



FOR SALE

INVESTMENT

MLS# C12549492

# 109 Pembroke Street, Toronto, ON M5A 2N9

Moss Park, Toronto · M5A 2N9

C\$ 4,900,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 22        | 7,841 | —       | 51-99     | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

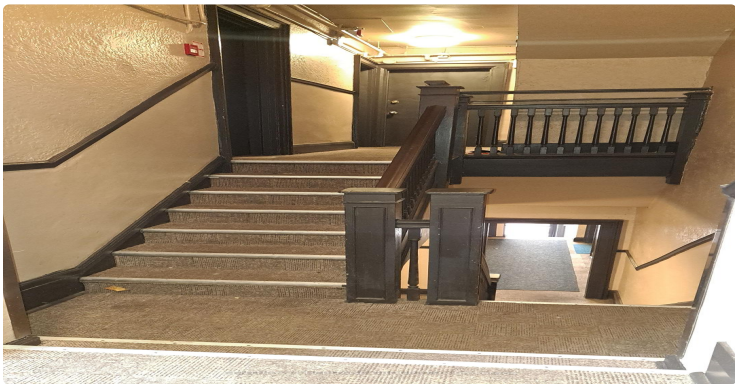
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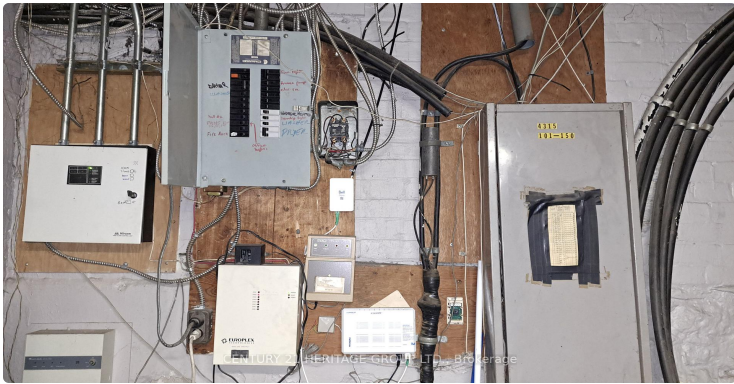
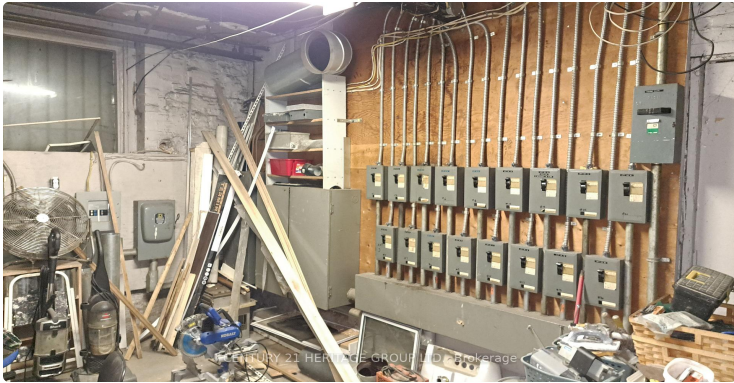
Exceptional 22-unit multiplex generating over \$311,397.96 in annual gross income. This well-kept investment property is situated in a rapidly developing area surrounded by major high-rise projects, ensuring long-term upside and strong tenant demand. Priced at an attractive \$226,818 per door, this asset offers a rare combination of stability, growth potential, and prime location. Residents benefit from easy access to multiple walkable amenities, including: Large grocery store for convenient daily shopping Community park with green space and recreation Local cafes & restaurants offering vibrant neighborhood dining Transit hub providing fast connections to the rest of the city. A solid opportunity for investors seeking dependable cash flow and future appreciation in a thriving urban corridor.

### PROPERTY DETAILS

|                |             |
|----------------|-------------|
| PROPERTY TYPE  | Investment  |
| LISTING STATUS | For Sale    |
| PROPERTY TYPE  | Investment  |
| AGE            | 51-99 years |
| ANNUAL TAX     | \$33,363    |
| POSTAL CODE    | M5A 2N9     |
| NEIGHBOURHOOD  | Moss Park   |

GALLERY





## LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.