

# 103 - 530 Indian Grove



- QUICK FACTS**
- Spacious layout with large windows.
  - Super versatile: can be all commercial, all residential OR both
  - Newer building and low maintenance

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## The Local Vibe.

## The Junction

87  
/100  
walk score

- SCHOOLS**
- Keele Street Public School
  - Central HumberSide Collegiate Institute
  - Western Technical-Commercial School

14  
public transit options < 1km

10  
grocery stores < 1 km

16  
cafés + Starbucks < 1 km

9  
/10  
fido factor

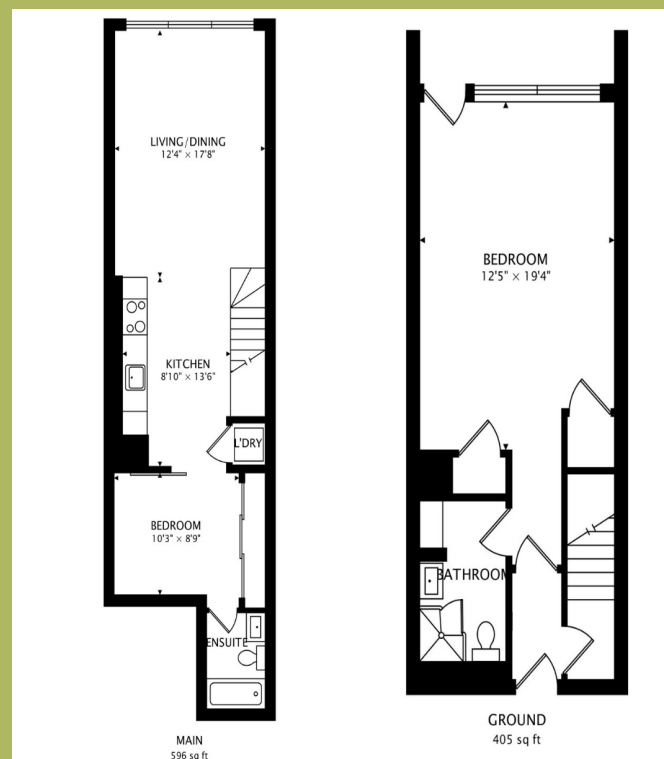
1  
car share locations < 1 km

10  
parks < 2 km

45  
restaurants < 1 km

## Floorplan

1023 total sq. ft



WE'RE ALWAYS ONLINE SO YOU'RE ALWAYS IN THE KNOW.

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the  
**BRElteam**

No BS. No Fridge Magnets.

# 5 Things we love, love, love about this home

1. Super versatile: can be all commercial, all residential OR both
2. Main floor can be fully self-contained with separate entrance
3. Newer building and low maintenance
4. Living area is modern, bright and spacious with big picture windows, stone countertops and engineered ash brown hardwood flooring throughout
5. Convenient! LCBO on ground level retail space, bus stop is steps away, right on Dundas St West close to shops and restaurants



**PSSST, WANT MORE DETAILS + PHOTOS?**  
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## Looking for a commercial space zoned for life? This is it.

If you are building a business but don't want to rent or own 2 places, this live/work zoned unit may be exactly what you're looking for. In this 2-storey space, you can run your business on the main floor, and live upstairs. The main floor level has a separate entrance so it could be fully self-contained. Upstairs, you'll find high-end finishes including stone countertops in the kitchen and the bathrooms, beautiful engineered ash brown hardwood flooring throughout and a sliding glass bedroom door. You'll enjoy a low maintenance life,

and all the little things that become a big deal, like a separate entrance to the exterior, an owned parking space and rough in for a security system. This space also has a private ground floor terrace. Have your business rent the lower floor and help pay off your mortgage in a bright, modern, new build close to transit, in a neighbourhood Toronto can't get enough of.

The Junction is the perfect place for you if you're looking for a neighbourhood that avoids 'cookie cutter' and embraces the idiosyncratic. This off-the-cuff quality has attracted a variety of residents and created a strong sense of community and identity. Classic brick stone residential homes revamped industrial-finished lofts, and new builds, are all available in the area – making the options as unique as the people who inhabit them.

On any given day, residents of the area can be found at a variety of cafes (Cool Hand of a Girl), taverns (Henderson Brewing, The Gaslight), restaurants (Vesuvio), boutiques (Mjolk), and parks. A reflection of its working-class roots (and perhaps because of the end of prohibition) there is no shortage of pubs and unique start-ups in this entrepreneurial, and just down-right 'awesome', part of Toronto.