



FOR SALE

DUPLEX

MLS# C13751852

279 Lauder Avenue, Toronto, ON M6E 3H5

Oakwood Village, Toronto · M6E 3H5

C\$ 1,395,000

6	4	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An excellent opportunity to acquire a well-performing multi-residential property in Toronto's evolving and highly desirable Oakwood Village neighbourhood. 279 Lauder Ave offers investors a stable, income-generating asset in a community experiencing strong rental demand and ongoing revitalization. This very well-managed property has been meticulously maintained by an experienced owner, reflecting pride of ownership and operational efficiency. Recent upgrades include all windows and blinds, exterior doors, driveway and parking areas, composite back deck, refreshed front deck, front stairs and railings, bathrooms, electrical panels, tankless water heater, and most appliances. Current rents are at market level and investors benefit from a ****strong cap rate of 4.83%****, with minimal need for repositioning.Tenants benefit from efficient floorplans and excellent transit access, with the St. Clair streetcar just an 8-minute walk away, connecting seamlessly across the city. The property is also steps from the lively St. Clair West corridor, known for its diverse mix of cafes, restaurants, and local shops, enhancing everyday convenience and lifestyle appeal.This well-managed asset reflects pride of ownership and long-term care, making it an ideal turnkey addition to any investment portfolio. With strong fundamentals, desirable location, and steady income, 279 Lauder Ave is positioned for continued tenant demand and future growth.

FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,407
POSTAL CODE	M6E 3H5
NEIGHBOURHOOD	Oakwood Village

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Second	—	Stainless Steel Appl, Window, Double Sink
Bedroom	Third	—	Double Closet, Window, Laminate

279 Lauder Avenue, Toronto, ON M6E 3H5

ROYAL LEPAGE TERREQUITY BESPOKE REALTY

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Window, Walk-In Closet(s), Laminate
Bedroom	Main	—	Laminate, W/O To Deck
Bedroom 2	Basement	—	B/I Closet, Laminate
Foyer	Main	—	Tile Floor
Living Room	Main	—	Laminate, Bay Window
Bedroom 2	Second	—	Window, Closet, Laminate
Living Room	Second	—	Combined w/Dining, Window, Laminate
Kitchen	Main	—	Combined w/Dining, Laminate, Eat-in Kitchen
Bedroom	Basement	—	B/I Closet, Laminate, Pot Lights
Living Room	Basement	—	Combined w/Kitchen, Laminate

GALLERY





LISTING AGENT

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ROYAL LEPAGE TERREQUITY BESPOKE REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.