



FOR SALE

DETACHED

MLS# E13689622

1659 Gerrard Street E, Toronto, ON M4L 2A9

Woodbine Corridor, Toronto · M4L 2A9

C\$ 1,998,000

8	8	2,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare eight-unit, income-generating multiplex on a corner lot in the Woodbine Corridor. This detached, 2-storey brick building holds six apartments across the main and second floors, plus two one-bedroom units in the basement, each with good natural light. Extensive recent capital work includes updated windows, roof, driveway, flooring, plumbing, radiators, ceiling fans, LED pot-lights throughout, kitchen cabinets, entrance doors, siding, and gutters. The building offers three separate entrances - front, back, and side - for added tenant privacy and easy access. Parking includes 5 owned spots in the backyard with right of way to the neighbouring property, plus a possible 6th parking as tandem. Laundry is on-site (coin-operated), with owned hot water tank, a water meter, floor drain, and carpet-free units throughout - low-maintenance features that matter to hands-on investors. Inclusions cover 8 fridges, 7 stoves, the washer/dryer, and 7 exhaust fans. Current tenancy is full, offering a stable rent roll from day one. Zoned Rd 1.0, on a 25 x 110 ft corner lot, and steps to the Beach, transit, a hospital, parks, and schools - a location that supports both tenant demand and long-term value. Seller open to a VTB. No retrofit warranty provided by seller. A straightforward opportunity to add a well-located, income-producing asset to your portfolio.

FEATURES

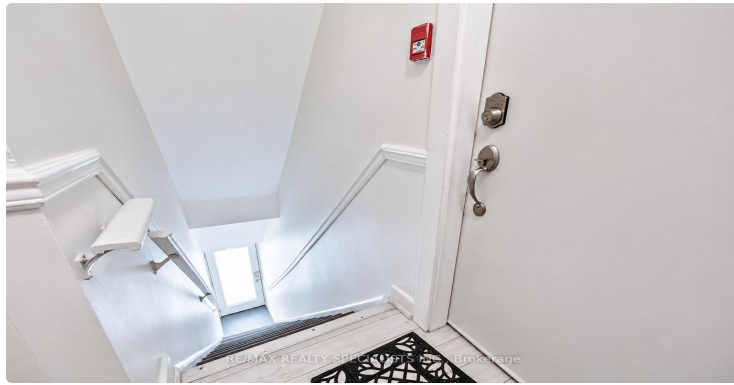
- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Partially Finished, Separate Entrance
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	5 spaces
ANNUAL TAX	\$6,794
POSTAL CODE	M4L 2A9
NEIGHBOURHOOD	Woodbine Corridor

GALLERY





LISTING AGENT

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