



FOR SALE

DETACHED

MLS# E13851328

167 Magnolia Avenue, Toronto, ON M1K 3K7

Kennedy Park, Toronto · M1K 3K7

C\$ 939,900

5	3	1,750	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Full brick, three-unit (triplex) investment property in high-demand Kennedy Park, offering immediate cash flow with real flexibility for the next owner. The property recently generated \$4,650 per month in gross rent, across three units, each with its own kitchen: a 2-bedroom upper floor, a 2-bedroom main floor, and a 1-bedroom basement suite, each with a 4-piece bathroom. Upper unit is vacant, remaining two units have signed N11's so can request vacant possession. Roof (2025), HWT (2025), Furnace (2016), AC (2016) Coin operated laundry generates approximately \$150/month. Steps from Greystone Plaza at Danforth and Midland and Kennedy Park Plaza, minutes to Kennedy Station on the subway and Scarborough lines, Eglinton GO, with schools, parks, and community centres all close by. A strategic, income-producing property in one of Scarborough's most connected and in-demand pockets, making it suitable for any investment portfolio. Financials attached to listing.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fenced Yard
- ✓ Library
- ✓ Place Of Worship
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Finished, Separate Entrance
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$4,397
POSTAL CODE	M1K 3K7
NEIGHBOURHOOD	Kennedy Park

GALLERY





LISTING AGENT

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