FOR SALE | INVESTMENT | MLS# C13753716

93 Spadina Road, Toronto, ON M5R 2T1

Annex, Toronto · M5R 2T1

C$ 3,999,900

0	0	6,140	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

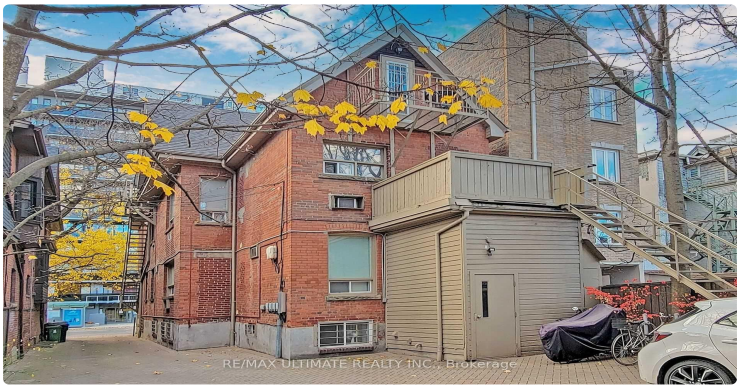
Turnkey 16-unit residential investment in the heart of the Annex, offered as two buildings on one lot: 14 studios in the main building plus a coach house with two one-bedroom units. Gross revenue of approx $268,000 with a projected NOI of $195,000. Private drive with three parking spots located literally one door over from the entrance to the Spadina TTC Subway Station and a 12-min walk to University of Toronto St. George campus. Meticulously maintained under long-term ownership. This is an investors' dream property. Tenant demand in this pocket is deep enough that vacancies typically draw multiple qualified applications. Rare opportunity in Toronto's most resilient neighborhood.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	$12,722
POSTAL CODE	M5R 2T1
NEIGHBOURHOOD	Annex

GALLERY

RE/MAX ULTIMATE REALTY INC., Brokerage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LISTING AGENT

Pavel Shaganenko

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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.