



FOR SALE

TRIPLEX

MLS# C14116958

304 Roselawn Avenue, Toronto, ON M4R 1G1

Yonge-Eglinton, Toronto · M4R 1G1

C\$ 2,495,000

12	5	4,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional legal triplex in the heart of Midtown Toronto, just steps from Yonge & Eglinton. This rare income-generating property offers approximately 3,955 sq. ft. of above-grade living space, plus an additional 1,170 sq. ft. basement apartment, featuring a total of five self-contained units: two spacious 3-bedroom suites, two 2-bedroom suites, and one bachelor basement apartment. An outstanding opportunity for investors seeking strong rental income or end users looking to occupy one unit while generating substantial income from the remaining suites. The property also features a rare detached 3-car garage, plus parking for two additional vehicles outside, providing a total of five parking spaces. There is also excellent potential to add more units to the property, subject to all required municipal approvals. Ideally situated in one of Toronto's most sought-after neighbourhoods, just steps from the Yonge subway, Eglinton Crosstown LRT, top-rated schools, parks, restaurants, cafés, shopping, and all the amenities the vibrant Yonge & Eglinton neighbourhood has to offer. A truly unique, turnkey investment with exceptional income potential, tremendous flexibility, and endless possibilities.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ School
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished, Apartment
FACING	South
AREA RANGE	3500-5000 sqft
PARKING	5 spaces
ANNUAL TAX	\$13,325
POSTAL CODE	M4R 1G1
NEIGHBOURHOOD	Yonge-Eglinton

GALLERY





LISTING AGENT

Pavel Shaganenko

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