



FOR SALE MULTIPLEX MLS# E13780770

97 Lee Avenue, Toronto, ON M4E 2P2

The Beaches, Toronto · M4E 2P2

C\$ 8,449,000

17	11	—	10	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Boutique living redefined in the heart of the Beaches. This iconic address boasts 6 multi-story lofts and 4 exquisite suites (10 large suites in total), following a significant two-year building restoration program (2021-25). With millions invested, over 65% of the property's square footage has been meticulously upgraded to luxury standards. All remodeled suites immediately captured significantly higher rents, proving that investment case to continue with luxury renovation plans as tenants churn. Tenants desire large multi-level lofts, complete privacy, luxury renos, with surface parking and no elevators! Nestled on a spacious 75x125 ft lot, the building showcases 11,000 sq ft of living space, complemented by 10 surface parking spots, 10 personal storage lockers, and various alfresco areas. With a blend of contemporary luxury, timeless exposed brick and beam, elegant hardwood floors, and abundant natural light, steps to Kew Gardens, the boardwalk, Financial District and More. Suites 1,3,4,8,6,10 were completely remodeled to luxury status (2021/25). Suite 10s renovation and restoration are complete, making it the newest finished unit.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment
FACING	West
AREA RANGE	5000 + sqft
PARKING	10 spaces
ANNUAL TAX	\$22,203
POSTAL CODE	M4E 2P2
NEIGHBOURHOOD	The Beaches

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Renovated, Stainless Steel Appl, Eat-in Kitchen
Living Room	Main	—	Hardwood Floor, Bay Window, Open Concept
Office	Main	—	B/I Closet, Window, Hardwood Floor

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	—	Hardwood Floor, Window, Closet
Bedroom 2	Second	—	3 Pc Ensuite, Walk-In Closet(s), W/O To Terrace
Bedroom 3	Second	—	Hardwood Floor, Large Window, Closet
Loft	Third	—	Fireplace, Balcony, Hardwood Floor
Kitchen	Main	—	Renovated, Stainless Steel Appl, Breakfast Bar
Living Room	Main	—	Hardwood Floor, Open Concept, Combined w/Dining
Bedroom	Second	—	Hardwood Floor, Large Window, Closet
Bedroom 2	Second	—	Hardwood Floor, Closet, Large Window
Loft	Third	—	Balcony, Fireplace, Hardwood Floor

GALLERY





LISTING AGENT

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.