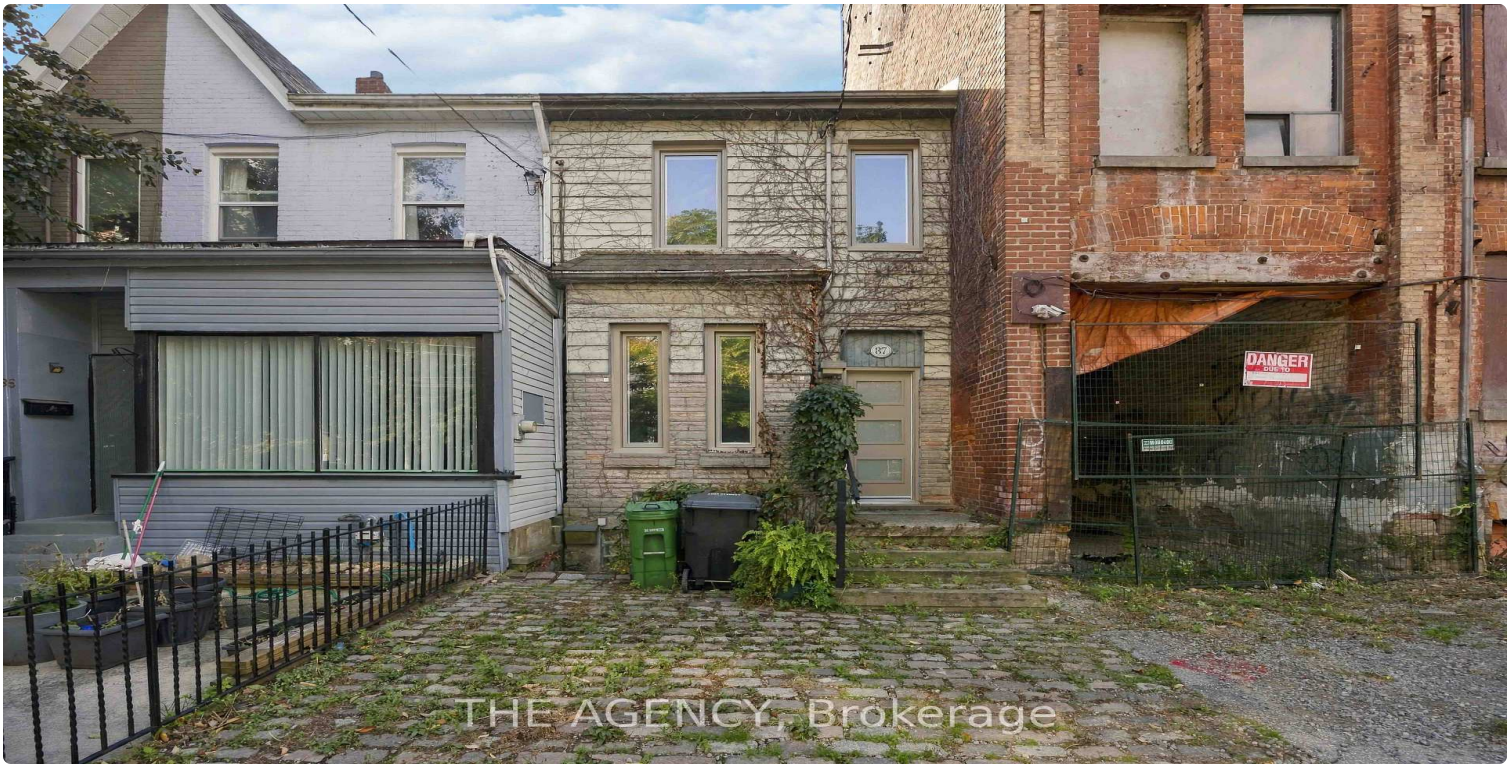




THE AGENCY Brokerage

FOR SALE

ATT/ROW/TOWNHOUSE

MLS# C14031006

87 Niagara Street, Toronto, ON M5V 1C9

Niagara, Toronto · M5V 1C9

C\$ 1,199,000

4	2	1,300	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to a rare opportunity in one of downtown Toronto's most coveted addresses - an M5V postal code, no less! Tucked into the heart of the city, this Niagara St property is perfectly suited for investors or anyone ready to plant roots in a beautiful, established downtown neighbourhood. The main entrance offers a warm and inviting introduction to what could easily serve as your primary residence, while the basement level brings serious income potential to the table. With both a front and back separate entrance, this lower level is ideally set up to become its own self-contained unit - helping offset renovation costs or generate steady rental income from day one. Step outside and discover a charming, sun-dappled backyard, shaded by the natural grace of mature trees. It's a peaceful little escape that feels worlds away from the bustle of the city, even though you're right in the middle of it. A private parking spot at the rear of the building means your car stays protected from the elements - no more scraping snow off the windshield on a cold Toronto morning. And here's where things get even more exciting: with laneway units now permitted in the city, that same parking spot presents the opportunity to