



FOR SALE

DUPLEX

MLS# C13950348

301 Dupont Street, Toronto, ON M5R 1W1

Annex, Toronto · M5R 1W1

C\$ 1,299,000

4	4	2,750	0	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Ideally situated at Dupont Street and Spadina Road, in Toronto's desirable Annex neighbourhood, this property offers an exceptional blend of urban convenience and neighbourhood charm. Excellent investment opportunity at Dupont Street featuring three fully renovated self-contained apartments, offering multiple income streams and strong rental potential. All three units underwent extensive renovations in 2020, including updated plumbing and electrical systems. Major mechanical upgrades include a new roof in 2018 and a new furnace and air conditioning system in 2025. The property comprises three spacious units: a 2-bedroom, 1-bathroom basement apartment, a 2-bedroom, 1-bathroom main-floor apartment, and an upper-level 3-bedroom, 2-bathroom apartment spanning the second and third floors. All bathrooms are full bathrooms. Each apartment is equipped with four kitchen appliances and its own in-unit laundry for added convenience. A turnkey, income-generating property with three established rental units, significant capital improvements, and convenient in-suite amenities. An excellent opportunity for investor seeking immediate rental income and long-term investment potential. Just steps from Dupont subway station, with easy access to TTC transit, the property is surrounded by local cafés, restaurants, shops, and everyday amenities. Enjoy close proximity to the University of Toronto, Casa Loma, and the vibrant Bloor Street shopping district. With convenient access to downtown Toronto and nearby employment, educational, and cultural destinations, this location is highly attractive to students, professionals, and urban residents alike. An outstanding opportunity for investors seeking a multi-unit property in a well-established and sought-after Toronto neighbourhood. Total Annual Rental Income: \$97,080 Over 6.3% Cap Rate

FEATURES

- ✓ Basement
- ✓ Hospital
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Duplex
BASEMENT	Finished
FACING	North
AGE	51-99 years
AREA RANGE	2500-3000 sqft
ANNUAL TAX	\$6,108
POSTAL CODE	M5R 1W1
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Ground	2.40 x 5.50	—
Kitchen	Ground	3.70 x 2.90	Combined w/Dining
Bathroom	Ground	2.20 x 1.50	4 Pc Bath
Bedroom	Ground	3.70 x 2.60	W/O To Garden
Kitchen	Second	6.10 x 2.60	Combined w/Dining
Bathroom	Second	3.70 x 3.00	—
Bedroom	Second	3.70 x 3.60	W/O To Sundeck
Bedroom	Third	3.70 x 3.00	Overlooks Frontyard
Bedroom	Third	2.90 x 2.00	4 Pc Bath
Kitchen	Basement	6.10 x 2.60	Above Grade Window
Bedroom	Basement	3.80 x 3.70	Above Grade Window
Bedroom	Basement	4.50 x 3.70	—

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.