



FOR SALE

MULTIPLEX

MLS# E13816848

454 Donlands Avenue, Toronto, ON M4J 3S5

East York, Toronto · M4J 3S5

C\$ 1,395,000

3	8	2,250	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This meticulously maintained 2-storey multiplex offers a flexible layout of separate self-contained living spaces across three levels, each with its own kitchen and entrance access - ideal for investors, multi-generational families, or owner-occupiers looking to offset their mortgage with rental income. With 3+ bedrooms, 8 washrooms, and roughly 3,200 sq ft of total living space, this well-built 2001 home was designed for flexible & income-generating use. The main and second floors feature bright, spacious principal rooms, generous closets, a walk-out balcony from the primary bedroom, and a walk-out to a covered front porch, while the lower level offers a separate entrance and two additional bedrooms - perfect for extended family living or as a rented unit. Currently partially tenanted, the property offers immediate holding income with room to lease additional space, giving buyers flexibility to configure the property to suit their own plans. Set on a generous 39.5 x 106.5 ft lot, the property includes a detached 1.5-car garage with potential for additional parking income. Forced air gas heat, central air conditioning, municipal water and sewers, & an owned water heater round out the mechanicals. The property is currently zoned Residential Detached (RD) and fronts Donlands Ave, a City-identified major street; under Toronto's current Major Streets Zoning By-law, qualifying RD-zoned lots on designated major streets may permit small-scale apartment buildings up to six storeys and up to 60 units as-of-right, with significantly reduced parking requirements - a meaningful policy-driven upside for buyers considering redevelopment or intensification, though actual permitted density and unit yield for this specific lot should be independently confirmed with the City and a qualified planner. Steps to Donlands Subway Station on Line 2, with the future Ontario Line's Cosburn Station (Pape & Cosburn) currently under construction.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

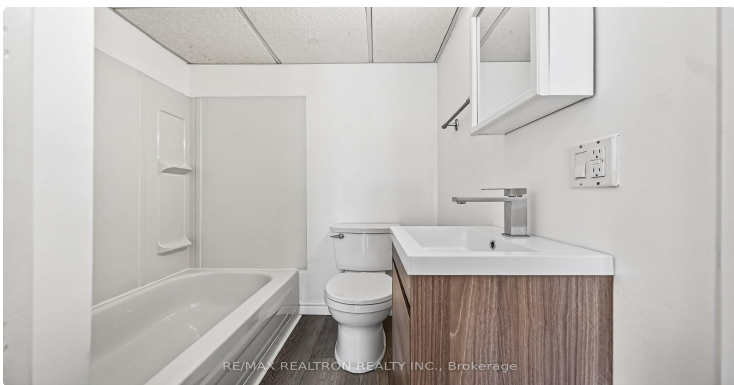
PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	1.5 spaces
ANNUAL TAX	\$7,474
POSTAL CODE	M4J 3S5
NEIGHBOURHOOD	East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Main	—	Combined w/Living, Open Concept, Window
Primary Bedroom	Second	—	5 Pc Ensuite, Window, Hardwood Floor
Kitchen	Main	—	Modern Kitchen, Open Concept, Hardwood Floor
Dining Room	Basement	—	Combined w/Living, Open Concept, Laminate
Kitchen	Basement	—	Combined w/Dining, Open Concept, Laminate
Primary Bedroom	Main	—	4 Pc Ensuite, Closet, Window
Living Room	Main	—	Combined w/Dining, Open Concept, Closet
Living Room	Second	—	W/O To Balcony, Open Concept, Closet
Kitchen	Second	—	Modern Kitchen, Open Concept, Ceramic Floor
Dining Room	Second	—	Combined w/Living, Open Concept, Hardwood Floor
Living Room	Basement	—	Combined w/Dining, 4 Pc Bath, Closet

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.