



FOR SALE

MULTIPLEX

MLS# W13115958

27 Mossom Road W, Toronto, ON M6S 1L9

High Park-Swansea, Toronto · M6S 1L9

C\$ 3,799,000

11	7	—	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

This Detached 6-plex, English Manor Architecture In the Sought After Bloor West Village, Was Built As One of 6 Buildings Clustered at the Corner of Bloor & South Kingsway. Spacious Layouts: Four 2-bedroom units (850 SqFt) + Balconies (25 SqFt) & Two 1-bedroom units (650 SqFt) Each Unit Has An Interior Fire Escape Staircase. This Centre Hall Layout Also Features Additional Exits From Each Side of the Building Off the Kitchen. The 2nd Staircase Takes You Down To the Storage Lockers & Laundry Space. 4 Garages At Rear, Accessible via Laneway from South Kingsway. Well Cared for (Inspection Report avail) Some Significant Mechanical Updates Completed in 2025. Offering Immediate Income and Long-term Holding Potential. Situated on a Pentagon Premium-shaped Lot (73ftW x 97D x 48DX 62D X 77FtD). 5400 SqFt Above Grade. \$158K Gross Annually and NOI \$130K offers an Investor a 3.5% Cap Rate in a High Demand Area. Tenant Profile Geared Toward Professionals And Considerable Potential to Elevate Rents to Market Levels with Minimal Capital Investment, This Legacy Building Offers Options. Nestled Between Old Mill Ravine/Park & the Countless Restaurants/Shops in BWV, this Walkable, Residential Community Located Just Steps to Jane Subway or Dive South on S. Kingsway to Enter Directly Into The Gardiner Expressway to the Downtown, Will Spoil any Tenant. This Asset Benefits From Both A Premium Location and Consistent Rental Demand. Investors Will Appreciate The Mix of Stability and Opportunity Ideal for Portfolio Growth.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	5000 + sqft
PARKING	6 spaces
ANNUAL TAX	\$15,451
POSTAL CODE	M6S 1L9
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Large Window, Closet

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	W/O To Yard, Window, Tile Floor
Dining Room	Main	—	Hardwood Floor, Large Window, B/I Shelves
Primary Bedroom	Main	—	Hardwood Floor, His and Hers Closets, 4 Pc Bath
Bedroom 2	Main	—	W/O To Balcony, Hardwood Floor, Closet
Living Room	Third	—	Hardwood Floor, Large Window, B/I Bookcase
Kitchen	Third	—	Tile Floor, Window, Pantry
Dining Room	Third	—	Hardwood Floor, Large Window, Closet

GALLERY





LISTING AGENT

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.