



FOR SALE

MULTIPLEX

MLS# C13458602

173-175 Madison Avenue, Toronto, ON M5R 2S6

Annex, Toronto · M5R 2S6

C\$ 5,999,000

14	15	4,250	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Investment Opportunity in the Annex - Two semi-detached homes offered together and thoughtfully converted into a substantial 3.5-storey, 7-unit multiplex. The property comprises one spacious 3-bedroom, 3-bathroom suite and six well-appointed 2-bedroom, 2-bathroom suites, each featuring ensuite laundry. Hydro and gas are separately metered, providing operational efficiency and convenience. Featuring tall ceilings and exceptional scale, the combined buildings form one of the largest residential structures in the Annex. Situated at the end of a laneway, the property offers the rare advantage of 7 on-site parking spaces. Stable rental income, presenting an attractive opportunity for investors. Alternatively, its remarkable size and configuration offer future potential for conversion into an extraordinary single-family residence. As a designated heritage property, ownership may be eligible for reduced property taxes and municipal financial assistance programs that support the preservation and maintenance of the building's exterior.

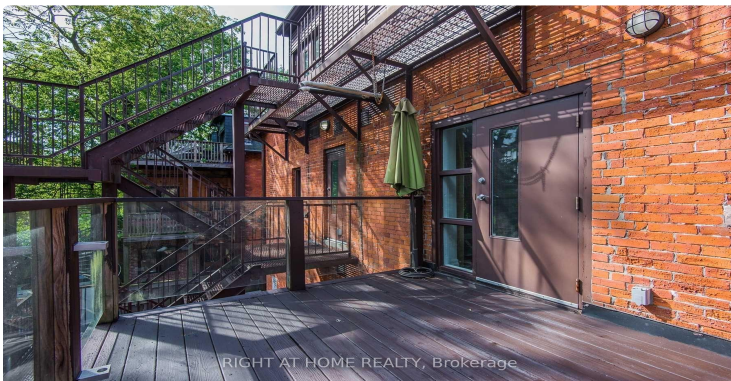
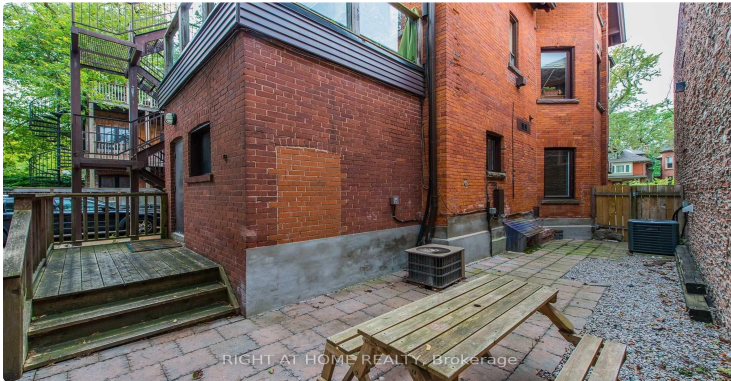
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	7 spaces
ANNUAL TAX	\$22,003
POSTAL CODE	M5R 2S6
NEIGHBOURHOOD	Annex

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

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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.