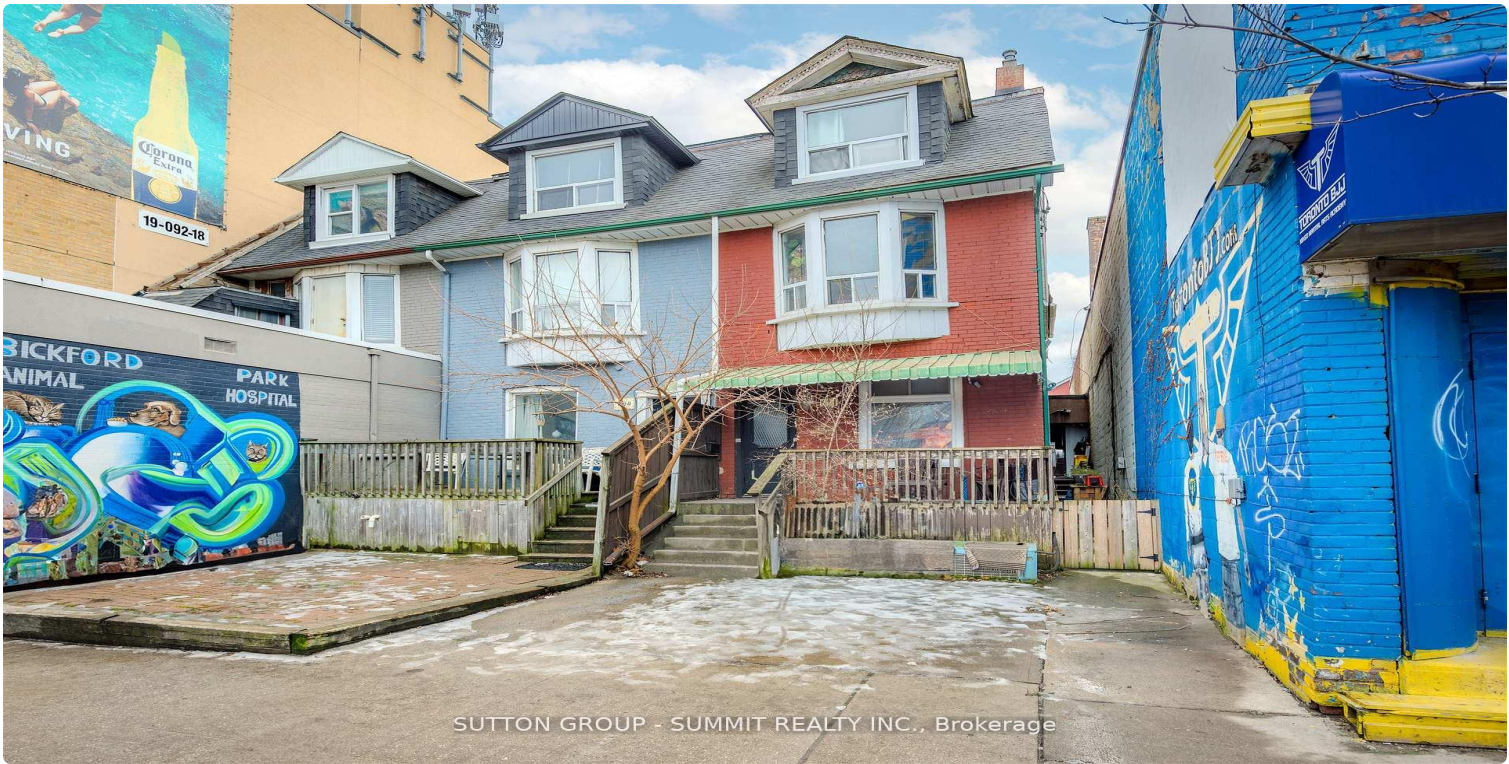




FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C13481608

811 Bloor Street W, Toronto, ON M6G 1L8

Palmerston-Little Italy, Toronto · M6G 1L8

C\$ 1,288,880

5	2	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

INVESTMENT OPPORTUNITY AWAITS!!! Zoned CR3(Commercial/Residential) ON VIBRANT BLOOR ST WEST between OSSINGTON & BATHURST, across across from Christie Pitts Park!!!! Surrounded by Restaurants, Medical, Shops, various retail!! ALL WORK or LIVE & WORK POTENTIAL!!! Presently an income property featuring 2 generous units ! Ground floor unit features large spacious kitchen, Living Room, 2 Bedrooms & 3 piece bath. A large size deck off the back of the main floor. Second floor unit boasts 3 bedrooms, 4 piece bath, kitchen and Living