



FOR SALE

SEMI-DETACHED

MLS# C13810720

260 Clinton Street, Toronto, ON M6G 2Y6

Palmerston-Little Italy, Toronto · M6G 2Y6

C\$ 1,880,000

5	3	1,300	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Great Investment Opportunity in Toronto's vibrant Palmerston-Little Italy neighbourhood! Fully tenanted semi-detached income property generating \$7,300/month (\$87,600 annually) in gross rental income. The rear lane Parking Surface may offer potential for a future Rear Lane Suite in accordance with the City of Toronto's Additional Residential Units (ARU) program. Buyers to verify independently. Convenient access to TTC, Christie subway station and the University of Toronto's St. George campus. Close to Bloor Street shops, Little Italy restaurants, cafés and everyday amenities-an appealing location for tenants and a valuable addition to an investment portfolio.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

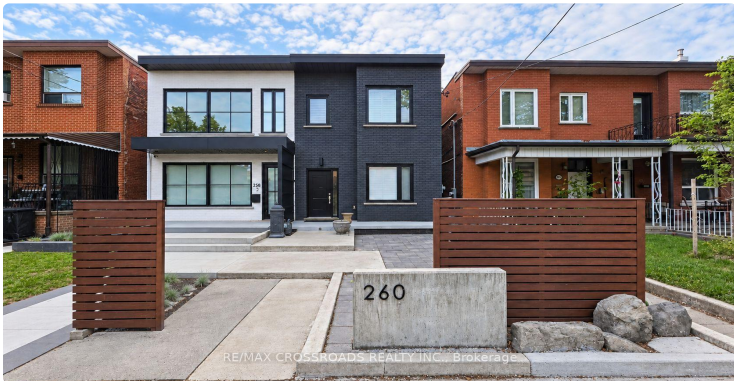
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out, Walk-Up, Separate Entrance
FACING	West
AREA RANGE	1100-1500 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,960
POSTAL CODE	M6G 2Y6
NEIGHBOURHOOD	Palmerston-Little Italy

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	7.80 x 3.30	Combined w/Living, Open Concept, Modern Kitchen
Living Room	Main	7.80 x 3.30	W/O To Deck, Hardwood Floor, Combined w/Kitchen
Bedroom	Main	3.77 x 3.40	Double Closet, Hardwood Floor, Pot Lights
Bedroom	Main	3.36 x 3.04	Pot Lights, Double Closet, Hardwood Floor
Living Room	Second	4.30 x 4.00	Open Concept, Hardwood Floor, Pot Lights

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Second	4.16 x 1.73	W/O To Deck, Modern Kitchen, Hardwood Floor
Bedroom	Second	3.80 x 3.00	Double Closet, Hardwood Floor, Pot Lights
Bedroom	Second	4.04 x 2.03	Closet, Pot Lights, Hardwood Floor

GALLERY





LISTING AGENT

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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.