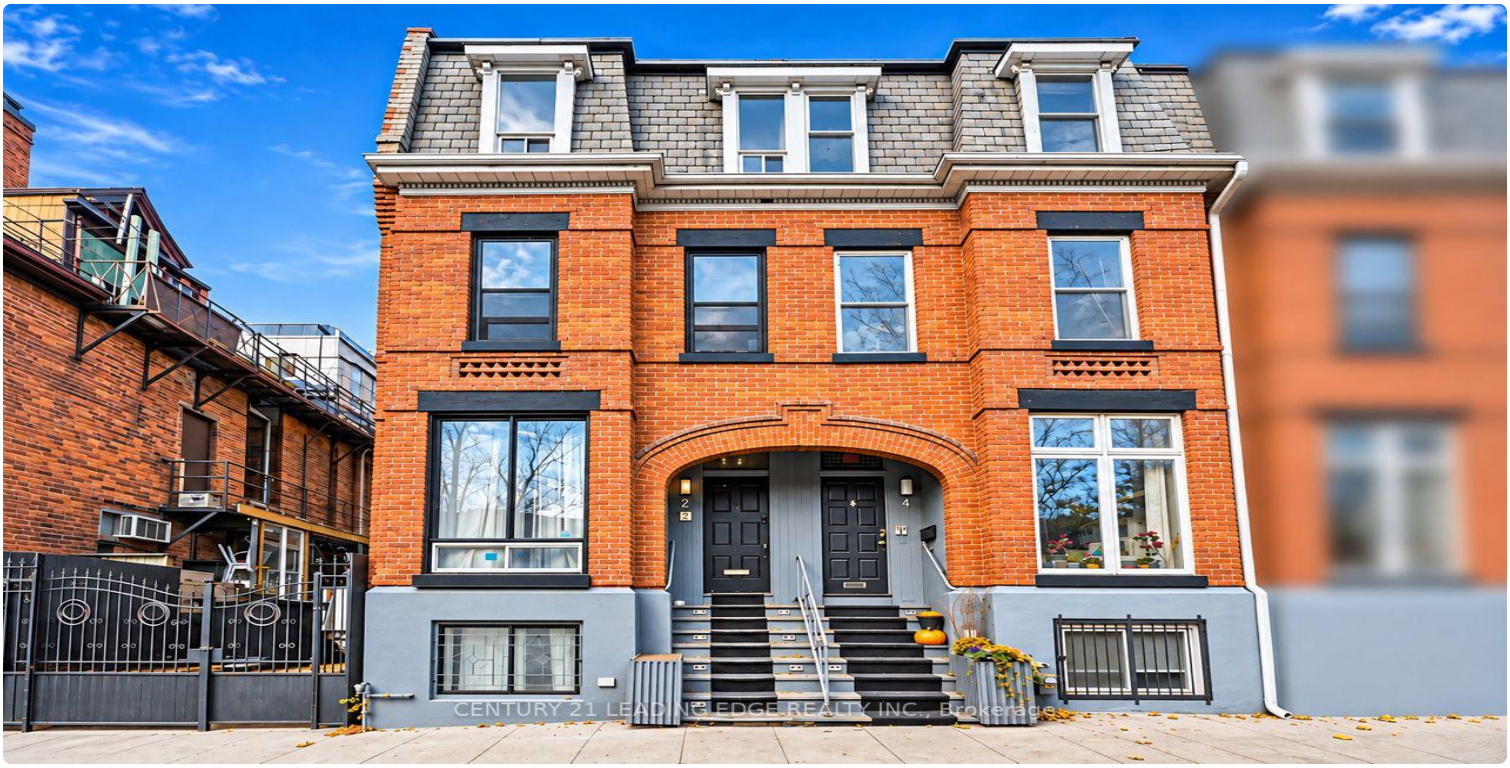


FOR SALE | ATT/ROW/TOWNHOUSE | MLS# C14149688

2 Monteith Street, Toronto, ON M4Y 1K7

Church-Yonge Corridor, Toronto · M4Y 1K7

C$ 1,149,000

7	3	1,750	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A Rare Income-Generating Gem In The Heart of Downtown Toronto! Welcome To 2 Monteith Street, A Tastefully Renovated And Meticulously Maintained Three-Storey Victorian Residence Nestled In The Highly Sought-After Church-Wellesley Village! Offering Approximately 2,300 Sq. Ft. of Living Space. This Beautifully Appointed Property Seamlessly Blends Timeless Architectural Charm With Modern Comfort And Functionality. Featuring Spacious, Well-Designed Interiors, A Fully Finished Basement Apartment, And Two Gorgeous Outdoor Retreats Including A Stunning Rooftop Patio And A Charming Backyard Patio, Perfect For Relaxing or Entertaining. An Exceptional Turnkey Investment Opportunity! Currently Generating $6,450 In Gross Monthly Rental Income ($77,400 Annually), With Three Additional Vacant Bedrooms Offering Potential For Another $4,200 Per Month. At Full Projected Occupancy, Gross Rental Income Could Reach An Impressive $10,650 Monthly or $127,800 Annually, Subject To Applicable Rental Requirements.The Property Comes Furnished, Adding Convenience And Appeal For Investors And End Users Alike. Enjoy An Unbeatable Location Just Steps From Wellesley Subway Station, Yonge Street, Toronto Metropolitan University, Trendy Restaurants, Cafés, Boutique Shops, Parks And Downtown Amenities. Whether You're An Investor Seeking Strong Income Potential Or A Buyer Looking For A Distinctive Urban Residence With Flexible Living Options. This Remarkable Property Offers The Perfect Combination of Location, Lifestyle, Character And Investment Potential!

