



FOR SALE

DETACHED

MLS# C14109352

2652 Victoria Park Avenue, Toronto, ON M2J 4A6

Pleasant View, Toronto · M2J 4A6

C\$ 2,390,000

14	16	4,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Multi-Unit Rental Investment Opportunity In A Prime Toronto Location! Built In 2019,This Large Detached Property Offers Approx. 4,850 Sq.Ft Above Grade Plus Approx. 2,400 Sq.Ft. Basement, With A Flexible Multi-Suite Layout Designed (14 Bedrooms, 16 washrooms) For Strong Rental Income Potential. Current Layout Includes 6 Suite-Style Rooms On The Second Floor, 2 Suite-Style Rooms 2 Powder Rooms On The Main Floor, And 6 Suite-Style Bedrooms In The Basement-tremendous Upside With Approx. The Property Is Equipped With 3 Hot Water Tanks, 2 Furnaces And 2 HRVs,\$100K-\$150K Additional Investment Estimated To Complete The Remaining Renovations. Similar Completed Multi-Unit Rental Properties May Support A Market Value In The Approx. \$2.8M-\$3M Range. Potential To Explore CMHC Financing Options And Additional Garden House Opportunity In The Back Yard, Subject To Applicable Approvals. Convenient Location Close To TTC, Hwy 401/404/DVP, Shopping, Schools, Parks And Everyday Amenities. Priced To Sell! Rare Large-Scale Income Property With Huge Upside Potential. Don't Miss This Great Investment Opportunity!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

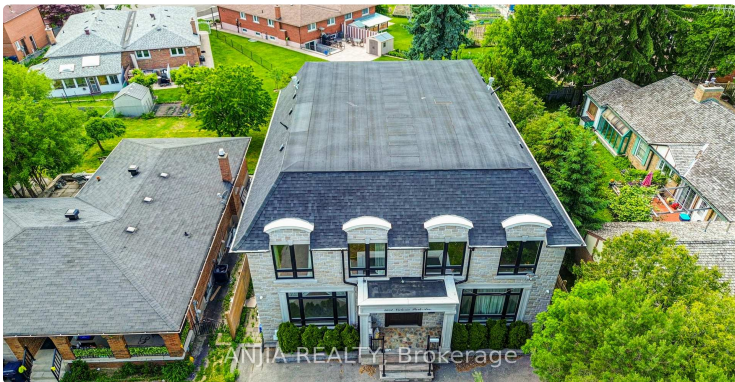
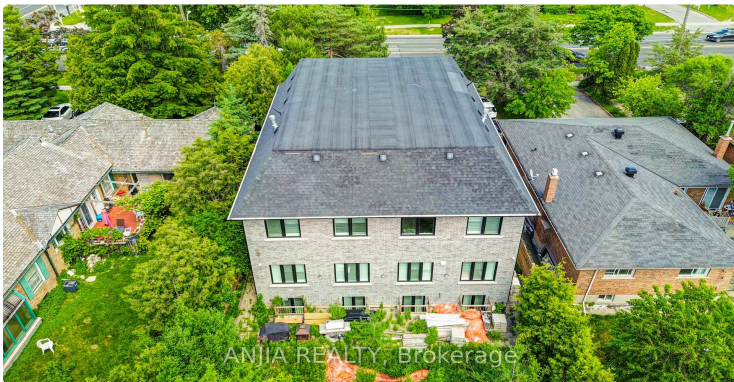
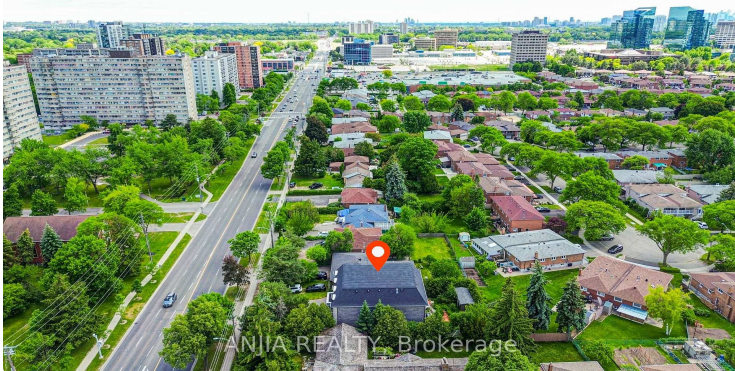
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	3500-5000 sqft
PARKING	4 spaces
ANNUAL TAX	\$14,326
POSTAL CODE	M2J 4A6
NEIGHBOURHOOD	Pleasant View

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	6.10 x 3.05	B/I Appliances, Breakfast Area
Living Room	Main	8.27 x 4.27	Carpet Free, Hardwood Floor
Dining Room	Main	—	Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	4.27 x 3.35	Closet, Hardwood Floor
Bedroom 2	Main	3.66 x 3.35	Closet, Hardwood Floor
Bedroom 3	Second	3.35 x 3.05	3 Pc Ensuite, Hardwood Floor
Bedroom 4	Second	8.53 x 3.66	Carpet Free, 3 Pc Ensuite
Bedroom 5	Second	10.97 x 5.18	3 Pc Ensuite, Carpet Free
Bedroom	Second	3.05 x 2.74	3 Pc Ensuite, Carpet Free
Bedroom	Second	—	2 Pc Ensuite, Carpet Free
Bedroom	Second	—	3 Pc Ensuite, Carpet Free
Bedroom	Basement	—	3 Pc Ensuite, Carpet Free
Bedroom	Basement	—	3 Pc Ensuite, Carpet Free
Bedroom	Basement	—	3 Pc Ensuite, Carpet Free
Bedroom	Basement	—	3 Pc Ensuite, Carpet Free
Bedroom	Basement	—	3 Pc Ensuite, Carpet Free
Bedroom	Basement	—	2 Pc Ensuite, Carpet Free

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.