



FOR SALE

DETACHED

MLS# E14127860

# 98 Pitt Avenue, Toronto, ON M1L 2R6

Clairlea-Birchmount, Toronto · M1L 2R6

C\$ 1,599,900

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 6        | 2         | 900   | 4       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Prime Multi-Unit Development Opportunity - Fully Severed, Approved, & Ready for Building Permits!**ATTENTION BUILDERS & INVESTORS:** Offered at \$800K Per Lot (\$1.6M Total for Both Severed Lots). Option to purchase 98 Pitt Ave or 98A Pitt Ave as individual lot, or acquire both lots as a complete turnkey package.Prime candidate for multi-unit redevelopment, ideal for a 4-plex plus! Bypass a full year of municipal delays and start building immediately. All the heavy lifting, planning red tape, and upfront capital investment have already been meticulously handled for you at 98 & 98A Pitt Avenue. Save over 1 year of waiting period for severance and other permits: this exceptional property comes completely ready for construction, featuring a fully completed lot severance (creating two distinct buildable lots) and Committee of Adjustment approval already secured. Skip the lengthy administrative cycle-the Zoning Certificate is locked in, Urban Forestry clearance is complete, the tree damage deposit is paid in full, and required tree protection fencing is already installed on-site. Additionally, the heavy financial and creative investment is completely done-fully paid, professional architectural designs (around \$26,000 value) for both 98 and 98A are included and ready to go.There is no more waiting on planning committees, forestry reviews, or design drafts. A full year of time and effort is already banked for you. The path forward is crystal clear: simply submit the complete, ready-to-go architectural plans to pull your building permits and break ground. Single Lot Purchase: Ideal for custom home builders or end-users looking for a pre-approved single-lot build. Package Purchase (Both Lots): Perfect for multi-residential developers looking to maximize site yield and profitability.An unmissable opportunity to skip the queue and fast-track straight to project execution!

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Detached              |
| LISTING STATUS | For Sale              |
| STYLE          | Bungalow              |
| PROPERTY TYPE  | Detached              |
| BASEMENT       | Development Potential |
| FACING         | West                  |
| AREA RANGE     | 700-1100 sqft         |
| PARKING        | 4 spaces              |
| ANNUAL TAX     | \$4,374               |
| POSTAL CODE    | M1L 2R6               |
| NEIGHBOURHOOD  | Clairlea-Birchmount   |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES          |
|-----------------|--------|-------------|-------------------|
| Living Room     | Main   | 6.59 x 3.12 | Combined w/Dining |
| Dining Room     | Main   | —           | Combined w/Living |
| Kitchen         | Main   | —           | W/O To Terrace    |
| Primary Bedroom | Main   | —           | Parquet           |
| Bedroom 2       | Main   | —           | Parquet           |
| Bedroom 3       | Main   | —           | Parquet           |
| Sitting         | Ground | —           | —                 |
| Kitchen         | Ground | —           | —                 |
| Bedroom 4       | Ground | —           | —                 |
| Bedroom 5       | Ground | —           | —                 |
| Bedroom         | —      | —           | —                 |

GALLERY



## LISTING AGENT

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Prepared for you on October 29, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.