FEATURES

- ✓ Basement
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Att/Row/Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Att/Row/Townhouse
BASEMENT	Apartment, Finished
FACING	North
AREA RANGE	1500-2000 sqft
ANNUAL TAX	$6,561
POSTAL CODE	M4Y 1K7
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Fireplace, Combined w/Dining

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Hardwood Floor, Combined w/Living
Kitchen	Main	—	Hardwood Floor, Open Concept
Bedroom	Main	—	Hardwood Floor, W/O To Garden
Bedroom	Second	—	Hardwood Floor, Window
Bedroom	Second	—	Hardwood Floor, Window, Closet
Bedroom	Second	—	Hardwood Floor, Overlooks Park, Window
Bedroom	Third	—	Hardwood Floor, Overlooks Park, Window
Bedroom	Third	—	Hardwood Floor, W/O To Patio
Living Room	Basement	—	Hardwood Floor, Large Window
Dining Room	Basement	—	Hardwood Floor
Bedroom	Basement	—	Hardwood Floor
Kitchen	Basement	—	Hardwood Floor

GALLERY





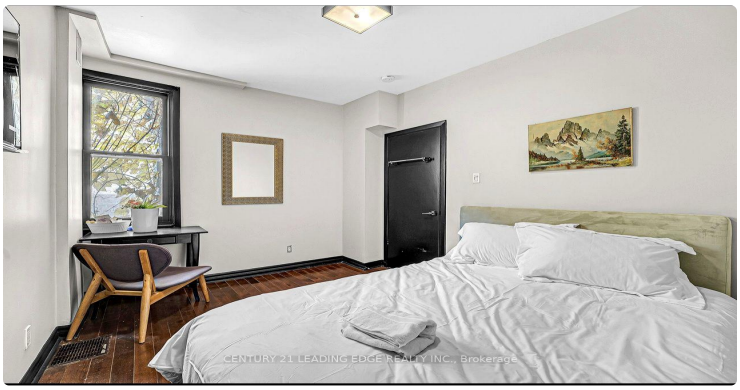




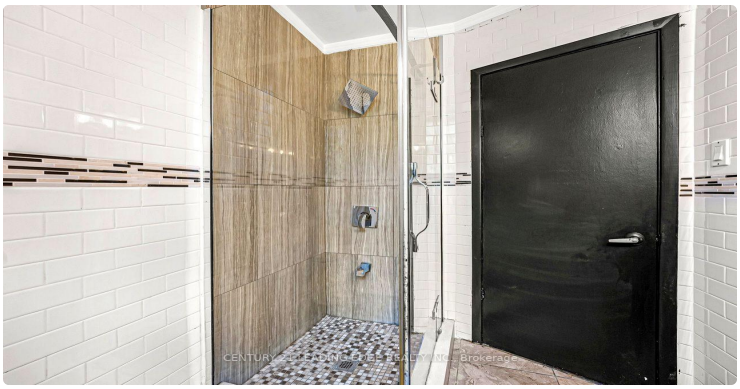


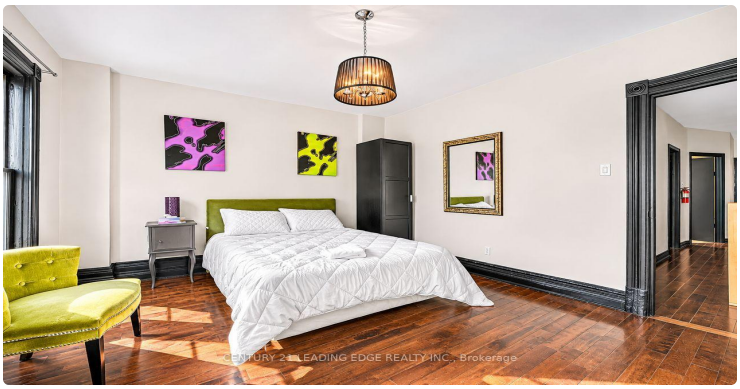


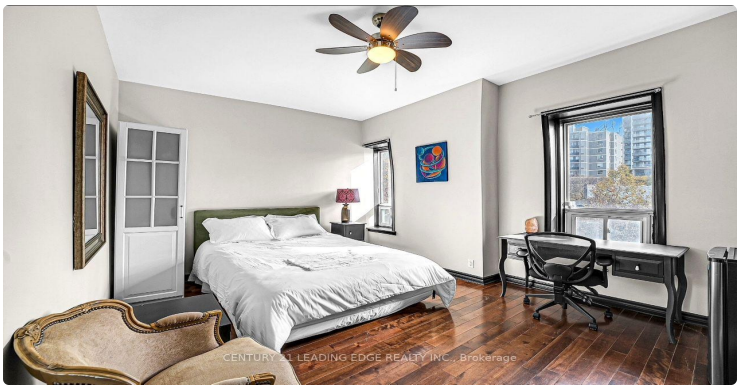





NETFLIX








NETFLIX


EXIT


NETFLI



LISTING AGENT

Pavel Shaganenko

CENTURY 21 LEADING EDGE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on November 4, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.