



FOR SALE

TRIPLEX

MLS# C13562684

452 Montrose Avenue, Toronto, ON M6G 3H1

Palmerston-Little Italy, Toronto · M6G 3H1

C\$ 3,049,000

6	5	3,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity to own an architecturally acclaimed, turnkey income property in the heart of Toronto's coveted Bickford Park/Christie Pits neighbourhood. Delivering a true 3.5%+ cap rate with strong positive monthly cash flow, this exceptional investment offers immediate income with long-term appreciation potential. The property features three separately contained residences: two spacious townhome-style suites plus a newly built, detached laneway house. Designed by Toronto's renowned Fishtnk Design, every detail was thoughtfully considered to maximize tenant appeal while providing low-maintenance, hassle-free ownership. Each suite offers 2 bedrooms, 2 full bathrooms, a private entrance, and its own exclusive courtyard, creating highly desirable living spaces that command premium rents. Bright, open-concept interiors are flooded with natural light and showcase contemporary finishes, efficient layouts, and all-new mechanical systems and infrastructure for worry-free ownership. This award-worthy property has been featured in The Globe and Mail, blogTO, and City Pages, highlighting its exceptional design and innovation. Fully tenanted with excellent occupants, this is a true turnkey investment requiring nothing to do but collect the rent. Located steps from Christie Pits Park, Bickford Park, TTC subway stations, vibrant cafés, restaurants, shops, and some of Toronto's most desirable neighbourhood amenities, this is a premier investment opportunity in one of the city's strongest rental markets. Zoning-compliant, fully-permitted, legal rental suites. New appliances, HVAC, smart thermostats, tankless HWTs, three laundry sets, LEDs, white oak floors, porcelain tile, quartz counters. Separately metered gas and hydro.

FEATURES

✓ Basement

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished with Walk-Out
FACING	West
AREA RANGE	3000-3500 sqft
ANNUAL TAX	\$10,688
POSTAL CODE	M6G 3H1
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

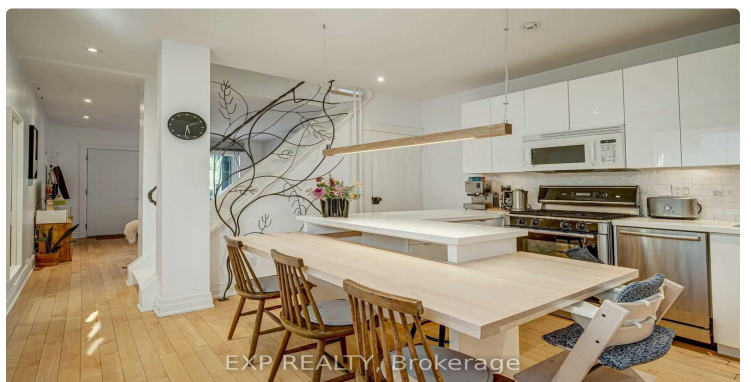
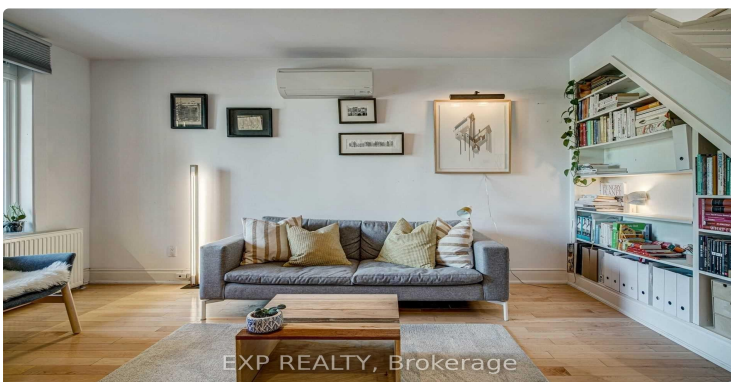
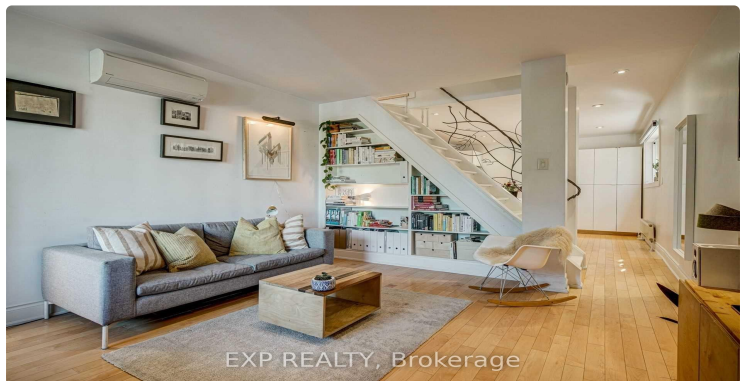
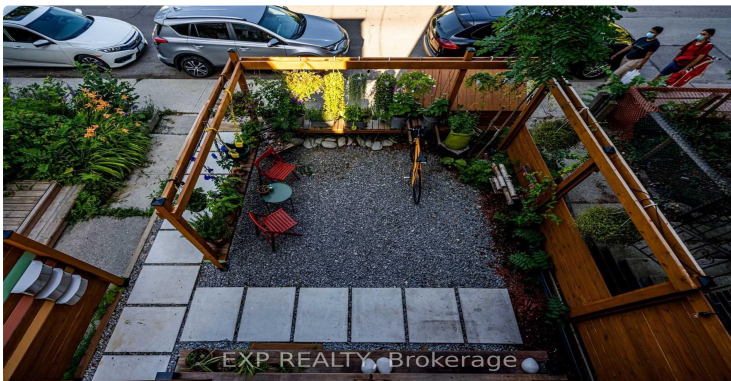
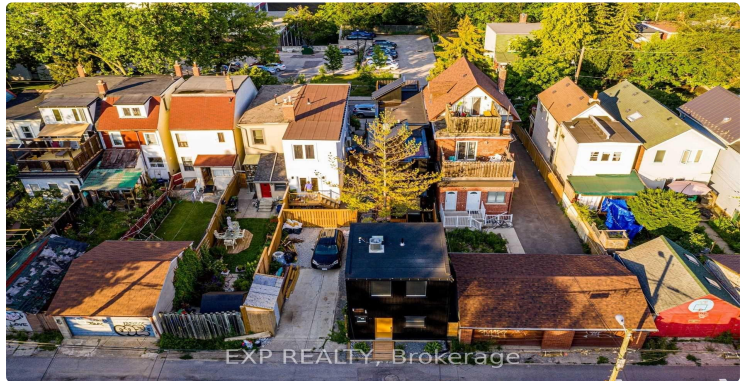
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Family, Open Concept

