



FOR SALE

SEMI-DETACHED

MLS# W13222826

449 Rogers Road, Toronto, ON M6M 1A6

Keelesdale-Eglinton West, Toronto · M6M 1A6

C\$ 1,299,000

2	1	900	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention Investors & Developers! Prime Multi-Unit Development Opportunity with Immediate Cash Flow. Skip the red tape and step into a fully approved project! This semi-detached property is being sold together with 451 Rogers Road, offering an incredible turn-key development opportunity in a rapidly growing pocket. The Current Income: Generating immediate holding income of \$3,050/month + utilities. The Future Potential (Approved Plans Included) Recent Approval for a modern, 4-story mixed-use building.5 Income Streams: Features 4 residential dwelling units + 1 prime commercial main-floor unit. Premium Design Elements: Covered front entrance, rear balconies for the 2nd, 3rd, and 4th floors, rear basement walkout, and an exterior access staircase. Note: Must be sold with 451 Rogers Road. One of the owners is a Registered Real Estate Sales Representative. Listing broker is related to one of the Sellers. VTB Available

FEATURES

- ✓ Basement
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Unfinished
FACING	North
AREA RANGE	700-1100 sqft
ANNUAL TAX	\$2,715
POSTAL CODE	M6M 1A6
NEIGHBOURHOOD	Keelesdale-Eglinton West

ROOM BREAKDOWN

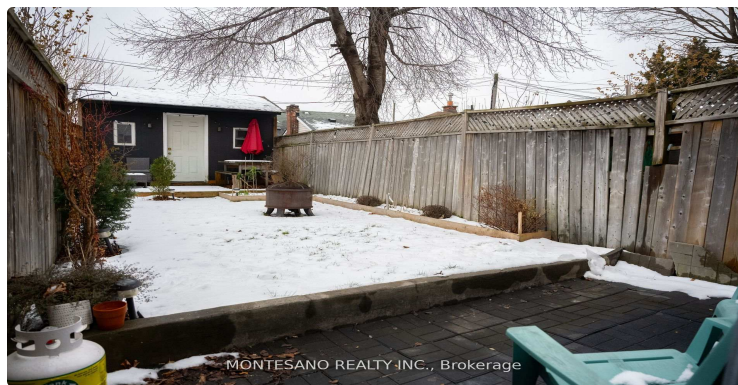
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	7.90 x 3.80	Combined w/Dining, Laminate, Window
Dining Room	Main	7.90 x 3.80	Combined w/Living, Laminate, Window
Kitchen	Main	2.80 x 2.60	—
Foyer	Main	1.96 x 3.80	—
Primary Bedroom	Second	3.40 x 3.40	Laminate, Window
Bedroom 2	Second	2.30 x 3.50	Laminate, Window

451 Rogers Road, Toronto, ON M6M 1A6

MONTESANO REALTY INC.

GALLERY





LISTING AGENT

Pavel Shaganenko

MONTESANO REALTY INC.

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