Room. Conveniently offering 2-car parking at rear! Units both currently Tenanted with wonderful Tenants, month-to-month, Tenants pay Utilities! Just steps from BLOOR!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

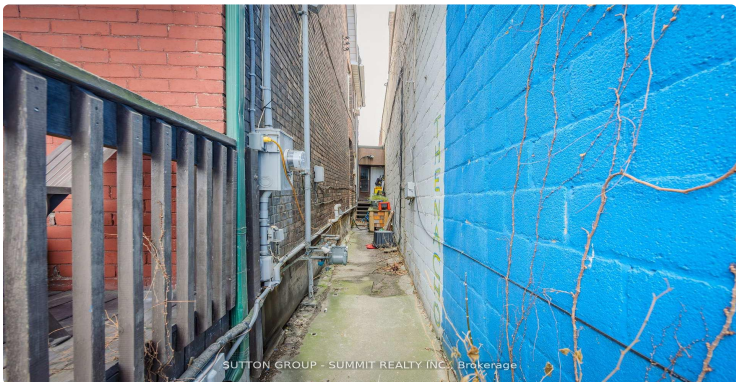
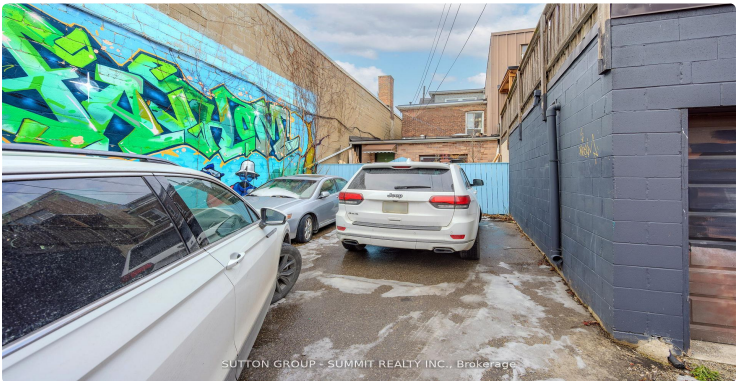
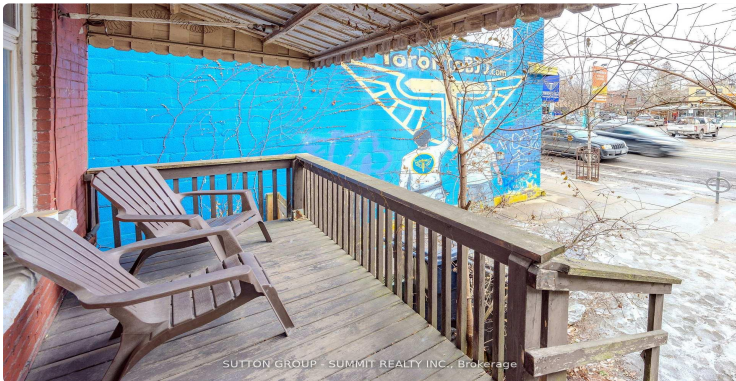
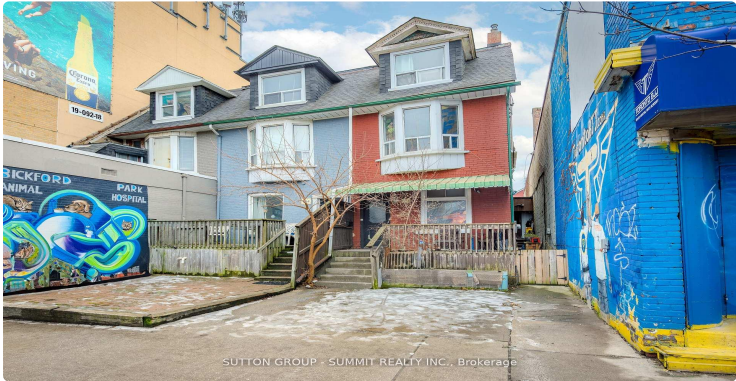
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Full
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,171
POSTAL CODE	M6G 1L8
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	—
Living Room	Ground	—	—
Primary Bedroom	Ground	—	—
Bedroom 2	Ground	—	—
Kitchen	Second	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 3	Second	—	—
Living Room	Second	—	—
Primary Bedroom	Third	—	—
Bedroom 2	Third	—	—