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EXP REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Hardwood Floor, Eat-in Kitchen, Breakfast Bar
Bedroom	Second	—	Hardwood Floor, Skylight, Balcony
Bedroom 2	Second	—	Hardwood Floor, Large Closet, Natural Finish
Living Room	Main	—	Hardwood Floor, Combined w/Family, Large Window
Kitchen	Main	—	Quartz Counter, Combined w/Dining, Porcelain Floor
Bedroom	Second	—	Hardwood Floor, 3 Pc Ensuite, Skylight
Bedroom 2	Basement	—	Porcelain Floor, 3 Pc Bath, W/O To Patio
—	Main	—	Hardwood Floor, 2 Pc Bath, W/O To Patio
Kitchen	Main	—	Quartz Counter, Combined w/Dining, Porcelain Floor
Bedroom	Second	—	Hardwood Floor, 3 Pc Bath, Large Closet
Bedroom 2	Second	—	Hardwood Floor, Skylight, Natural Finish

GALLERY





EXP REALTY, Brokerage



EXP REALTY, Brokerage



EXP REALTY, Brokerage



EXP REALTY, Brokerage



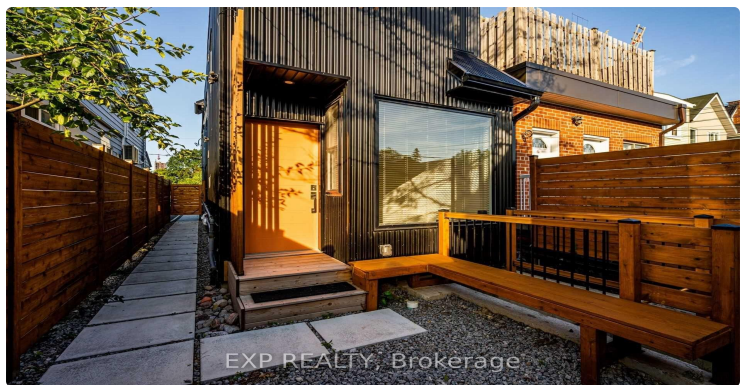
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LISTING AGENT

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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.