



RE/MAX REALTRON BIJAN BARATI REAL ESTATE, Brokerage

FOR SALE

DETACHED

MLS# C14129408

47 Harlandale Avenue, Toronto, ON M2N 1N9

Lansing-Westgate, Toronto · M2N 1N9

C\$ 1,888,000

8	4	1,300	7	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Strategic Location! Modern Renovated Bungalow Featuring 3 Separate Units! Endless Opportunities and Multiple Use Possibilities >> Live In, Rent Out, Professional Office, Or A Combination, Plus Outstanding Investment & Development Potential << An Exceptional Opportunity In The Downtown Of North York, Less Than 100 Feet From Yonge-Sheppard Subway Station, Offering Access To Two Subway Lines! Steps Away From Restaurants, Shops, Government Offices, Banks, and Much More! This Beauty Features Three Units >> Unit #1: Versatile Office Space with 3 Rooms, A 3-Pc Bath, A Beautiful Modern Kitchen and with A Separate Front Entrance, Easily Adaptable For Residential Use! Unit #2: 2-Bedroom Unit Includes One Bedroom and One Studio With A Wet Bar, A Modern 3-Pc Bath, Stacked In-Suite Washer & Dryer, and Separate Side Access. Unit #3: Spacious Basement Apartment with 3 Bedrooms, 2 Washrooms (3-Pc Bath and 2-Pc Ensuite), A Large Kitchen and Sitting Area, and A Huge Laundry Area. 6 Parking Space in Front and A Detached Garage with Two Doors in Front and Back Which Giving the Option to Use the Large Interlocked Patio in The Back for Another Two Parking Spaces. *** Outstanding Investment & Development Potential >> Strategically Positioned with Excellent Future High Rise Development Under the Sheppard Avenue West Secondary Plan, Buyer to Verify with City Planner. *** A Rare Opportunity That Offers Exceptional Versatility, Income Potential, and Long-Term Value in A Prime Location In the Heart of North York ***

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Level
- ✓ Park
- ✓ Library
- ✓ Public Transit

PROPERTY DETAILS

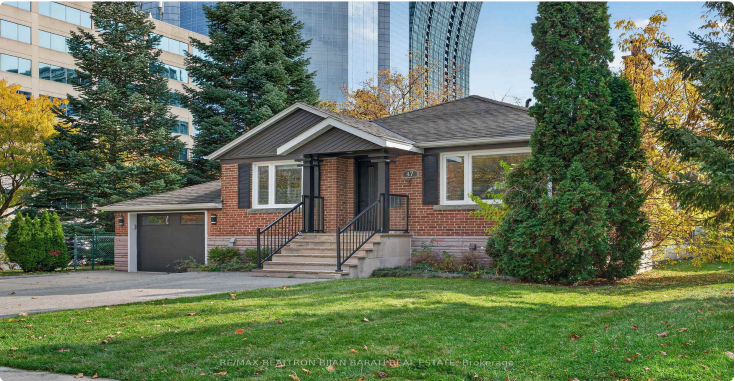
PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	7 spaces
ANNUAL TAX	\$7,360
POSTAL CODE	M2N 1N9
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Common Room	Main	—	Laminate, Walk-In Closet(s), Glass Doors

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	3 Pc Bath, Laminate, Glass Doors
Office	Main	—	Laminate, Closet, Glass Doors
Kitchen	Main	—	Laminate, LED Lighting, Centre Island
Bedroom	Main	—	Laminate, Closet, Window
Bedroom	Main	—	3 Pc Bath, Laminate, Window
Bedroom	Basement	—	Laminate, LED Lighting, Above Grade Window
Bedroom	Basement	—	2 Pc Bath, Laminate, Above Grade Window
Bedroom	Basement	—	3 Pc Bath, Laminate, Above Grade Window
Kitchen	Basement	—	Ceramic Floor, LED Lighting, Open Concept

GALLERY





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RE/MAX REALTRON BIJAN BARATI REAL ESTATE

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