



FOREST HILL REAL ESTATE INC., Brokerage

FOR SALE

MULTIPLEX

MLS# C13851944

105 Balmoral Avenue, Toronto, ON M4V 1J5

Yonge-St. Clair, Toronto · M4V 1J5

C\$ 3,395,000

8	5	2,750	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 105 Balmoral, an Edwardian home in Deer Park with 5 LEGAL SUITES. It was fully renovated around 2018 and has been beautifully maintained since. The original architectural details are still here, paired with bright contemporary suites inside. Separate hydro meters and 400-amp electrical service. Low-maintenance Trex balconies off each floor. Five-car parking, including a two-car garage. The building is fully tenanted with lovely tenants, so it is turnkey for the next owner. Walk to the shops, restaurants and cafes of Summerhill and St. Clair, with the subway and streetcar close by, all in one of Toronto's most affluent neighbourhoods. Quality and care throughout. Lovely community of tenants. The listing agents have leased out units at this property for the past 5 years.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Library
- ✓ Public Transit
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment, Separate Entrance, Finished, Finished with Walk-Out
FACING	South
AREA RANGE	2500-3000 sqft
PARKING	5 spaces
ANNUAL TAX	\$19,885
POSTAL CODE	M4V 1J5
NEIGHBOURHOOD	Yonge-St. Clair

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	4.02 x 3.06	W/O To Deck, Fireplace, Hardwood Floor
Living Room	Main	3.48 x 7.82	Pot Lights, Hardwood Floor
Dining Room	Main	3.48 x 4.46	Hardwood Floor
Kitchen	Main	3.98 x 4.25	Stone Counters, Ceramic Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Second	3.34 x 6.47	Hardwood Floor, W/O To Deck, Open Concept
Primary Bedroom	Second	3.82 x 3.86	W/O To Deck
Bedroom 2	Second	4.00 x 3.67	W/O To Deck, Closet
Bedroom 3	Second	3.35 x 3.10	Large Window, Closet
Living Room	Third	5.43 x 5.42	Hardwood Floor, Window
Kitchen	Third	4.04 x 3.06	W/O To Deck, Breakfast Bar, Stone Counters
Other	Basement	2.06 x 4.23	Hardwood Floor
Living Room	Basement	2.02 x 2.98	2 Way Fireplace
Bedroom	Basement	—	Hardwood Floor
Laundry	Basement	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

FOREST HILL REAL ESTATE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.