



FOR SALE

FOURPLEX

MLS# E13885124

2983 Lawrence Avenue E, Toronto, ON M1P 2V6

Bendale, Toronto · M1P 2V6

C\$ 1,799,000

6	6	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional Multiplex Investment Opportunity! Prime McCowan & Lawrence location featuring 4 legal one-bedroom apartments, plus 2 additional units with potential for legal conversion, subject to City of Toronto zoning, building and permit requirements. Located directly across from Scarborough General Hospital, with excellent public transit access and proximity to major healthcare and transportation facilities. The City of Toronto has verbally indicated potential for conversion to a seniors' home, subject to formal approvals, permits and applicable requirements. An excellent opportunity for investors, developers and operators seeking income, redevelopment and conversion potential. Buyers and cooperating brokerages are advised to conduct their own independent due diligence regarding zoning, permitted uses, building code compliance, licensing, permits, legal unit status and any proposed conversion or redevelopment.

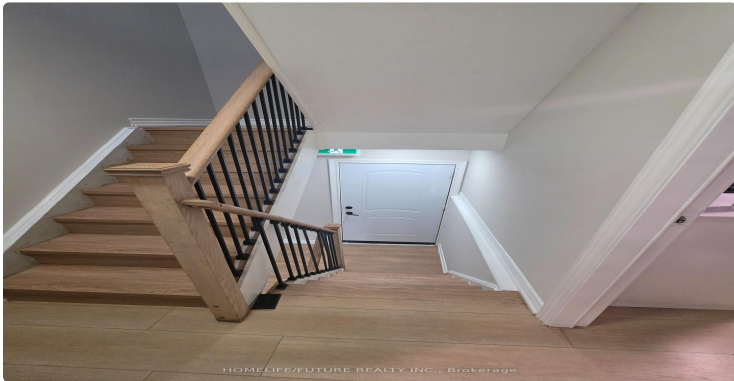
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment
FACING	South
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$4,657
POSTAL CODE	M1P 2V6
NEIGHBOURHOOD	Bendale

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/FUTURE REALTY INC.

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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.