



FOR SALE

FOURPLEX

MLS# W13471042

10-12 Snider Avenue, Toronto, ON M6E 4R9

Briar Hill-Belgravia, Toronto · M6E 4R9

C\$ 1,899,900

10	6	4,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Built in 1992, 10-12 Snider Avenue is a rare purpose-built legal 4-plex offering an exceptional investment opportunity in Toronto's well-established and evolving Briar Hill-Belgravia neighbourhood. The property comprises two spacious split-level 3-bedroom, 2-bathroom Apartments occupying the Main Floors and Lower Levels. These two Apartments feature separate forced-air gas furnaces, central air conditioning, in-suite laundry, and individual hydro meters. The Second Floor contains two 2-bedroom, 1-bathroom Apartments each featuring electric baseboard heating, window air conditioning units, in-suite laundry, and separate hydro meters. Approximately 4,110 sq.ft. above grade plus an additional 2,080 sq.ft. on lower level. There are five hydro meters in total, including a separate common area meter. The property includes 5 on-site parking spaces and benefits from commercial zoning on the Main Floor and Lower Level, providing flexibility for investors, owner-operators, or buyers seeking commercial space combined with residential income. Additional future upside may exist through a potential third-storey addition, subject to buyer due diligence and municipal approvals. The property's location offers convenient access to employment hubs, educational institutions, excellent connectivity throughout the City via nearby TTC routes and the Eglinton Crosstown LRT corridor, easy access to Allen Road and Highway 401, and everyday amenities including grocery stores, local shops, restaurants, community centres, parks, and recreational facilities, all of which contribute to sustained tenant demand and strong long-term investment fundamentals. NOI \$66,453.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Public Transit
- ✓ Park
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment, Separate Entrance
FACING	East
AREA RANGE	3500-5000 sqft
PARKING	5 spaces
ANNUAL TAX	\$7,790
POSTAL CODE	M6E 4R9
NEIGHBOURHOOD	Briar Hill-Belgravia

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX PROFESSIONALS INC.
10-12 Snider Avenue, Toronto, ON M6E 4R9				

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GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX PROFESSIONALS INC.

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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.