



FOR SALE

TRIPLEX

MLS# W13520766

96 Wesley Street, Toronto, ON M8Y 2W7

Stonegate-Queensway, Toronto · M8Y 2W7

C\$ 1,499,999

6	3	3,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Attention investors, builders, and developers - an exceptional opportunity at 96 Wesley Street in the highly sought-after Stonegate-Queensway community. This 3,072 sq ft triplex sits on a lot that has been subdivided into two 25 x 125 ft parcels, with approvals in place for the construction of two detached homes. Development permits have been approved and are ready, with permit fees remaining to be paid. Architectural drawings for both detached dwellings are available. The existing property features three spacious self-contained units, offering a total of 5 bedrooms, 3 kitchens, and 3 full 4-piece bathrooms, providing immediate rental income while you plan your next project. With parking for up to 8 vehicles, including a private driveway and 2-car garage, this property offers strong holding potential and exceptional long-term value. Both subdivided lots must be sold together. Ideally situated with convenient access to the Gardiner Expressway and public transit, and just a short walk to Grand Avenue Park and Queensway Park. Surrounded by top-rated schools, local shops, restaurants, and everyday amenities, this is a rare development opportunity in one of Toronto's most established and desirable west-end neighbourhoods. Seller prefers this property to be sold together with 100 Wesley Street (MLS W13520460).

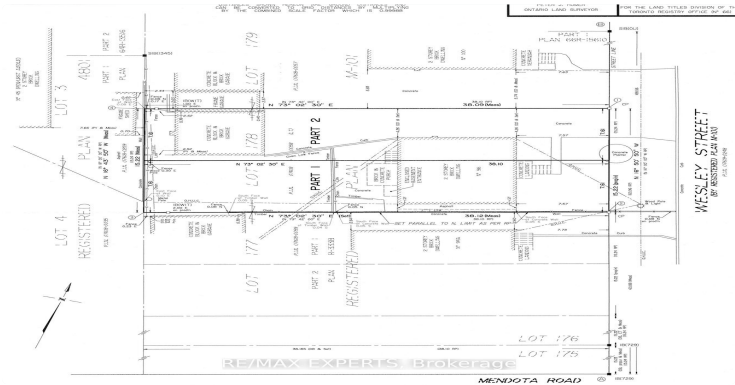
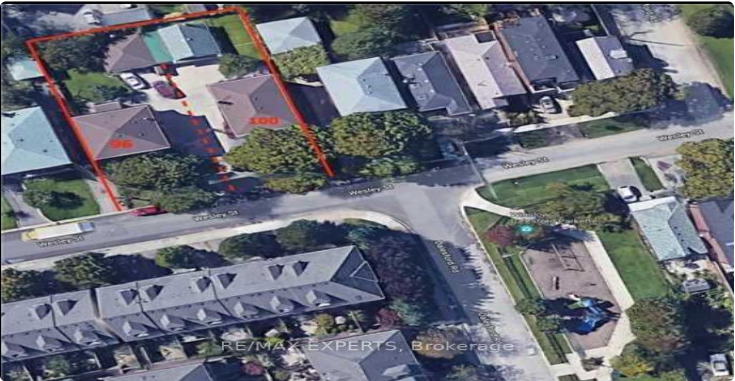
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment
FACING	West
AREA RANGE	3000-3500 sqft
PARKING	8 spaces
ANNUAL TAX	\$8,852
POSTAL CODE	M8Y 2W7
NEIGHBOURHOOD	Stonegate-Queensway

GALLERY



Pavel Shaganenko

RE/MAX EXPERTS

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.