



FOR SALE

TRIPLEX

MLS# C14096636

261 Grace Street, Toronto, ON M6G 3A7

Palmerston-Little Italy, Toronto · M6G 3A7

C\$ 1,499,999

5	3	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This unique end-unit townhouse offers an exceptional investment opportunity, featuring three self-contained apartments, each with its own private entrance, kitchen and three-piece bathroom. The basement apartment features one bedroom and a spacious living and dining area. The main-floor one-bedroom apartment offers a private walkout to the rear deck, complete with space for a barbecue. The second and third floors form a spacious three-bedroom apartment with two balconies offering spectacular views. There is shared laundry equipment on the lower level, providing added convenience. A 2 car detached garage with direct access to the rear laneway presents exciting potential for a future laneway house, subject to approvals, offering additional income or development possibilities while maintaining the feel of a traditional residential property. Ideally situated just half a block north of College Street, in the vibrant College and Grace neighbourhood, the property is surrounded by the best of Little Italy, including popular restaurants, cafés, patios, independent boutiques and lively local shops. Enjoy easy access to public transit, parks, everyday amenities and the dynamic atmosphere of one of Toronto's most sought-after urban communities. With only the basement apartment currently rented and the main-floor and upper-level apartments vacant, this property offers investors an excellent opportunity to secure rental income, lease the vacant units at current market rates and explore its future income and development potential.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,021
POSTAL CODE	M6G 3A7
NEIGHBOURHOOD	Palmerston-Little Italy

GALLERY



Property photo





LISTING AGENT

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RIGHT AT HOME REALTY

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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.