

FOR SALE | SEMI-DETACHED | MLS# C14150242

46 Pembroke Street, Toronto, ON M5A 2N7

Moss Park, Toronto · M5A 2N7

C$ 1,999,000

9	4	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime investment opportunity, or perfect live/rent, on iconic Pembroke Street in Toronto's coveted Garden District. Impressive secured rent generating over $120,000 in annual income and operating at an impressive 5.2% cap rate. Showcasing stunning turn-of-the-century architecture on a substainial lot with 21.5-ft-width and private front courtyard, this extensively renovated three-unit property delivers an exceptional investment profile. Thoughtfully upgraded throughout, including all major mechanical systems offering individually controlled split-unit HVAC and multiple meters. 46 Pembroke St offers immediate income and compelling long-term potential. The stunning owner's suite will be vacant on closing, providing added flexibility to occupy one unit while benefiting from established rental income. Or, accommodate multigenerational ownership and capitalize on future rental potential. Secured tenancies provide a strong existing income foundation. Private rear parking for two vehicles, a rare downtown amenity, and the flexibility of a well-maintained, income-producing asset in an established rental market. Ideally located steps to TTC routes and streetcars, minutes to subway stations, multiple schools and poised to benefit from the future Ontario Line and enhanced transit connectivity. A rare opportunity to acquire a substantially upgraded, multi-unit investment combining strong income, exceptional flexibility and long-term appreciation potential in one of Toronto's most resilient rental markets. This one checks all the boxes! Don't miss out

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Apartment, Finished with Walk-Out, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	$8,287
POSTAL CODE	M5A 2N7
NEIGHBOURHOOD	Moss Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Living Room	Main	—	Open Concept, Renovated, Combined w/Dining
Dining Room	Main	—	Renovated, Combined w/Living, Hardwood Floor
Kitchen	Main	—	Open Concept, Renovated, Overlooks Dining
Bedroom	Main	—	French Doors, Large Window, Brick Fireplace
Bedroom 2	Main	—	Large Window, Walk-Out, Renovated
Bedroom 3	Main	—	Renovated, Hardwood Floor, Large Window
Bathroom	Main	—	4 Pc Bath, Renovated, Combined w/Laundry
Living Room	Second	—	Renovated, Brick Fireplace, Picture Window
Kitchen	Second	—	Renovated, Open Concept, Tile Floor
Dining Room	Second	—	Open Concept, Renovated, Large Window
Bedroom	Second	—	Large Window, Renovated, Broadloom
Bathroom	Second	—	4 Pc Bath, Renovated, Soaking Tub
Bedroom 2	Third	—	4 Pc Ensuite, Large Window, Broadloom
Bathroom	Third	—	4 Pc Bath
Bedroom 3	Third	—	Hardwood Floor, Renovated, W/O To Terrace
Living Room	Lower	—	Open Concept, Renovated, Large Window
Kitchen	Lower	—	Open Concept, Tile Floor, Renovated
Bedroom	Lower	—	Large Window, Renovated
Bedroom 2	Lower	—	Large Window, Renovated
Bedroom 3	Lower	—	Large Window, Renovated
Bathroom	Basement	—	4 Pc Bath, Tile Floor, Renovated

GALLERY


FREEMAN REAL ESTATE LTD., Brokerage


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LISTING AGENT

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