

FOR SALE | DUPLEX | MLS# C14149074

54 Ryerson Avenue, Toronto, ON M5T 2P5

Kensington-Chinatown, Toronto · M5T 2P5

C$ 899,000

8	3	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location! Location! Attention Investors & End Users! Rare Solid Brick Legal Duplex, Proudly Owned & Maintained By The Same Owner For Over 20 Years, Offering Exceptional Income Potential With 7 Bedrooms, 3 Kitchens & A Highly Functional Multi-Level Layout. Separate Walk-Up Basement With Its Own Kitchen & Rare High Ceilings For The Area, Creating Excellent Potential For A Third Living Area & Additional Rental Income. Freshly Painted Throughout With Spacious Bedrooms, High Ceilings & Generous Living Space, Ideal For Investors, Multi-Generational Families Or End Users Looking To Live In One Unit While Generating Income From The Rest. Steps To Parks, Schools, 24-Hr TTC, Chinatown, Shopping, Restaurants & Everyday Amenities. Live In, Rent Out & Maximize The Potential Of This Versatile Downtown Property - A Rare Opportunity With Multiple Income Possibilities In A Prime Location!

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Separate Entrance
FACING	West
AREA RANGE	1500-2000 sqft
ANNUAL TAX	$7,573
POSTAL CODE	M5T 2P5
NEIGHBOURHOOD	Kensington-Chinatown

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Ground	—	Combined w/Living, Laminate, Large Window
Kitchen	Ground	5.45 x 3.90	Eat-in Kitchen, Ceramic Floor, Large Window
Dining Room	Ground	—	Combined w/Kitchen, Ceramic Floor, Large Window
Bedroom	Ground	4.10 x 3.15	Laminate, Large Window, Closet
Bedroom 2	Ground	—	Laminate, Large Window, Closet
Kitchen	Second	3.70 x 2.80	Eat-in Kitchen, Ceramic Floor, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Second	—	Combined w/Kitchen, Ceramic Floor, Large Window
Bedroom 3	Second	3.90 x 2.65	Laminate, Large Window
Bedroom 4	Second	4.50 x 3.20	Laminate, Large Window
Bedroom 5	Second	2.90 x 2.45	Laminate, Large Window
Bedroom	Second	3.90 x 2.40	Laminate, Large Window
Kitchen	Basement	—	Open Concept, Vinyl Floor
Living Room	Basement	—	Combined w/Family, Vinyl Floor
Dining Room	Basement	—	Combined w/Living, Vinyl Floor
Bedroom	Basement	—	Vinyl Floor
—	—	—	—

GALLERY


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LISTING AGENT

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