



FOR SALE

DUPLEX

MLS# E13824052

435 Mortimer Avenue, Toronto, ON M4J 2G1

Danforth Village-East York, Toronto · M4J 2G1

C\$ 1,299,000

3	3	1,300	0	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Not your standard income property! We are talking high end finishes no details or space has been overlooked. Welcome to 435 Mortimer Avenue, an income property in Toronto's Danforth Village-East York neighbourhood. Registered as a duplex with a basement apartment, the home currently offers three self-contained living spaces, each with its own kitchen, four-piece bathroom, and laundry. Every level has been thoughtfully laid out to make the most of its space, creating comfortable, independent homes well suited to city living. The main-floor one-bedroom suite features hardwood floors, a separate living room, and an updated eat-in kitchen. Upstairs, the bachelor-style suite offers hardwood floors and access to a beautiful private large patio/balcony, along with a new washer and dryer. The lower-level one-bedroom apartment has an open kitchen and living area, a separate bedroom, and its own laundry. Fully tenanted with an established rent roll, this is a compelling opportunity for an investor. The existing tenants willing to stay, offering continuity for a buyer looking to maintain the property's current rental use. The flexible layout may also appeal to multigenerational families or first-time buyers interested in exploring the possibility of living in one space while rental income from the others helps with ownership costs. Its East York location offers a residential setting with convenient access to downtown Toronto. Included in the sale are three fridges, three stoves, three washers and dryers, existing light fixtures, window coverings, and an owned on demand hot water heater. With independent entries and amenities on every level and income already in place, 435 Mortimer offers both immediate appeal and options for the future uses. Don't miss the exceptional opportunity that doesn't come along often. Roof - 2016, Air Conditioning - 2018, Owned tankless water heater - 2023.

FEATURES

✓ Basement

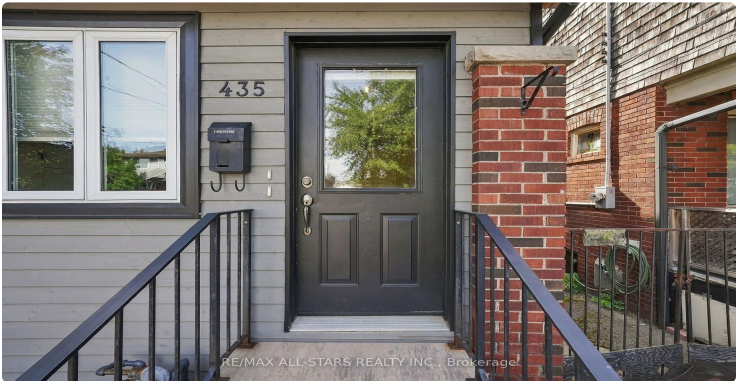
PROPERTY DETAILS

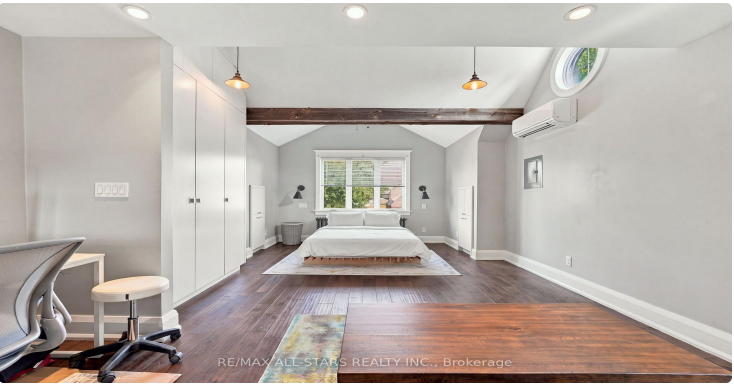
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment
FACING	South
AGE	51-99 years
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,870
POSTAL CODE	M4J 2G1
NEIGHBOURHOOD	Danforth Village-East York

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	3.79 x 2.63	Hardwood Floor, B/I Bookcase, B/I Shelves
Kitchen	Main	3.81 x 2.81	Eat-in Kitchen, Updated, Hardwood Floor
Bedroom	Main	2.98 x 2.81	Hardwood Floor, B/I Closet, B/I Bookcase
Living Room	Second	3.98 x 2.98	Hardwood Floor
Kitchen	Second	3.28 x 2.19	B/I Appliances
Bedroom	Second	3.88 x 2.58	Hardwood Floor, B/I Closet
Kitchen	Basement	6.10 x 3.05	Combined w/Living, Ceramic Floor
Bedroom	Basement	3.66 x 3.66	Ceramic Floor, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.