



FOR SALE

MULTIPLEX

MLS# E13142472

1299 Danforth Avenue, Toronto, ON M4J 1M8

Greenwood-Coxwell, Toronto · M4J 1M8

C\$ 2,450,000

4	6	2,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 1299 and 1301 Danforth Ave .This corner property is a rare turnkey investment opportunity offering strong cash flow with great cap rate in one of Toronto's most vibrant and transit-oriented corridors, directly across from Toronto Subway Greenwood Station. Close to 400K spend in renovation during past recent year to upgrade and improve the building and property is currently in excellent shape without requiring any budget for improvement. This fully income-producing mixed-use property features a prominent ground-floor commercial space with basement level occupied by an established restaurant tenant, along with an additional private office area in the basement ideal for owner use, professional office space, or potential supplementary income. The property also includes four fully furnished residential apartments comprised of two bachelor suites and two one-bedroom units, all currently leased and generating stable rental income. An additional rooftop billboard lease provides bonus monthly income under a flexible month-to-month agreement. Surrounded by thriving retail, restaurants, parks, schools, and everyday amenities, this exceptional asset combines immediate income stability, future upside potential, and outstanding exposure in the heart of the Danforth.Please ask the listing agent for full financials.Recent upgrades :New roof,New Heat pumps,New professional hood for restaurant, updated bathrooms,Meters are currently not separated but fees have been paid to Hydro for separate meters to be installed.New Flat Roof 2023,New Windows 2024,New Balcony Roof 2026.Property has been updated and renovated based on City codes fro commercial property and is an ideal hassle free investment property.

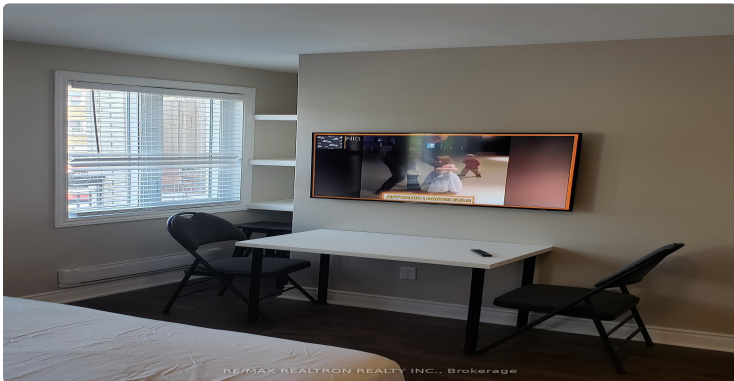
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Finished, Walk-Up
FACING	South
AREA RANGE	2500-3000 sqft
PARKING	4 spaces
ANNUAL TAX	\$12,045
POSTAL CODE	M4J 1M8
NEIGHBOURHOOD	Greenwood-Coxwell

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.