



FOR SALE

DETACHED

MLS# C13616684

# 73 Hocken Avenue, Toronto, ON M6G 2K1

Wychwood, Toronto · M6G 2K1

C\$ 1,129,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 1         | 1,300 | 2       | 100+      | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Opportunity.Welcome to \*73 Hocken Avenue\*-an exceptional opportunity in the heart of prestigious Wychwood, one of Toronto's most sought-after neighbourhoods. Situated on a quiet, tree-lined street, this rare offering provides incredible flexibility for builders, investors, renovators, and end-users alike. Whether you're looking to thoughtfully renovate, build your dream home, or take advantage of the approved redevelopment plans, this property offers endless potential to bring your vision to life. Included are \*\*approved architectural plans and building permits\*\*, eliminating months of planning, approvals, delays, and carrying costs, allowing you to begin construction immediately should you choose. Choose between \*\*two outstanding approved development options\*\*: build a purpose-designed \*\*3-unit multi-residential property\*\* featuring 1+1 bedroom, 2-bedroom, and 3-bedroom suites, ideal for strong rental income and long-term appreciation; or construct an impressive \*\*approximately 3,300 sq.ft. three-storey custom home\*\* with 4 bed, 5 bath, soaring 10' ceilings, expansive principal rooms, multiple outdoor living spaces, and the potential for a \*2-car garage with a laneway suite\* for extended family, guest accommodations, or additional income. For buyers with a vision to renovate, this property also presents an exceptional opportunity to restore, expand, and personalize a home in one of Toronto's premier communities while benefiting from the long-term value Wychwood continues to offer. Enjoy everything Wychwood has to offer-steps to Wychwood Barns, Hillcrest Park, St. Clair West, top-rated schools, cafés, restaurants, shopping, TTC, and everyday amenities, all just minutes from downtown Toronto. Opportunities offering this level of flexibility, location, and future potential are exceptionally rare. Whether your goal is to renovate, build, invest, or create your forever home, \*\*73 Hocken Avenue\*\* is ready to make that vision a reality. \*Property sold as Is\*

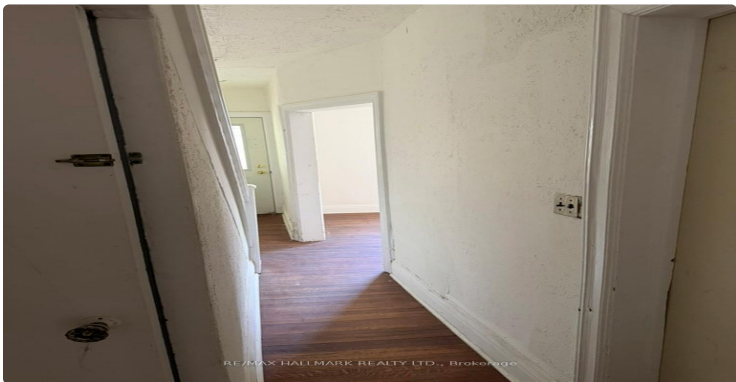
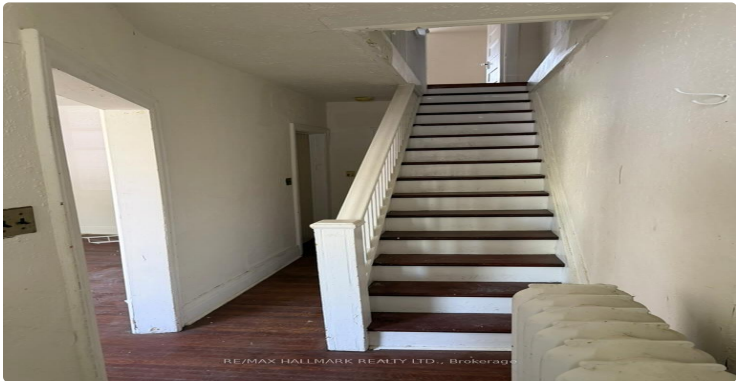
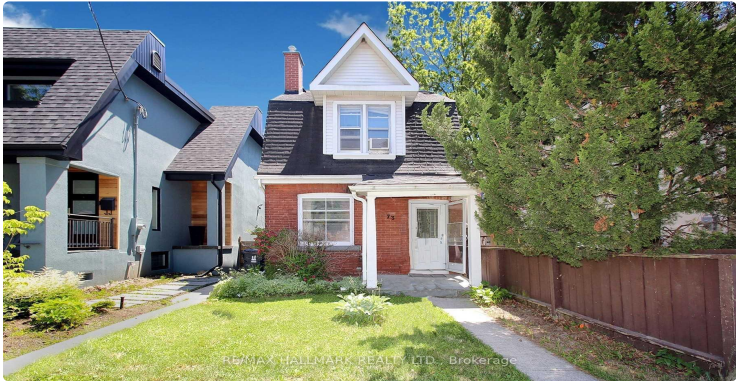
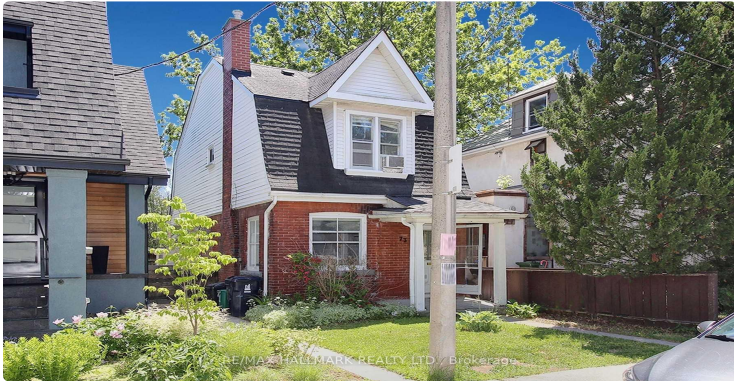
## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

## PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 2-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Unfinished     |
| FACING         | South          |
| AGE            | 100+ years     |
| AREA RANGE     | 1100-1500 sqft |
| PARKING        | 2 spaces       |
| ANNUAL TAX     | \$5,995        |
| POSTAL CODE    | M6G 2K1        |
| NEIGHBOURHOOD  | Wychwood       |

GALLERY





## LISTING AGENT

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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.