



FOR SALE

INVESTMENT

MLS# C13855666

# 90 Oxford Street, Toronto, ON M5T 1P3

Kensington-Chinatown, Toronto · M5T 1P3

C\$ 4,100,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 2,680 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

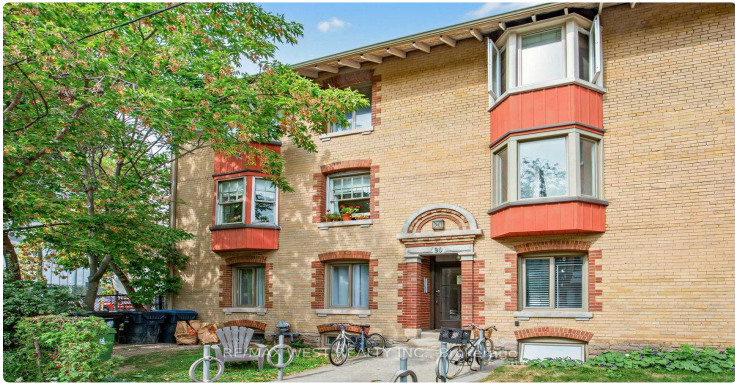
# ABOUT THIS PROPERTY

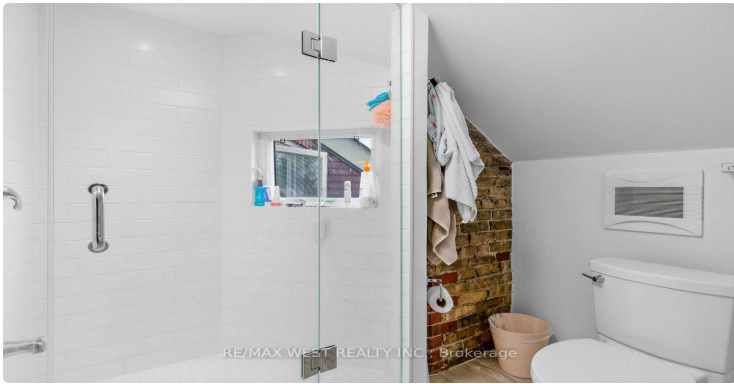
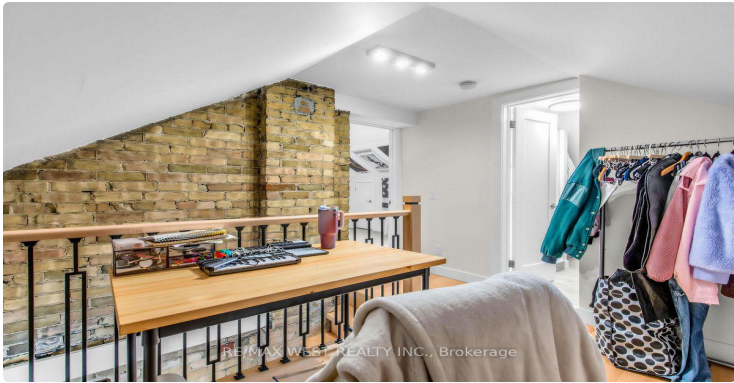
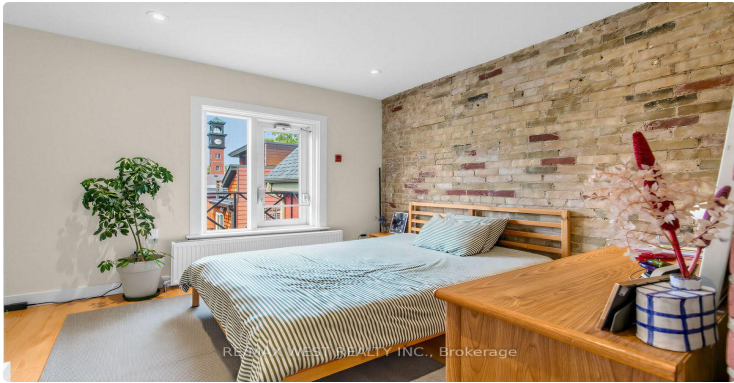
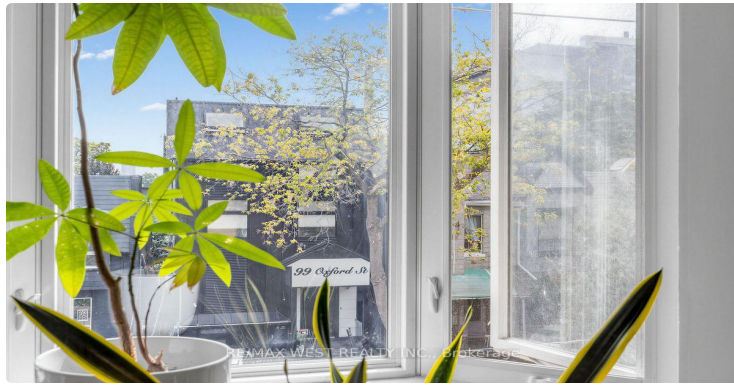
Rarely does a downtown investment property of this calibre come to market. An exceptional purpose built 11-unit property in the heart of sought-after Kensington Market, offering approximately 8,176 sq. ft. of GFA and an impressive unit mix: 7 two-bedroom, 2 three-bedroom and 2 one-bedroom suites. Spacious layouts and high ceilings are complemented by distinctive heritage character, including buff brick, decorative brickwork, three-sided flat-headed bay windows, wide eaves and recessed entrances. Hydro is separately metered, with individual electrical panels for each unit, except Unit 11, which is not separately metered and has hydro included in its rent. The majority of the plumbing and wiring has been replaced, and each basement apartment is equipped with a sump pump. Well maintained and straightforward to manage, the property offers immediate income with meaningful long-term upside as suites turn over. An outstanding downtown location steps to TTC, U of T, Toronto Western Hospital, parks, restaurants, cafés and the shops and energy of Kensington Market. A rare opportunity to acquire a substantial multi-residential asset in one of Toronto's most established and sought-after downtown neighbourhoods. A REAL GEM!

## PROPERTY DETAILS

|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Investment           |
| LISTING STATUS | For Sale             |
| PROPERTY TYPE  | Investment           |
| ANNUAL TAX     | \$27,095             |
| POSTAL CODE    | M5T 1P3              |
| NEIGHBOURHOOD  | Kensington-Chinatown |

GALLERY





## LISTING AGENT

---

**Pavel Shaganenko**

RE/MAX WEST REALTY INC.

**Email:** pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.