



FOR SALE

MULTIPLEX

MLS# C13815814

9 Borden Street, Toronto, ON M5S 2M8

University, Toronto · M5S 2M8

C\$ 1,950,000

9	5	3,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare legal 4 unit Victorian Home in one of Toronto's most walkable neighbourhoods - ideal for investors, owners seeking a mortgage helper, or multi generational living. This handsome 3 storey red brick home offers ~ 3,000 sq ft above grade, a generous 25 ft frontage, and four self contained apartments with updated electrical (4 isolated panels), new kitchen cabinets, new bathroom fixtures and vanities, and new flooring.The underpinned, unfinished basement with separate walk out provides excellent future potential for a 1000 sq ft 2 bedroom apartment with 8 ft ceilings.Two rear parking spaces add everyday convenience and strong rental appeal. Steps to U of T, transit, cafés, Chinatown, and Kensington Market - move in, rent out, or reimagine the space to suit your needs in a premier downtown location. 4 units | Updated electrical with 4 isolated panels | New kitchens & flooring | Underpinned basement with walk-out | Over 3,000 sq ft above grade | 25 ft frontage | Prime location.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Full, Separate Entrance
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	2 spaces
ANNUAL TAX	\$9,528
POSTAL CODE	M5S 2M8
NEIGHBOURHOOD	University

ROOM BREAKDOWN

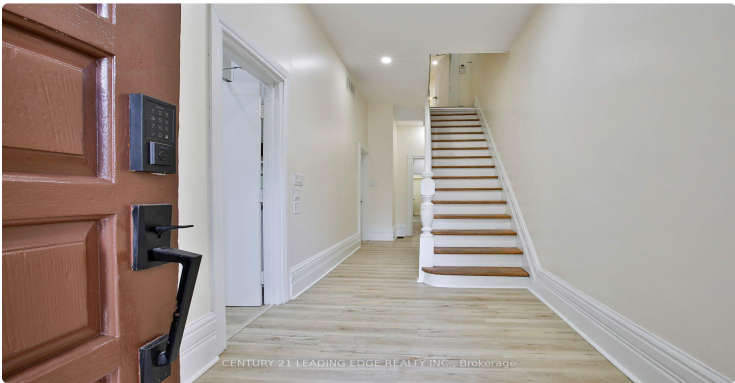
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	—	—
Foyer	Ground	—	—
Bedroom	Ground	—	—
Bedroom	Ground	—	—

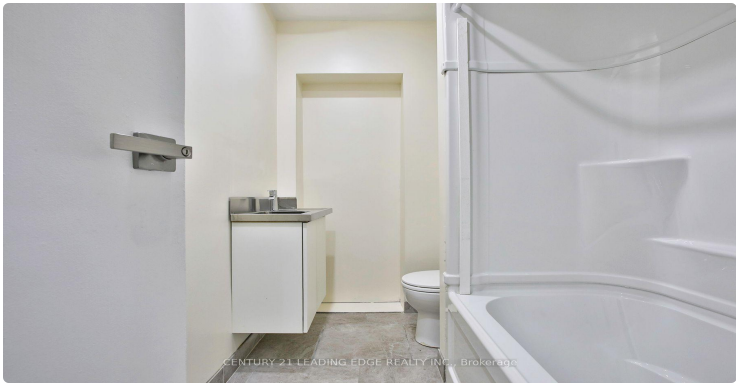
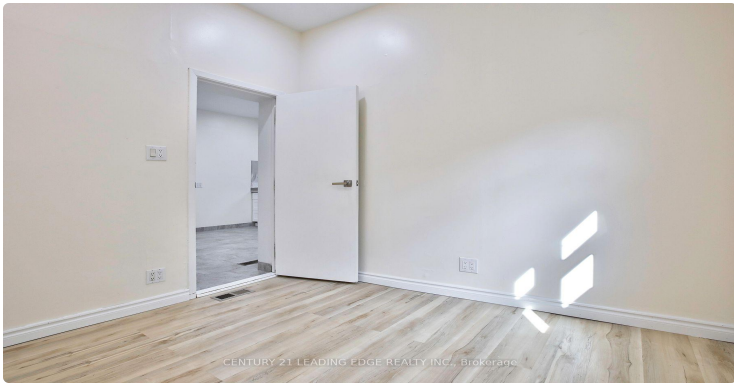
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CENTURY 21 LEADING EDGE REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	—
Bedroom	Ground	—	—
Bedroom	Second	—	—
Bedroom	Second	—	—
Bedroom	Second	—	—
Kitchen	Second	—	—
Kitchen	Second	—	—
Bedroom	Second	—	—
Bedroom	Third	—	—
Bedroom	Third	—	—
Bedroom	Third	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.