



FOR SALE

MULTIPLEX

MLS# C13077024

1563 Bathurst Street, Toronto, ON M5P 3H8

Forest Hill South, Toronto · M5P 3H8

C\$ 2,890,000

8	4	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional development opportunity in prime Forest Hill South. Approved severance and minor variances in place for the creation of four residential lots, each intended for three-storey semi-detached dwellings. Approvals are subject to conditions, including servicing and municipal requirements. Proposed lots offer efficient frontage and density, with approved relief for increased floor space index, reduced setbacks, and enhanced building envelopes. The property is currently fully tenanted, generating approximately \$8,000/month in rental income, providing interim holding income during the development and permitting process. Property is being sold as-is with tenants. Buyer to verify all information and conduct their own due diligence regarding development potential and fulfillment of approval conditions.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Finished, Separate Entrance
FACING	East
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$10,429
POSTAL CODE	M5P 3H8
NEIGHBOURHOOD	Forest Hill South

GALLERY



1 3D View - Lonsdale Facade



2 3D View - Bathurst Facade



HOMELIFE NEW WORLD REALTY INC., Brokerage



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HOMELIFE NEW WORLD REALTY INC., Brokerage



LISTING AGENT

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.