GALLERY



811 Bloor St W, Toronto, ON

Main Building: Total Exterior Area Above Grade: 1236.83 sq ft

UNIT #2



2nd Floor
Exterior Area 672.81 sq ft



3rd Floor
Exterior Area 426.60 sq ft



Foyer
Exterior Area 137.12 sq ft



PREPARED: 2025/12/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

811 Bloor St W, Toronto, ON

Free Building: Total Exterior Area Above Grade: 850.98 sq ft

UNIT #1



Main Floor (side_entrance)
Exterior Area 426.60 sq ft



Basement (Below Grade)
Exterior Area 426.60 sq ft



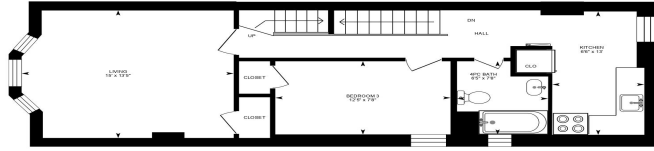
PREPARED: 2025/12/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

811 Bloor St W, Toronto, ON

2nd Floor
Exterior Area 672.81 sq ft
Interior Area 645.79 sq ft



0 2 4 ft

PREPARED: 2025/12/20

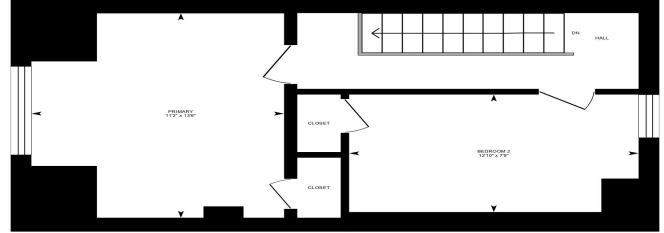


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

811 Bloor St W, Toronto, ON

3rd Floor
Exterior Area 426.60 sq ft
Interior Area 348.77 sq ft
Excluded Area 6.64 sq ft



0 2 4 ft

PREPARED: 2025/12/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

811 Bloor St W, Toronto, ON

Foyer
Exterior Area 137.12 sq ft
Interior Area 83.25 sq ft



0 2 4 ft

PREPARED: 2025/12/20

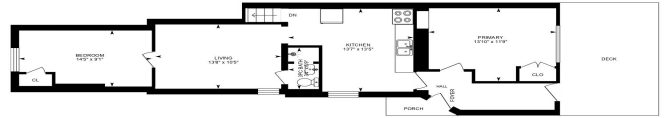


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

811 Bloor St W, Toronto, ON

Main Floor (side_entrance)
Exterior Area 850.98 sq ft
Interior Area 717.17 sq ft



0 2 4 ft

PREPARED: 2025/12/20

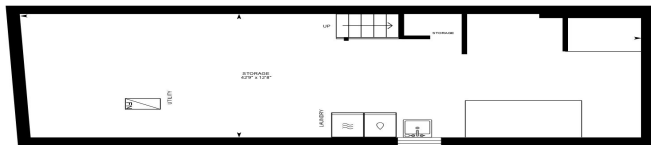


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

811 Bloor St W, Toronto, ON

Basement (Below Grade)
Exterior Area 637.77 sq ft
Interior Area 533.58 sq ft



0 2 4 ft

PREPARED: 2025/12/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

LISTING AGENT

Pavel Shaganenko

SUTTON GROUP - SUMMIT REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.