

FOR SALE | DETACHED | MLS# E14138008

2683 Midland Avenue, Toronto, ON M1S 1R8

Agincourt South-Malvern West, Toronto · M1S 1R8

C$ 3,880,000

5	2	1,300	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Income Today Development Tomorrow! Attention Builders & Investors! Rare opportunity to acquire two adjoining deep lots in prime Agincourt: 2683 & 2685 Midland Ave, offering approximately 125 ft of combined frontage x 227 ft depth (28,395 sq ft/0.65 acres). Severance planning is underway for a proposed four-lot configuration, retaining both existing homes on Midland Ave and creating two additional lots fronting Havendale Rd. Proposed retained lots: 2685A (62.49 ft x 115 ft; approx. 7,186 sq ft) and 2683A (62.74 ft x 115 ft; approx. 7,215 sq ft). Proposed Havendale lots: 2685B and 2683B (each approx. 56 ft x 125 ft; appro 7,000 sq ft). Each newly created lot is estimated at $1M-$1.2M. Severance process is underway with an estimated 18-month timeline. All lot dimensions, values and development concepts are estimates, subject to survey, zoning, servicing and municipal approvals. Explore additional redevelopment potential under Toronto's EHON initiative, including up to six units in qualifying detached buildings under Ward 23 permissions, and townhouse or small-scale apartment options under the Major Streets framework, subject to eligibility and approvals. The two existing residential buildings offer a combined 18 bedrooms and 16 bathrooms, plus a separate draft beer and café room. Airbnb and international student accommodations generate reported average combined revenue of approximately $20,000/month. Four years of supporting income records available to qualified buyers. Seller willing to provide at least one year of transition and operational support on agreed terms. The property is being transformed into a beautiful European-style garden estate, offering established accommodation income and long-term investment potential. Close to schools, parks, shopping, transit, Agincourt GO and Hwy 401. Asking price includes both properties; separate purchases negotiable.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Finished
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	8 spaces
ANNUAL TAX	$6,100
POSTAL CODE	M1S 1R8
NEIGHBOURHOOD	Agincourt South-Malvern West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	4.06 x 3.33	Breakfast Bar, Stainless Steel Appl, Window
Dining Room	Main	3.50 x 3.48	Laminate, Combined w/Living, Window
Living Room	Main	5.45 x 3.86	Laminate, Combined w/Dining, Fireplace Insert
Bedroom	Main	4.55 x 3.33	Laminate, 3 Pc Ensuite, Window
Bedroom	Main	3.35 x 3.10	Laminate, 3 Pc Ensuite, Window
Bedroom	Main	3.40 x 3.00	Laminate, 3 Pc Ensuite, Window
Recreation	Basement	3.74 x 3.55	Bar Sink
Bedroom	Basement	5.18 x 2.68	Laminate, Closet
Bedroom	Basement	7.50 x 3.66	Broadloom, Closet
Bedroom	Basement	—	Laminate, 3 Pc Ensuite
Bedroom	Basement	—	Laminate, 3 Pc Ensuite, Closet
Bedroom	Basement	3.50 x 2.58	3 Pc Ensuite, Closet
Kitchen	Basement	3.74 x 3.25	Ceramic Floor, Open Concept, Window

GALLERY


KW Living Realty, Brokerage


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LISTING AGENT

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