



FOR SALE

MULTIPLEX

MLS# C13144390

18 Shorncliffe Avenue, Toronto, ON M4V 1T1

Casa Loma, Toronto · M4V 1T1

C\$ 3,750,000

7	6	4,250	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Legal five-unit residence in Forest Hill South, on a quiet corner at Spadina Road and steps to Forest Hill Village. Fully tenanted and generating strong in-place income across five self-contained, separately metered suites. Approximately 4,800 square feet above grade across three storeys and a finished at-grade lower level, arranged as a two-bedroom main-floor suite with walk-out to a private landscaped garden, a one-bedroom lower suite with separate entrance, and three upper apartments. Several suites have been recently renovated with new flooring, lighting, fixtures and stainless appliances. The significant capital work is already complete: comprehensive rewiring, copper plumbing upgrades and replacement windows between 2013 and 2015, together with a gas-fired boiler and air conditioning installed in 2014. Five hydro meters allow tenant-paid electricity. Separate laundry serves the main and lower suites; the upper apartments share coin-operated laundry. Three parking spaces including an attached garage. A rare income holding in one of Toronto's most established residential pockets, minutes to top-ranked schools, parks, transit, and the shops and restaurants of Forest Hill Village. Some images may be virtually staged.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance, Full, Walk-Out, Finished
FACING	North
AREA RANGE	3500-5000 sqft
PARKING	3 spaces
ANNUAL TAX	\$9,100
POSTAL CODE	M4V 1T1
NEIGHBOURHOOD	Casa Loma

ROOM BREAKDOWN

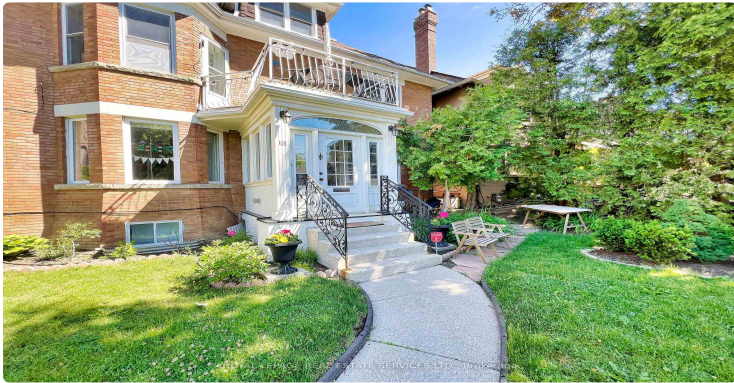
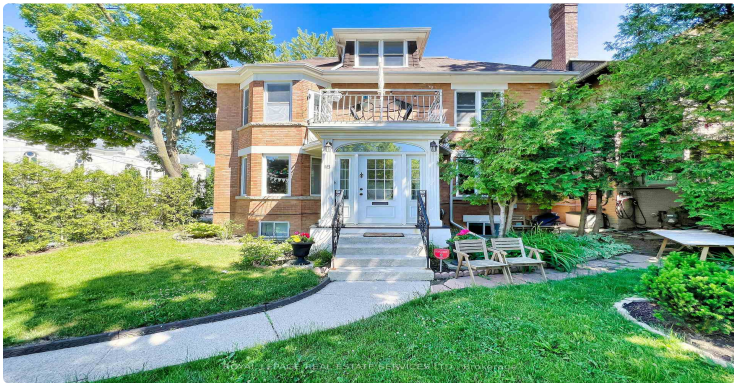
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.50 x 4.81	Fireplace, Bay Window, Hardwood Floor

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ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Main	1.80 x 7.43	Hardwood Floor
Dining Room	Main	3.40 x 4.69	Hardwood Floor
Kitchen	Main	3.40 x 5.18	Hardwood Floor
Primary Bedroom	Main	3.38 x 4.26	Hardwood Floor, W/O To Deck
Bedroom 2	Main	3.99 x 3.04	Hardwood Floor, Ensuite Bath, Stone Counters
Bathroom	Main	2.80 x 2.34	4 Pc Bath, Stone Counters
Bedroom 3	Lower	3.41 x 5.88	Large Closet
Laundry	Lower	2.31 x 2.13	—
Bedroom 4	Lower	3.41 x 3.56	Large Window
Bedroom 5	Lower	3.35 x 3.20	Stone Counters
Game Room	Lower	3.96 x 4.38	Stone Counters

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.