



FOR SALE

STORE W APT/OFFICE

MLS# W13222844

451 Rogers Road, Toronto, ON M6M 1A6

Keelesdale-Eglinton West, Toronto · M6M 1A6

C\$ 1,299,000

0	0	1,355	—	—	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 449 Rogers Road, offering an incredible turn-key development opportunity in a rapidly growing pocket. The Current Income: Generating immediate holding income from both commercial tenant and residential tenant (leases in place). 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 449 Rogers Road. Listing broker is related to the Sellers. VTB Available

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$4,819
POSTAL CODE	M6M 1A6
NEIGHBOURHOOD	Keelesdale-Eglinton West

GALLERY



LISTING AGENT

Pavel Shaganenko

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