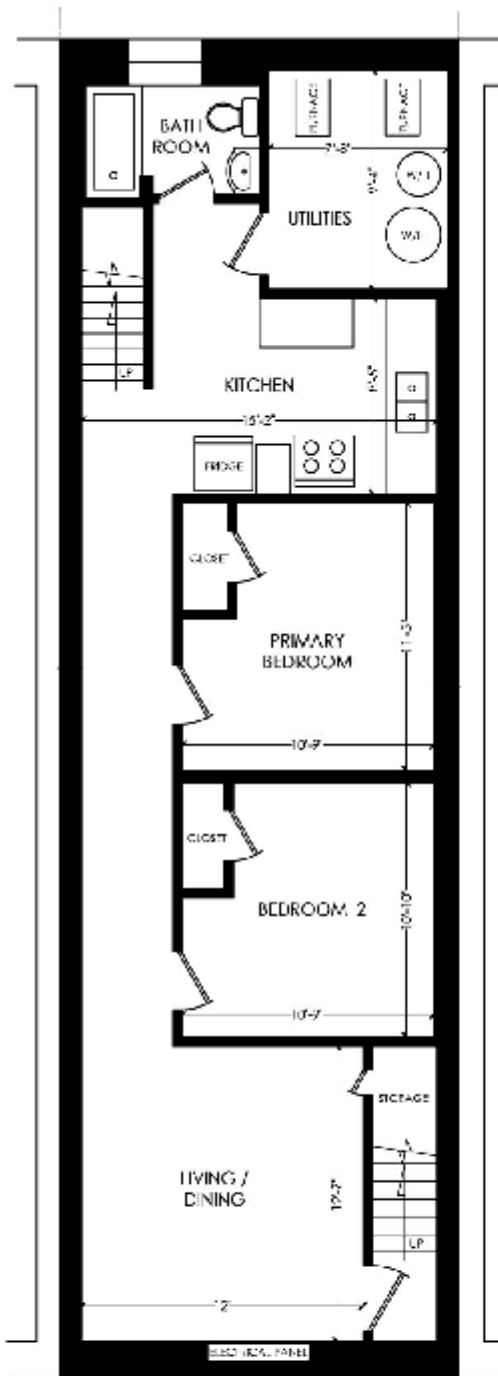
Registered Real Estate Salesperson

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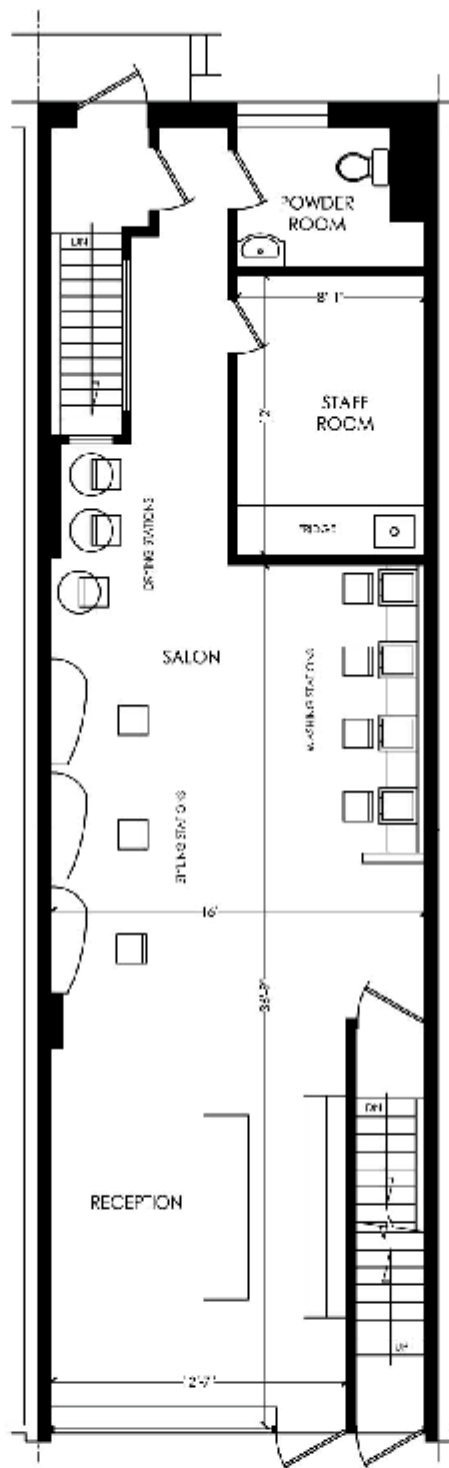
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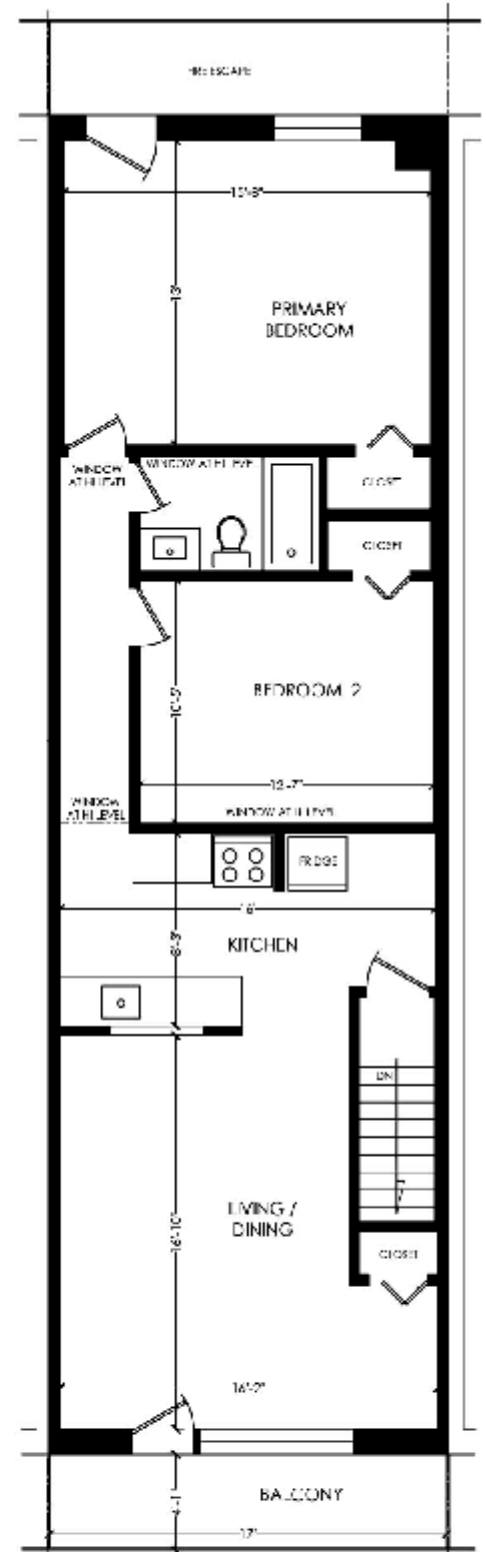
BASEMENT SUITE

FLOOR AREA 977 SQ. FT.



MAIN FLOOR COMMERCIAL SPACE

FLOOR AREA 971 SQ. FT.



SECOND FLOOR SUITE

FLOOR AREA 977 SQ. FT.

DAVID J HARVEY DRAFTING SERVICES 416.726.0328

Provided by Brian Reece, Registered Real Estate Sales Representative

