



FOR SALE

TRIPLEX

MLS# C13498482

142 Borden Street, Toronto, ON M5S 2N3

University, Toronto · M5S 2N3

C\$ 2,998,000

9	8	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Tucked onto one of downtown Toronto's most coveted residential streets, 142 Borden Street is a turnkey income property in the heart of Harbord Village - steps from Little Italy, Kensington Market, and the University of Toronto. This is the kind of address that rarely trades hands: a beautifully maintained triplex (legal duplex with a legal self-contained basement unit), sitting on an exceptionally deep 138-foot lot with a private, fully enclosed backyard and a rear detached garage off the laneway. Configured as three self-contained 3-bedroom units, this property is built for serious cash flow and flexibility. Each unit lives large, with generous bedrooms and full self-contained layouts ideal for families, professionals, or students. With strong rents across all 3 units, the property offers gross potential income of approximately \$147,000 per year - a standout return for a freehold downtown asset. Whether you're an investor seeking a stabilized portfolio piece or an owner-occupier looking to live in one unit while the others carry the mortgage, the numbers here are hard to beat.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$16,282
POSTAL CODE	M5S 2N3
NEIGHBOURHOOD	University

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	Combined w/Dining
Dining Room	Ground	—	Combined w/Living
Kitchen	Ground	—	—

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Ground	—	—
Bedroom	Ground	—	—
Bedroom	Ground	—	—
Living Room	Second	—	Combined w/Dining
Dining Room	Second	—	Combined w/Living
Kitchen	Second	—	—
Bedroom	Second	—	—
Bedroom	Second	—	—
Bedroom	Second	—	—
Living Room	Lower	—	Combined w/Dining
Dining Room	Lower	—	Combined w/Living
Kitchen	Lower	—	—
Bedroom	Lower	—	—
Bedroom	Lower	—	—
Bedroom	Lower	—	—

GALLERY





LISTING AGENT

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