build a second income-generating unit. Whether you're looking to add long-term rental income, create a space for extended family, or simply maximize the property's value, the potential here is significant. Location doesn't get much better than this. You're just steps from 1 Hotel Toronto and Stack't Market, with Old York Tavern nearby for a great night out. A cosmetic medical clinic is also coming soon just across the street, and The Well is only moments away - bringing even more shopping, dining, and lifestyle amenities right to your doorstep. Add in countless parks and restaurants throughout the neighbourhood, and you have a location that truly has it all. This home truly deserves to be seen in person.

FEATURES

- ✓ Basement
- ✓ Garage

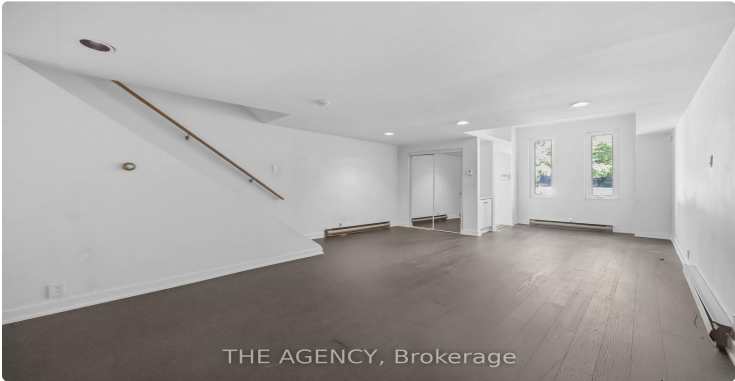
PROPERTY DETAILS

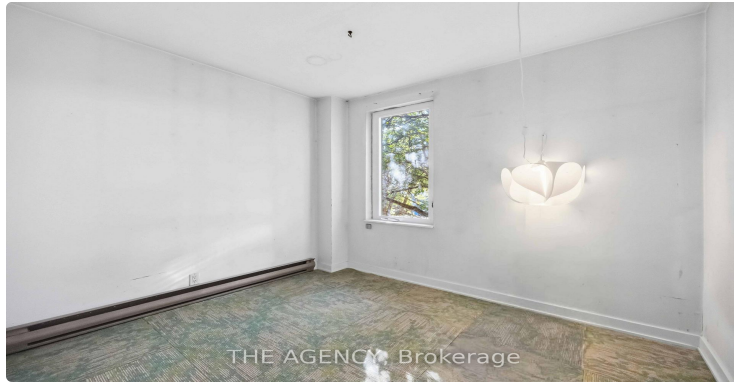
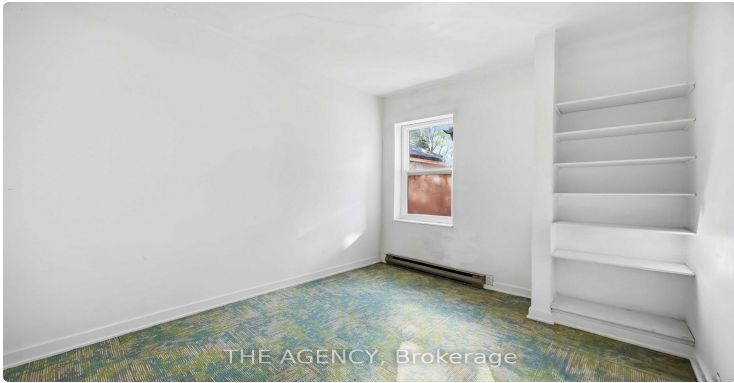
PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	1 spaces
ANNUAL TAX	\$9,499
POSTAL CODE	M5V 1C9
NEIGHBOURHOOD	Niagara

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Open Concept, Combined w/Dining, Hardwood Floor
Dining Room	Main	—	Open Concept, Combined w/Living, Hardwood Floor
Kitchen	Main	—	Walk-Out
Primary Bedroom	Second	—	Large Window
Bedroom 2	Second	—	Large Window
Bedroom 3	Second	—	Large Window
Office	Lower	—	Open Concept
Kitchen	Lower	—	Walk-Out

GALLERY





LISTING AGENT

Pavel Shaganenko

THE AGENCY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.